



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

MEETING DATE: Wednesday, March 23, 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, N-21-21, N-1-22 AND
AB 361**

TELECONFERENCE VIA ZOOM MEETING

Meeting ID: [820 1217 6146](#)

Passcode: [899849](#)

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/82012176146?pwd=ejZpd081NFUreUxiRXljam90eUw3QT09>

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 1217 6146](#)

Passcode: [899849](#)

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

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

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

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

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

Additional Information:

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

PLEASE NOTE: Public Meetings are recorded.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Venus Wesson, 310-524-2344. Notification 48 hours prior to the

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, February 24, 2022

Recommendation: Approve

C. CITY STAFF REPORT

D. NEW BUSINESS

1. Continue Authorization of Teleconferencing Meetings Pursuant to Assembly Bill 361. (Eduardo) Adopt Resolution No. 22-03, making specified findings and authorizing the continued use of teleconferenced meetings pursuant to Government Code section 54953(e).

2. Change the Start Time of the Senior Citizen Housing Corporation Board's Regular Meetings. (Eduardo)

Since the beginning of the pandemic in 2020, the Board has conducted its meetings by teleconference and started its meetings at 3:30pm instead of 7:00pm. As restrictions have eased and in-person meetings will resume, the Board can consider changing the start time of regular meetings from 7:00 p.m. to an earlier time.

Recommendation: Discuss and if there is agreement to start regular Board meetings earlier than 7:00 p.m., then adopt a resolution changing the start time to the Senior Citizen Housing Corporation Board regular meetings.

3. President's Report. (Paul Lanyi)

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

Recommendation: Receive and File

4. 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

5. Update from the Plan of Operations Ad Hoc Subcommittee. (Denise Fessenbecker and Julia Newman)

The subcommittee has been tasked with reviewing the current Plan of Operations document and identifying whether there is a need to amend the Plan of Operations. If ready, the subcommittee may provide a report regarding potential amendments to the Plan of Operations.

Recommendation: Discussion and possible action on any amendments recommended by the subcommittee.

6. Subcommittee Presentation of the Draft Annual Update to City Council (Paul Lanyi and Paula Rotolo))

It has been the Board's practice to annually provide City Council a presentation on the status of Park Vista, including major decisions made in the previous year; make Council aware of any foreseeable challenges arising in the future; and seek general direction if necessary. At the February 23rd Board meeting, the Board designated a subcommittee comprised of Paul and Paula to prepare a Draft Annual Update, and return to the Board at the next meeting for the Board's consideration

Recommendation: Discuss and provide Paul Lanyi and Paula Rotolo with feedback and direction on the update, and finalize the topics for which the Board seeks Council direction.

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, April 27, 2022

Wednesday, May 25, 2022

Wednesday, June 22, 2022

MINUTES OF THE SPECIAL MEETING
El Segundo Senior Citizen Housing Board Corporation
Wednesday,
February 23, 2022
Park Vista Senior Housing
350 Main St., El Segundo, CA 90245

CALL TO ORDER:

The special meeting was called to order at 3:33 p.m. by Board Vice President Denise Fessenbecker.

ROLL CALL

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

Others: Neil Cadman
Eduardo Schonborn
Scot Nicol
Joe Lillio

A. PUBLIC COMMUNICATION

None.

B. APPROVAL OF MEETING MINUTES

Paula was concerned about the correct spelling of Many Mansion.

Paula motioned and Tim second to approve the January 26, 2022 Minutes. Motion to approve passed 5-0.

C. CITY STAFF REPORT

Planning Manager Eduardo Schonborn provided an update on Many Mansions and their current assignment with assisting staff with several housing ordinances and developing an affordable housing strategy. Paul stated that the board would like to be informed about any upcoming meetings where Park Vista is considered.

D. NEW BUSINESS

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

The Board continued the use of teleconferenced meetings due to the continued pandemic.

Paul moved to approve teleconference meeting. Motion carried 5-0

2. President's Report. (Paul Lanyi)

Paul provide a report on the financial.

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

Neil indicated that revenue is behind on meeting the net profit target. Neil noted that the City Treasurer has moved LAIF money to a better investment but expressed concern because he is unsure if that included Park Vista funds as well. Paul asked Eduardo if he wanted to address this with Joe Lillio or he will like for him to do so. Eduardo stated that he will follow up with Joe.

