



**SPECIAL MEETING OF THE  
Board of Directors of the  
El Segundo Senior Citizens Housing Corporation  
AGENDA  
In-Person Meeting**

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MEETING DATE: Wednesday, June 29, 2022

MEETING TIME: 3:30 p.m.

LOCATION: Peter and Edna Freeman Community Room  
Park Vista Apartments  
615 E. Holly Avenue  
El Segundo, CA 90245

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.

*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 before 3:00 P.M. on the day 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.

**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 subject within the Board's subject matter jurisdiction. Also, any member of the public wishing to address the Board regarding an item listed

on this agenda must do so at this time. 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. Regular Meeting Wednesday, April 27, 2022**

*Recommendation:* Approve

## **C. CITY STAFF REPORT**

## **D. NEW BUSINESS**

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

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

*Recommendation:* Receive and File

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

a. Discuss, review and status report including, but not limited to, statements, invoices, and finances for April and May 2022.

b. LAIF investment fund and transfers between accounts.

*Recommendation:* Receive and File. Authorize transfers between accounts if necessary.

### **3. Presentation of Financial Projections (Joe Lillio)**

Receive a presentation from the City's Chief Financial Officer regarding financial projections for Park Vista.

*Recommendation:* Receive and File

### **4. 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.

*Recommendation:* Discuss and provide Paul Lanyi and Paula Rotolo with direction on what to include in the Board's Annual Update to City Council.

### **5. Annual Unit Inspections. (Neil Cadman)**

Due to the COVID-19 pandemic and the related stay-at-home orders, annual unit inspections had been postponed. With orders lifted and reopening occurring, it is time to discuss annual unit inspections by Board members.

*Recommendation:* Discuss and determine whether to resume the practice of conducting annual unit inspections.

## **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, July 27, 2022

Wednesday, August 24, 2022

Wednesday, September 28, 2022

**MINUTES OF THE SPECIAL MEETING**  
**El Segundo Senior Citizen Housing Board Corporation**  
**Wednesday,**  
**April 27, 2022**  
**Park Vista Senior Housing**  
**350 Main St., El Segundo, CA 90245**

**CALL TO ORDER:**

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

**ROLL CALL**

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

**Others:** Neil Cadman  
Eduardo Schonborn  
Venus Wesson  
Michael Allen

**A. PUBLIC COMMUNICATION**

- Steve Haxton acknowledged the janitorial and maintenance working well.
- Anonymous request for new patio furniture on the first floor.
- Eduardo read into record an email from Joseph Thomas regarding parking fees increase on April 26, 2022.
- Tenant shared concerns about the community carts being held in resident apartment.

**B. APPROVAL OF MEETING MINUTES**

- Amending the heading date to show March 23, 2022 instead of “February”.

Denise Fessenbecker motioned and seconded by Julia Newman to approve the March 23, 2022 Minutes with edits. Motion to approve passed 5-0.

**C. CITY STAFF REPORT**

Planning Manager Eduardo Schonborn acknowledge the first in-person meeting at Park Vista and was glad to meet the residents that were in attendance.

**D. NEW BUSINESS**

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

- Work with IT Department to provide central location for document storage for the board members.
- Paul will be presenting on May 17<sup>th</sup> to City Council.
- Paul will speak with Neil on the patio furniture cleaning.

- Asked for an update on high Speed cable from either Public Work or Neil Cadman.
- Neil Cadman stated there were no updates on the pipe replacement from Public Works.
- Planning Manager Eduardo stated no updates to report regarding Many Mansion.

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

- Paul commented on the Uriel payment \$2,500 that he would like to see the board opt out paying these funds.

Receive and file: Motion carried 5-0

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

- Paul presented a draft PowerPoint presentation to the Board.
- Paul commented about the possibility of the Board raising rent by more than 2 percent; and that City Finance be asked on how to close the gap that's anticipated by 2031, which could include a bond measure or any other alterative.
- Eduardo asked the Board members to send any comments directly to Paul.
- Possible ideas to close the funding gap. Julia suggested looking into possibility of fundraisers and suggested a social media page.
- Tim asked what danger is there from being under the recommended financial reserves.

**4. High-Speed Data, Internet and Cable Television Service to Park Vista. (Neil Cadman)**

- Neil discussed quote for new service from Dish Network.  
He stated that it might be possible to obtain a bid sometime in June to install routers, dishes throughout every other until to provide Wi-Fi.

**5. LAIF and Other Investment Funds (Neil Cadman and/or Matt Robinson and/or Joe Lillio)**

- Neil provided an update on the discussions he had with Matt Robinson City Treasure regarding a better investment and return with LAIF funds. Matt suggested that Park Vista funds be combined with other city investment funds so there is a better return.
- Paula had concerns with mingling funds and if the Board will be able to differentiate between Park Vista funds and City funds. Neil stated that it will be a line item of the senior funds dollar amount that will appear on the ledger. She also inquired how would the funds be returned to the board.
- Denise inquired if the board will be provided with monthly reporting.
- Paul is in favor of it but would like to know how reporting to the board would occur.
- Neil stated that he included in his notes to report back to Matt Robinson the Board's concern with investing senior funds with assurance of funds being invested along with returns.

**E. UNFINISHED BUSINESS**

None.

**F. MANAGEMENT REPORT (Neil Cadman)**

- Informed the residents that it has been 2 years since the Annual Anniversary party has been held due the pandemic and will consider returning the party this year.
- Suggested bringing back quarterly tenant-management meetings. Paul suggested that residents can comments in the suggestion box if they would like to participate.
- Addressed the issues of the City donating five carts during the pandemic for use by residents to assist with carrying groceries to their units.

**G. BOARD MEMBER REPORT**

None.

ADJOURMENT: 4:24 pm

NEXT MEETING: Wednesday, May 25, 2022



# PARK VISTA

## Financial Reporting Analysis

April 2022

**Gross Income:** \$70,099.18

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

**Gross Expenses:** \$91,433.18

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

- *The City of El Segundo invoiced for the earthquake insurance of \$50,755.00.*
- *Water bills of \$8,787.50 in April.*
- *Maintenance of \$2,524.38 which comprised mostly of normal operations.*
- *The last group of invoices for Uriel Montalvo from 2021 paid in April.*

**Net Income:** -\$21,334.00

**Total Account Balances:** \$1,578,842.13

*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 4/1/2022  
100% occupied on 4/30/2022**

**Move-outs: 0**

**Move-ins: 0**

**Notices to Vacate: 0**

**Budget Comparison Notes:**

**Operations: Operations for the month was a net income of \$36,857.75 under budget for April, and \$12,710.79 under budget YTD. Due to the EQ insurance invoice paid in April.**

**Income**

- **Income for the month of April \$1,928.50 over budget due to 100% occupancy and \$16,406.26 over budget YTD.**

**Expenses:**

- **Overall \$39,081.93 over budget for all expenses for April and \$29,644.66 over budget YTD.**
- **Maintenance \$14,975.62 under for April and \$32,777.62 under budget YTD.**
- **Electricity \$337.10 under budget in April and \$1,117.71 under budget YTD.**
- **Gas \$10,02 over budget for April, but to be expected due to the time of year where tenant take longer showers with hot water. Gas \$846.29 over budget YTD**
- **Cable Television over budget due to billing practices by Spectrum.**
- **Water \$931.02 over 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: Apr 2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance L Accounts: No

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Operating Income Expense</b>				
<b>Income</b>				
<b>RENT</b>				
Rent Income	68,748.00	98.77	274,997.00	97.29
Parking Income	1,590.00	2.28	6,330.50	2.24
<b>Total RENT</b>	<b>70,338.00</b>	<b>101.06</b>	<b>281,327.50</b>	<b>99.53</b>
Prepayment	-734.50	-1.06	-351.00	-0.12
NSF Bank Fees Collected	0.00	0.00	25.00	0.01
Laundry Income	0.00	0.00	1,666.76	0.59
<b>Total Operating Income</b>	<b>69,603.50</b>	<b>100.00</b>	<b>282,668.26</b>	<b>100.00</b>
<b>Expense</b>				
Fire Service	255.00	0.37	11,140.00	3.94
Maintenance	2,524.38	3.63	37,222.38	13.17
Elevator service	0.00	0.00	1,483.20	0.52
Gardening	1,232.90	1.77	4,874.00	1.72
Management Fees	15,500.00	22.27	62,000.00	21.93
Pest Control	590.00	0.85	1,524.00	0.54
Earthquake Insurance	50,755.00	72.92	50,755.00	17.96
Licenses and Permits	25.00	0.04	25.00	0.01
Electricity	1,362.90	1.96	5,682.29	2.01
Gas	1,510.02	2.17	6,846.29	2.42
Water	8,787.50	12.63	15,931.02	5.64
Telephone/Internet	3,681.97	5.29	13,936.76	4.93
Cable/Television	5,208.51	7.48	25,748.62	9.11
Office Supplies	0.00	0.00	369.10	0.13
Bank Service Fees	0.00	0.00	12.00	0.00
<b>Total Operating Expense</b>	<b>91,433.18</b>	<b>131.36</b>	<b>237,549.66</b>	<b>84.04</b>
<b>NOI - Net Operating Income</b>	<b>-21,829.68</b>	<b>-31.36</b>	<b>45,118.60</b>	<b>15.96</b>
<b>Other Income Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	495.68	0.71	1,327.61	0.47
<b>Total Other Income</b>	<b>495.68</b>	<b>0.71</b>	<b>1,327.61</b>	<b>0.47</b>
<b>Other Expense</b>				
<b>Capital Expenditures</b>				
Plumbing	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
Capital Improvements	0.00	0.00	0.00	0.00
<b>Total Capital Expenditures</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>495.68</b>	<b>0.71</b>	<b>1,327.61</b>	<b>0.47</b>
Total Income	70,099.18	100.71	283,995.87	100.47
Total Expense	91,433.18	131.36	237,549.66	84.04
<b>Net Income</b>	<b>-21,334.00</b>	<b>-30.65</b>	<b>46,446.21</b>	<b>16.43</b>