4. Annual Update to City Council (Paul Lanyi)

Eduardo informed the Board about the upcoming annual presentation the Board provides to City Council, which historically has been a recap of the previous year and includes highlights, milestones, and challenges over the previous year. This year's presentation can include an opportunity for the Board to seek direction and have a conversation about the Board's function and what Council expects of the Board. Paul asked if this would delay agendizing this matter for Council. Eduardo stated that the board should be able to present to council in April or May.

Denise inquired about the definition of the term "affordable." Gregg Kovacevich explained the term in relation to State and Federal income and household size requirements, and how that relates to affordable housing.

Julia asked when the last time was that maximum income was updated. Neil responded that it had been approximately nine years ago. Julia suggested raising the income levels. Gregg agreed that the maximum income standards should be revisited.

Tim asked who makes the decision on the plan of operation. Gregg stated that it is a Board decision, and until now the Board has not changed anything. Neil added that this topic came up within the last five years but noted that management recertifies tenant income and affordability annually. Neil clarified that tenant turnover results in increased income due to the change in economic demographic of tenants. Paul asked if anyone on the board would like to review the plan of operations and report back to the board at the next meeting. Tim and Julia both said they will review and report. Paul requested assistance from another Board member in preparing a draft annual update to Council. Paula stated that she would assist Paul.

Joe Lillio stated that he provides an expense factor of 3% CPI index. Paul asked if Joe could provide a report at the next meeting. Paul revisited the discussion about the transfer of LAIF funds discussed earlier by Neil. Joe stated there are a couple of factors involved in fund management, where some funds are liquid and the city can decide investing into a term with 1.8% return. Paul asked Joe if he can make a recommendation to the board knowing what the 10-year plan might look like liquid and term.

E. UNFINISHED BUSINESS

1. Rental Rate Increase for Current Tenants (Neil Cadman)

Neil gave a brief report on what actual 2% increase look like to staff. The state of California just issued a rent increase of 12.2% rent increase per AB14 rent control, but this does not pertain to Park Vista. Paul ask how many times have the rent increase. Neil stated that it has been at least 9 years. Neil asked board if they would like to address the increase of 2%. The board agreed of the 2% increase within the next 90 days. Neil clarified to the board will be about 1.9%. Paul ask Joe depending on the rent increase if he can include the percentage in his projections.

Paul made a motion that the Cadman Group increase rent on current tenants up to 2% in a 12-month rolling and Denise second to approve. Motion carried 5-0.

F. MANAGEMENT REPORT (Neil Cadman)

- Water has been shut off twice for emergency bases.
- Tenant issued are not the responsibility of Cadman Group to get involve with personal matters.
- City has authorized Cadman to reopen the community room along with other room and to wear mask and maintain social distancing

G. BOARD MEMBER REPORT

Denise Fessenbecker and Julia Newman are researching documentation for the ESSCHC Housing Board's Plan of operations and will report back to the Board.

ADJOURMENT: 4:56 pm

NEXT MEETING: Wednesday, March 23, 2022

RESOLUTION NO. 22-03

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.
- E. On October 5, 2021, the City Council adopted Resolution No. 5275 prohibiting other City legislative bodies from meeting exclusively in person, except as determined by the City Manager or until the City Council provides further direction. The City Council Resolution directed all legislative bodies of the City to consider the adoption of a resolution

authorizing the use of teleconferenced meetings pursuant to Government Code § 54953(e).

- F. On October 27, 2021, the Board of Directors of the El Segundo Senior Citizen Housing Corporation adopted Resolution No. 21-01 authorizing the use of teleconferenced meetings pursuant to Government Code § 54953(e).
- G. Effective November 10, 2021, the Governor extended the statewide COVID-19 emergency until March 31, 2022 (via Executive Order N-21-21).
- H. Effective January 5, 2022, the Governor extended the statewide COVID-19 emergency until March 31, 2022 (via Executive Order N-1-22).
- I. Government Code § 54953(e) allows the City to continue utilizing teleconferencing (which includes internet based video conferencing) to conduct public meetings under certain circumstances.
- J. On January 26, 2022, the Board of Directors of the El Segundo Senior Citizen Housing Corporation adopted Resolution No. 22-01 authorizing the continued use of teleconferenced meetings pursuant to Government Code § 54953(e).
- K. On February 23, 2022, the Board of Directors of the El Segundo Senior Citizen Housing Corporation adopted Resolution No. 22-02 authorizing the continued use of teleconferenced meetings pursuant to Government Code § 54953(e).