## Balance Sheet

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

As of: 04/30/2022

Accounting Basis: Cash

Include  Zero Balance  L Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Cash in Bank	425,243.36
Park Vista Reserve Account - LAIF	1,153,598.77
<b>Total Cash</b>	<b>1,578,842.13</b>
Building Improvements	1,046,041.00
Equipment	167,194.00
Furnishings	153,863.00
Personal Property	-0.05
Accumulated Depreciation	-933,968.00
<b>TOTAL ASSETS</b>	<b>2,011,972.08</b>
<b>LIABILITIES <input type="checkbox"/> CAPITAL</b>	
<b>Liabilities</b>	
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
<b>Total Liabilities</b>	<b>70,823.00</b>
<b>Capital</b>	
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	46,446.21
Calculated Prior Years Retained Earnings	1,787,784.92
<b>Total Capital</b>	<b>1,941,149.08</b>
<b>TOTAL LIABILITIES <input type="checkbox"/> CAPITAL</b>	<b>2,011,972.08</b>

## Bill Detail

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

**Payees:** All

**Payment Type:** All

**L Accounts:** All

**Bill Status:** All

**Date Type:** Bill Date

**Date Range:** 04/01/2022 to 04/30/2022

**Automated AP:** All

**Show Reversed Transactions:** No

**Project:** All

Reference	Bill Date	Due Date	L Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
<b>000 - Fire Service</b>											
1094869	04/24/2022	04/24/2022	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Fire Safety First	255.00	0.00	3000000286	04/25/2022	Quarterly Service
<b>10 - Maintenance</b>											
586861	04/01/2022	04/01/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Frank Hauling Maintenance	200.00	0.00	89D6-3AF8	04/19/2022	Haul away furniture and large items from trash room areas.
412702	04/01/2022	04/01/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	75.00	0.00	26EC-F66C	04/25/2022	Repair bedroom window to work properly.
412703	04/01/2022	04/01/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	135.00	0.00	26EC-F66C	04/25/2022	Install new vertical blinds.
412704	04/01/2022	04/01/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	45.00	0.00	26EC-F66C	04/25/2022	Replace toilet seat.
412705	04/01/2022	04/01/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	90.00	0.00	26EC-F66C	04/25/2022	Replace toilet tank fill valve.
412706	04/01/2022	04/01/2022	6210 - Maintenance	Park Vista - 615 E. Holly		Montalvo, Uriel	45.00	0.00	26EC-F66C	04/25/2022	Repair pop out drain rod in