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 23rd day of March, 2022.

Paul Lanyi, President



CADMANGROUP

PARK VISTA

Financial Reporting Analysis

February 2022

Gross Income: **\$71,456.23**

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

Gross Expenses: **\$56,154.28**

Expenses for the month were normal except for the following:

- *Water bills of \$7,143.52 in February.*
- *Maintenance of \$15,891.76 which comprised mostly of normal operations.*
- *A group of invoices were paid in February for Uriel Montalvo; a vendor we use for handy repair type of work Uriel performed most of the work prior to the hiring of the current maintenance worker and we are spreading out his payments due to his poor habits of sending bills very late.*

Net Income: **\$15,056.22**

Total Account Balances: **\$1,574,117.39**

Upcoming major expenses: Pipe replacement project run by Public Works.

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 2/1/2022
100% occupied on 2/28/2022**

Move-outs: 0

Move-ins: 0

Notices to Vacate: 0

Budget Comparison Notes:

Operations: Operations for the month was a net income of \$767.53 under budget for February, and \$14,037.24 over budget YTD.

Income

- **Income for the month of February \$3,535.50 over budget due to 100% occupancy and \$12,036.13 over budget YTD.**

Expenses:

- **Overall \$4,303.03 over budget for all expenses for February and \$2,001.11 under budget YTD.**
- **Maintenance \$1,603.24 under for February and \$7,077.3 under budget YTD.**
- **Electricity \$321.17 under budget in February and \$595.98 under budget YTD.**
- **Gas \$246.87 over budget for February, but to be expected due to the time of year where tenant take longer showers with hot water. Gas \$546.60 over budget YTD**
- **Cable Television over budget due to billing practices by Spectrum.**
- **Water \$356.48 under budget YTD.**

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: Feb 2022

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
Operating Income & Expense				
Income				
RENT				
Rent Income	68,745.50	96.54	137,491.00	96.18
Parking Income	1,600.50	2.25	3,148.00	2.20
Total RENT	70,346.00	98.79	140,639.00	98.38
Prepayment	370.00	0.52	1,000.00	0.70
Laundry Income	494.50	0.69	1,309.13	0.92
Total Operating Income	71,210.50	100.00	142,948.13	100.00
Expense				
Fire Service	4,050.00	5.69	4,050.00	2.83
Maintenance	15,891.76	22.32	27,922.27	19.53
Gardening	1,122.90	1.58	2,199.80	1.54
Management Fees	15,500.00	21.77	31,000.00	21.69
Pest Control	395.00	0.55	609.00	0.43
Electricity	1,378.83	1.94	2,804.02	1.96
Gas	1,746.87	2.45	3,546.60	2.48
Water	7,143.52	10.03	7,143.52	5.00
Telephone/Internet	3,547.95	4.98	6,724.10	4.70
Cable/Television	5,180.90	7.28	15,320.98	10.72
Office Supplies	184.55	0.26	369.10	0.26
Bank Service Fees	12.00	0.02	12.00	0.01
Total Operating Expense	56,154.28	78.86	101,701.39	71.15
NOI - Net Operating Income	15,056.22	21.14	41,246.74	28.85
Other Income & Expense				
Other Income				
Interest on Bank Accounts	245.73	0.35	474.73	0.33
Total Other Income	245.73	0.35	474.73	0.33
Other Expense				
Capital Expenditures				
Plumbing	0.00	0.00	0.00	0.00
Total Capital Expenditures	0.00	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	245.73	0.35	474.73	0.33
Total Income	71,456.23	100.35	143,422.86	100.33
Total Expense	56,154.28	78.86	101,701.39	71.15
Net Income	<u>15,301.95</u>	<u>21.49</u>	<u>41,721.47</u>	<u>29.19</u>

Balance Sheet

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

As of: 02/28/2022

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	421,371.50
Park Vista Reserve Account - LAIF	1,152,745.89
Total Cash	1,574,117.39
Building Improvements	1,046,041.00
Equipment	167,194.00
Furnishings	153,863.00
Personal Property	-0.05
Accumulated Depreciation	-933,968.00
TOTAL ASSETS	2,007,247.34
LIABILITIES & CAPITAL	
Liabilities	
Pet Deposit	4,725.00
Key Deposit	1,560.00
Security Deposit	60,242.00
Passthrough Cash Account	-661.00
Accounts Payable	4,957.00
Total Liabilities	70,823.00
Capital	
Owner Contribution	35,996.00
Owner Distribution	-35,996.00
Retained Earnings	94,221.95
Prior Years Retained Earnings	12,696.00
Calculated Retained Earnings	41,721.47
Calculated Prior Years Retained Earnings	1,787,784.92
Total Capital	1,936,424.34
TOTAL LIABILITIES & CAPITAL	2,007,247.34

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:** 02/01/2022 to 02/28/2022**Automated AP:** All**Show Reversed Transactions:** No**Project:** All

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
6000 - Fire Service											
1091985	02/01/2022	02/01/2022	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Fire Safety First	160.00	0.00	3000000282	03/10/2022	Quarterly Service
1092595	02/01/2022	02/01/2022	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Fire Safety First	4,800.00	0.00	3000000281	03/10/2022	First Alarm Panel; labor / material to re-pull new underground run, replace seal type flex and J-boxes, install modules / program as required, provide labor to take-over monitoring of fire alarm panel using existing phone lines, text and verify operation.
1093302	02/28/2022	02/28/2022	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Fire Safety First	1,875.00	0.00	3000000279	03/03/2022	Provide and install new Cellular Communicator for monitoring existing Panel; materials + labor.
							6,835.00	0.00			

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
6210 - Maintenance											
523957	02/01/2022	02/01/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	103	Montalvo, Uriel	75.00	0.00	8DC7-416A	02/23/2022	Repairs made to garbage disposal drain pipe, replace bulb in kitchen ballast.
523961	02/01/2022	02/01/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	204	Montalvo, Uriel	180.00	0.00	8DC7-416A	02/23/2022	Replace shower faucet and cartridge.
413217	02/01/2022	02/01/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	95.00	0.00	8DC7-416A	02/23/2022	Snake kitchen sink to clear clog.
413214	02/01/2022	02/01/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	204	Montalvo, Uriel	125.00	0.00	8DC7-416A	02/23/2022	Install new vertical blinds living room and bedroom.
413213	02/01/2022	02/01/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	55.00	0.00	BD72-B722	02/24/2022	Service and repair wall heater thermostat.
413212	02/01/2022	02/01/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	85.00	0.00	BD72-B722	02/24/2022	Screen door replacement on patio.
523970	02/01/2022	02/01/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	103	Montalvo, Uriel	220.00	0.00	BD72-B722	02/24/2022	Install working dishwasher to replace broken dishwasher that couldn't be repaired.
413211	02/01/2022	02/01/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	225.00	0.00	BD72-B722	02/24/2022	Install new vertical blinds, replace toilet seat, replace bathroom faucet.
413209	02/01/2022	02/01/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA	412	Montalvo, Uriel	95.00	0.00	BD72-B722	02/24/2022	Snake and clear clogged kitchen sink.

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
				90245							
	02/01/2022	02/01/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Peraza, Gabriel	411.38	0.00	8DCE-3F60	02/23/2022	New door reader on 2nd floor install and reprogramming. Parts + labor.
22241	02/02/2022	02/02/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montanos Handyman and Ironwork Inc.	625.00	0.00	8DCC-FD26	02/23/2022	Repairs made to outside gate by cutting and adjusting to function properly in frame.
9199149779	02/03/2022	02/03/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	49.20	0.00	6341	02/04/2022	Chemical resistance gloves
9199181009	02/03/2022	02/03/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	42.97	0.00	6341	02/04/2022	Maintenance supplies for Unit #214 & #103
9199217618	02/03/2022	02/03/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	37.23	0.00	6341	02/04/2022	Cleaning supplies
9199308482	02/03/2022	02/03/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	48.53	0.00	6341	02/04/2022	Maintenance supplies for Unit #214
9199368037	02/03/2022	02/03/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	41.91	0.00	6341	02/04/2022	Maintenance supplies for Unit #214
9199033515	02/03/2022	02/03/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	10.21	0.00	6341	02/04/2022	Maintenance supplies
9199033514	02/03/2022	02/03/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA		HD Supply	163.59	0.00	6341	02/04/2022	Janitorial supplies