## Bill Detail

Reference	Bill Date	Due Date	Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
				Avenue El Segundo, CA 90245							bathroom sink.
412718	04/01/2022	04/01/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	401	Montalvo, Uriel	95.00	0.00	26EC-F66C	04/25/2022	Unclog bathroom drains.
412719	04/01/2022	04/01/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	101	Montalvo, Uriel	120.00	0.00	26EC-F66C	04/25/2022	Install 3 vertical blinds patio and bedroom
412720	04/01/2022	04/01/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	221	Montalvo, Uriel	450.00	0.00	314F-3BCC	05/03/2022	Install electrical bo behind kitchen appliances and outlet, replace kitchen faucet aerator, install new refridgerator in unit.
412730	04/01/2022	04/01/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	326	Montalvo, Uriel	180.00	0.00	314F-3BCC	05/03/2022	Replace shower mi t cartridge and handles.
412731	04/01/2022	04/01/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	101	Montalvo, Uriel	225.00	0.00	314F-3BCC	05/03/2022	Replace kitchen and dishwasher machine angle stop valves, corroded and leaking.
412733	04/01/2022	04/01/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	101	Montalvo, Uriel	95.00	0.00	314F-3BCC	05/03/2022	Replace kitchen faucet.
412789	04/01/2022	04/01/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	95.00	0.00	314F-3BCC	05/03/2022	Service wall heater unit and turn on pilot.
244033	04/01/2022	04/01/2022	6210 - Maintenance	Park Vista - 615 E. Holly		Montalvo, Uriel	150.00	0.00	314F-3BCC	05/03/2022	Snake main line to clear

**Bill Detail**

Reference	Bill Date	Due Date	L Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
				Avenue El Segundo, CA 90245							clogs affecting kitchen and bathroom drains.
244031	04/01/2022	04/01/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	75.00	0.00	314F-3BCC	05/03/2022	Repair garbage disposal and sanitize kitchen sink area.
244026	04/01/2022	04/01/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	180.00	0.00	314F-3BCC	05/03/2022	Replace bathroom sink angle stop valves, install new hot and cold water supply lines.
244107	04/02/2022	04/02/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	75.00	0.00	314F-3BCC	05/03/2022	Repair hallway smoke detector.
244106	04/02/2022	04/02/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	180.00	0.00	314F-3BCC	05/03/2022	Check and repair leak coming from copper pipe in unit.
9200866368	04/05/2022	04/05/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	48.18	0.00	6378	04/05/2022	Maintenance supplies
9200866369	04/05/2022	04/05/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	48.18	0.00	6378	04/05/2022	Maintenance/Janitorial supplies
9201012455	04/05/2022	04/05/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	121.49	0.00	6378	04/05/2022	Maintenance supplies
46183	04/05/2022	04/05/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	61.37	0.00	6379	04/05/2022	Maintenance supplies
46196	04/05/2022	04/05/2022	6210 -	Park Vista -		Southbay	90.66	0.00	6379	04/05/2022	Maintenance

**Bill Detail**

Reference	Bill Date	Due Date	Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
			Maintenance	615 E. Holly Avenue El Segundo, CA 90245		Industrial Hardware					supplies
46200	04/05/2022	04/05/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	96.34	0.00	6379	04/05/2022	Maintenance supplies
46220	04/05/2022	04/05/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	87.00	0.00	6379	04/05/2022	Maintenance supplies
9201509941	04/15/2022	04/15/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	52.72	0.00	6385	04/15/2022	Maintenance supplies
9201551638	04/15/2022	04/15/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	112.77	0.00	6385	04/15/2022	New low profile toilet tank for Unit #503
9201647977	04/15/2022	04/15/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	117.25	0.00	6385	04/15/2022	Maintenance supplies
							<b>3,345.96</b>	<b>0.00</b>			
<b>000 - Gardening</b>											
5254	04/05/2022	04/05/2022	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	1,076.90	0.00	54A7-F5A8	04/05/2022	Monthly Service - March
5254	04/05/2022	04/05/2022	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	156.00	0.00	54A7-F5A8	04/05/2022	Extra supplies and approved work for March, #3 50lb bags of plant fertilizer
							<b>1,232.90</b>	<b>0.00</b>			
<b>000 - Management Fees</b>											
	04/01/2022	04/01/2022	6270 - Management	Park Vista - 615 E. Holly		Cadman Group	15,500.00	0.00	ACH	04/01/2022	Management Fees for 04/