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
				90245							
9199079610	02/03/2022	02/03/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	248.17	0.00	6341	02/04/2022	Maintenance supplies
9199079611	02/03/2022	02/03/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	896.81	0.00	6341	02/04/2022	New gas range for Unit #404
9199120303	02/03/2022	02/03/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	49.26	0.00	6341	02/04/2022	Janitorial supplies
9199120304	02/03/2022	02/03/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	173.05	0.00	6341	02/04/2022	Maintenance supplies
586860	02/04/2022	02/04/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Frank Hauling & Maintenance	200.00	0.00	8DCF-8C62	02/23/2022	Haul away old appliances and mattresses that tenants left in the trash room.
412736	02/07/2022	02/07/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	90.00	0.00	8DC7-416A	02/23/2022	Replace toilet angle stop valve.
9199461706	02/09/2022	02/09/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	1,034.78	0.00	6344	02/09/2022	New Dishwasher for unit #310
9199461708	02/09/2022	02/09/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	25.25	0.00	6344	02/09/2022	Maintenance supplies
9199461704	02/09/2022	02/09/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	136.66	0.00	6344	02/09/2022	Maintenance supplies

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
9199606104	02/09/2022	02/09/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	677.81	0.00	6344	02/09/2022	New gas range for Unit #507
9199606102	02/09/2022	02/09/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	98.55	0.00	6344	02/09/2022	Hood range bracket for Unit #507
9199606106	02/09/2022	02/09/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	101.96	0.00	6344	02/09/2022	Janitorial and maintenance supplies
45994	02/09/2022	02/09/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	30.74	0.00	6345	02/09/2022	Maintenance supplies
46030	02/09/2022	02/09/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	20.23	0.00	6345	02/09/2022	Maintenance supplies
46040	02/09/2022	02/09/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	14.76	0.00	6345	02/09/2022	Maintenance supplies
46049	02/09/2022	02/09/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	54.27	0.00	6345	02/09/2022	Maintenance supplies
PETTY CASH	02/11/2022	02/11/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Estrada, Teresa	259.99	0.00	6351	02/18/2022	Petty Cash 8/16/21 - 2/10/22
44543	02/16/2022	02/16/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	309	Gerhard Weise Plumbing Inc	1,474.52	0.00	E946-D002	02/18/2022	Urgent repairs to stop roof-top boiler pipe leaking, replace piping, parts + 2-person labor.

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
S129042-CL2	02/17/2022	02/17/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		The Chute Doctor	878.00	0.00	3000000277	02/24/2022	Quarterly trash chute cleanings every floor and doors.
682139	02/18/2022	02/18/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Garcia, Gerardo	180.00	0.00	3000000278	02/24/2022	Replaced ballast light bulbs (2) building fixtures.
733890	02/18/2022	02/18/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	416	Garcia, Gerardo	220.00	0.00	3000000278	02/24/2022	Replace cracked pipes under kitchen sink causing leaking, install garbage disposal and reset.
715195	02/18/2022	02/18/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	103	Garcia, Gerardo	120.00	0.00	3000000278	02/24/2022	After hours call; clear kitchen sink clog backing up, clean and sanitize area affected.
715192	02/18/2022	02/18/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	322	Garcia, Gerardo	180.00	0.00	3000000278	02/24/2022	After hours call; snake to main line to clear clog in unit.
0000538	02/18/2022	02/18/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	310	Vazquez, Raul	295.00	0.00	BD85-274A	02/24/2022	Replace dishwasher machine angle stop water lines that were leaking.
33658	02/22/2022	02/22/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	93.33	0.00	ACH	02/22/2022	Quill Invoice 21837423 - kitchen cleaning supplies
33658	02/22/2022	02/22/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	23.40	0.00	ACH	02/22/2022	Quill Invoice #22709167 - sanitizing supplies
33658	02/22/2022	02/22/2022	6210 - Maintenance	Park Vista - 615 E. Holly		Cadman Group	77.02	0.00	ACH	02/22/2022	Quill Invoice #22711748 -

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
				Avenue El Segundo, CA 90245							cleaning supplies
33658	02/22/2022	02/22/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	106.27	0.00	ACH	02/22/2022	Quill Invoice #22202095- cleaning supplies
33658	02/22/2022	02/22/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	390.00	0.00	ACH	02/22/2022	Stanley Louis Co Boiler connection pipe leak
0000541	02/22/2022	02/22/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	508	Vazquez, Raul	145.00	0.00	BD85-274A	02/24/2022	Replace toilet and wax ring due to leaking from base of old toilet, unrepairable.
9199765409	02/23/2022	02/23/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	110.22	0.00	6358	02/23/2022	Maintenance supplies - 9V Batteries
9199765411	02/23/2022	02/23/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	90.77	0.00	6358	02/23/2022	Maintenance supplies for Unit #411
9199765408	02/23/2022	02/23/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	60.87	0.00	6358	02/23/2022	Janitorial supplies
9199765410	02/23/2022	02/23/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	110.22	0.00	6358	02/23/2022	Maintenance supplies - 9V Batteries
9199831113	02/23/2022	02/23/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	81.11	0.00	6358	02/23/2022	Janitorial supplies
9199736065	02/23/2022	02/23/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA		HD Supply	136.66	0.00	6358	02/23/2022	Maintenance supplies unit #106

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
				90245							
9199736064	02/23/2022	02/23/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	112.06	0.00	6358	02/23/2022	Maintenance supplies Unit #214
							11,581.76	0.00			
6250 - Gardening											
5165	02/03/2022	02/03/2022	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	1,076.90	0.00	1538-D868	02/03/2022	Monthly Service - January
5165	02/03/2022	02/03/2022	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	46.00	0.00	1538-D868	02/03/2022	Extra supplies and approved work for January : (50) lb of lawn fertilizer
							1,122.90	0.00			
6270 - Management Fees											
	02/01/2022	02/01/2022	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	15,500.00	0.00	ACH	02/01/2022	Management Fees for 02/2022
6315 - Pest Control											
145411	02/03/2022	02/03/2022	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Al & Sons Termite and Pest Control Inc.	150.00	0.00	3000000275	02/03/2022	Vermin Service 1/20/22
12990	02/16/2022	02/16/2022	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	416	Golden One Pest Control	175.00	0.00	BD80-5742	02/24/2022	Treated unit for roaches, 30 day warranty.
438951	02/18/2022	02/18/2022	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Terminix	70.00	0.00	6353	02/18/2022	Monthly Service - February
							395.00	0.00			

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
6410 - Electricity											
700587779325	02/18/2022	02/18/2022	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Edison	102.86	0.00	6350	02/18/2022	Service 1/12/22 - 2/9/22
700394170456	02/18/2022	02/18/2022	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	1,275.97	0.00	6349	02/18/2022	Service 1/12/22 - 2/9/22
							1,378.83	0.00			
6420 - Gas											
056 105 3200 3	02/11/2022	02/11/2022	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Gas Company	1,746.87	0.00	3000000276	02/11/2022	Service 1/5/22 - 2/4/22
6430 - Water											
	02/16/2022	02/16/2022	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		El Segundo Water	836.26	0.00	ACH	02/16/2022	Service 11/15/21 - 1/13/22
075-18321-000	02/16/2022	02/16/2022	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		El Segundo Water	6,157.50	0.00	ACH	02/16/2022	Service 11/15/21 - 1/13/22
075-18411-000	02/16/2022	02/16/2022	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		El Segundo Water	74.88	0.00	ACH	02/16/2022	Service 11/15/21 - 1/13/22
075-18531-000	02/16/2022	02/16/2022	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		El Segundo Water	74.88	0.00	ACH	02/16/2022	Service 11/15/21 - 1/13/22
							7,143.52	0.00			
6445 - Telephone/Internet											
287272447593	02/03/2022	02/03/2022	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA		AT&T	23.84	0.00	6340	02/04/2022	Service 12/17/21 - 1/16/22

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
				90245							
145150448	02/09/2022	02/09/2022	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	163.49	0.00	6343	02/09/2022	Service 1/27/22 - 2/26/22
310-322-5036	02/18/2022	02/18/2022	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	1,628.92	0.00	6346	02/18/2022	Service 2/4/22 - 3/3/22
310-640-7156	02/18/2022	02/18/2022	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	1,146.23	0.00	6347	02/18/2022	Service 2/5/22 - 3/4/22
149394202	02/18/2022	02/18/2022	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	226.13	0.00	6348	02/18/2022	Service 2/3/22 - 3/2/22
310-519-1730	02/23/2022	02/23/2022	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	249.39	0.00	6354	02/23/2022	Service 2/13/22 - 3/12/22
3370000205336	02/23/2022	02/23/2022	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	109.95	0.00	6357	02/23/2022	Service 2/9/22 - 3/8/22
							3,547.95	0.00			

6455 - Cable/Television

8448 30 006 0017008	02/18/2022	02/18/2022	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	5,180.90	0.00	6352	02/18/2022	Service 2/4/22 - 3/3/22
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7420 - Office Supplies

33658	02/22/2022	02/22/2022	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	184.55	0.00	ACH	02/22/2022	Printer Head
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Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	
Total							54,617.28	0.00				

Budget - Comparative

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

Period Range: Feb 2022 to Feb 2022

Comparison Period Range: Feb 2021 to Feb 2021

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Income								
RENT								
Rent Income	68,745.50	68,000.00	745.50	1.10%	58,775.00	63,562.00	-4,787.00	-7.53%
Parking Income	1,600.50	1,550.00	50.50	3.26%	1,425.00	1,445.00	-20.00	-1.38%
Total RENT	70,346.00	69,550.00	796.00	1.14%	60,200.00	65,007.00	-4,807.00	-7.39%
Vacancy	0.00	-2,250.00	2,250.00	100.00%	0.00	-1,906.86	1,906.86	100.00%
Prepayment	370.00	0.00	370.00	0.00%	-663.00	0.00	-663.00	0.00%
Laundry Income	494.50	375.00	119.50	31.87%	0.00	375.00	-375.00	-100.00%
Total Budgeted Operating Income	71,210.50	67,675.00	3,535.50	5.22%	59,537.00	63,475.14	-3,938.14	-6.20%
Expense								
Fire Service	4,050.00	300.00	-3,750.00	-1,250.00%	0.00	500.00	500.00	100.00%
Maintenance	15,891.76	17,500.00	1,608.24	9.19%	4,990.41	13,000.00	8,009.59	61.61%
Elevator service	0.00	1,500.00	1,500.00	100.00%	0.00	1,250.00	1,250.00	100.00%
Gardening	1,122.90	1,250.00	127.10	10.17%	1,150.90	1,250.00	99.10	7.93%
Management Fees	15,500.00	15,500.00	0.00	0.00%	22,243.27	20,000.00	-2,243.27	-11.22%
Pest Control	395.00	400.00	5.00	1.25%	214.00	400.00	186.00	46.50%
Electricity	1,378.83	1,700.00	321.17	18.89%	1,054.18	1,700.00	645.82	37.99%
Gas	1,746.87	1,500.00	-246.87	-16.46%	1,301.42	1,200.00	-101.42	-8.45%
Water	7,143.52	3,750.00	-3,393.52	-90.49%	6,668.61	3,500.00	-3,168.61	-90.53%
Telephone/ Internet	3,547.95	1,500.00	-2,047.95	-136.53%	1,995.92	1,300.00	-695.92	-53.53%
Cable/Television	5,180.90	5,000.00	-180.90	-3.62%	4,858.02	4,700.00	-158.02	-3.36%
Office Supplies	184.55	150.00	-34.55	-23.03%	0.00	300.00	300.00	100.00%
Uniforms	0.00	40.00	40.00	100.00%	0.00	40.00	40.00	100.00%
Advertising & Promotion	0.00	250.00	250.00	100.00%	0.00	250.00	250.00	100.00%
Bank Service Fees	12.00	6.25	-5.75	-92.00%	30.00	6.25	-23.75	-380.00%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Postage	0.00	5.00	5.00	100.00%	0.00	5.00	5.00	100.00%
Professional Fees	0.00	1,500.00	1,500.00	100.00%	0.00	500.00	500.00	100.00%
Total Budgeted Operating Expense	56,154.28	51,851.25	-4,303.03	-8.30%	44,506.73	49,901.25	5,394.52	10.81%
Total Budgeted Operating Income	71,210.50	67,675.00	3,535.50	5.22%	59,537.00	63,475.14	-3,938.14	-6.20%
Total Budgeted Operating Expense	56,154.28	51,851.25	-4,303.03	-8.30%	44,506.73	49,901.25	5,394.52	10.81%
NOI - Net Operating Income	15,056.22	15,823.75	-767.53	-4.85%	15,030.27	13,573.89	1,456.38	10.73%
Other Income								
Interest on Bank Accounts	245.73	200.00	45.73	22.87%	272.21	600.00	-327.79	-54.63%
Total Budgeted Other Income	245.73	200.00	45.73	22.87%	272.21	600.00	-327.79	-54.63%
Other Expense								
Capital Expenditures								
Plumbing	0.00	0.00	0.00	0.00%	17,336.00	0.00	-17,336.00	0.00%
Total Capital Expenditures	0.00	0.00	0.00	0.00%	17,336.00	0.00	-17,336.00	0.00%
Total Budgeted Other Expense	0.00	0.00	0.00	0.00%	17,336.00	0.00	-17,336.00	0.00%
Net Other Income	245.73	200.00	45.73	22.87%	-17,063.79	600.00	-17,663.79	-2,943.97%
Total Budgeted Income	71,456.23	67,875.00	3,581.23	5.28%	59,809.21	64,075.14	-4,265.93	-6.66%
Total Budgeted Expense	56,154.28	51,851.25	-4,303.03	-8.30%	61,842.73	49,901.25	-11,941.48	-23.93%
Net Income	15,301.95	16,023.75	-721.80	-4.50%	-2,033.52	14,173.89	-16,207.41	-114.35%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Cash								
Cash in Bank	15,086.22	0.00	-15,086.22	0.00%	-2,305.73	0.00	2,305.73	0.00%
Park Vista - Grandpoint Account	0.00	0.00	0.00	0.00%	7.05	0.00	-7.05	0.00%
Park Vista Reserve Account - LAIF	245.73	0.00	-245.73	0.00%	264.34	0.00	-264.34	0.00%
Park Vista Money Market Account - CHASE	0.00	0.00	0.00	0.00%	0.82	0.00	-0.82	0.00%
Total Budgeted Cash	15,331.95	0.00	-15,331.95	0.00%	-2,033.52	0.00	2,033.52	0.00%
Liability								
Key Deposit	30.00	0.00	30.00	0.00%	0.00	0.00	0.00	0.00%
Total Budgeted Liability	30.00	0.00	30.00	0.00%	0.00	0.00	0.00	0.00%

**EL SEGUNDO SENIOR CITIZENS HOUSING
DEVELOPMENT CORPORATION**

350 MAIN STREET, EL SEGUNDO, CA 90245

March 10, 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:	Q1-2022	February-22
		<u>Original</u>
Beginning balance at January 31, 2022		\$ 1,152,271.16
Accrued: Interest (Posted quarterly)		474.73
Add: Deposits		
Less: Withdrawals		
	<u>As of</u>	
TOTAL IN LAIF - G/L# 504-101-0000-0004:	2/28/2022	\$ 1,152,745.89

Accrued Interest (posted quarterly by the 15th day following quarter):						
Interest Earned	January	@	0.234%	Actual	LAIF for 31 days	229.00
Interest Earned	February	@	0.278%	Actual	LAIF for 28 days	245.73
Interest Earned	March	@		Actual	LAIF for 31 days	-
Accrued Interest	quarter to date					474.73

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
Eva Gettler, Acting Finance Manager
Michael Allen, Development Services Director
Neil Cadman, Facility Management for Park Vista
Eduardo Schonborn, Planning Manager
Venus Wesson, Sr. Admin Specialist