**Bill Detail**

Reference	Bill Date	Due Date	L Account	Property	Unit	Payee Name	Paid	Unpaid	Check	Paid Date	Description
			Fees	Avenue El Segundo, CA 90245							2022
<b>31 - Pest Control</b>											
146437	04/05/2022	04/05/2022	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AI Sons Termite and Pest Control Inc.	150.00	0.00	3000000285	04/05/2022	Vermin Service 3/17/22
438951	04/05/2022	04/05/2022	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Termini	70.00	0.00	6380	04/05/2022	Monthly Service - March
13546	04/06/2022	04/06/2022	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	107	Golden One Pest Control	300.00	0.00	CF01-42AC	04/08/2022	Pest termination in unit, 30 day warranty.
438951	04/22/2022	04/22/2022	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Termini	70.00	0.00	6394	04/22/2022	Monthly Service - April
							<b>590.00</b>	<b>0.00</b>			
<b>31 - Earthquake Insurance</b>											
003454	04/18/2022	04/18/2022	6321 - Earthquake Insurance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo	50,755.00	0.00	6392	04/18/2022	EQ Flood Insurance 2021/2022
<b>10 - Electric</b>											
700394170456	04/18/2022	04/18/2022	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	1,351.06	0.00	6389	04/18/2022	Service 3/14/22 - 4/11/22
700587779325	04/18/2022	04/18/2022	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	11.84	0.00	6390	04/18/2022	Service 3/14/22 - 4/11/22
							<b>1,362.90</b>	<b>0.00</b>			



**Bill Detail**

Reference	Bill Date	Due Date	Account	Property	Unit	Payee Name	Paid	Unpaid	Check	Paid Date	Description
<b>0000 - Gas</b>											
056 105 3200 3	04/15/2022	04/15/2022	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Gas Company	1,510.02	0.00	6384	04/15/2022	Service 3/8/22 - 4/6/22
<b>0030 - Water</b>											
075-18321-000	04/12/2022	04/12/2022	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		El Segundo Water	7,592.70	0.00	ACH	04/12/2022	Service 1/13/ 22 - 3/14/22
075-18481-000	04/12/2022	04/12/2022	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		El Segundo Water	1,041.52	0.00	ACH	04/12/2022	Service 1/13/ 22 - 3/14/22
075-18411-000	04/12/2022	04/12/2022	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		El Segundo Water	76.64	0.00	ACH	04/12/2022	Service 1/13/ 22 - 3/14/22
075-18531-000	04/12/2022	04/12/2022	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		El Segundo Water	76.64	0.00	ACH	04/12/2022	Service 1/13/ 22 - 3/14/22
							<b>8,787.50</b>	<b>0.00</b>			
<b>0000 - Telephone/Internet</b>											
287272447593	04/05/2022	04/05/2022	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	23.85	0.00	6377	04/05/2022	Service 3/17/ 22 - 4/16/22
145150448	04/08/2022	04/08/2022	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	153.50	0.00	6381	04/08/2022	Service 3/27/ 22 - 4/26/22
149394202	04/15/2022	04/15/2022	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	235.29	0.00	6383	04/15/2022	Service 3/3/22 - 4/2/22
310-322-5036	04/18/2022	04/18/2022	6445 - Telephone/	Park Vista - 615 E. Holly		AT&T	1,636.20	0.00	6387	04/18/2022	Service 4/4/22 - 5/3/22

**Bill Detail**

Reference	Bill Date	Due Date	Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	
			Internet	Avenue El Segundo, CA 90245								
310-640-7156	04/18/2022	04/18/2022	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	1,127.63	0.00	6388	04/18/2022	Service 4/5/22 - 5/4/22	
3370000205336	04/22/2022	04/22/2022	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	102.73	0.00	6393	04/22/2022	Service 4/9/22 - 5/8/22	
310-519-1730	04/25/2022	04/25/2022	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	249.27	0.00	6395	04/25/2022	Service 4/13/22 - 5/12/22	
							<b>3,528.47</b>	<b>0.00</b>				
<b>0000 - Cable/Television</b>												
8448 30 006 0255251	04/08/2022	04/08/2022	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	20.14	0.00	6382	04/08/2022	Service 3/30/22 - 4/29/22	
8448 30 006 0017008	04/18/2022	04/18/2022	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	5,188.37	0.00	6391	04/18/2022	Service 4/4/22 - 5/3/22	
							<b>5,208.51</b>	<b>0.00</b>				
<b>Total</b>							<b>92,076.26</b>	<b>0.00</b>				

## Budget - Comparative

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

Period Range: Apr 2022 to Apr 2022

Comparison Period Range: Apr 2021 to Apr 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
<b>Income</b>								
<b>RENT</b>								
Rent Income	68,748.00	68,000.00	748.00	1.10□	59,719.50	63,562.00	-3,842.50	-6.05□
Parking Income	1,590.00	1,550.00	40.00	2.58□	1,462.50	1,445.00	17.50	1.21□
<b>Total RENT</b>	<b>70,338.00</b>	<b>69,550.00</b>	<b>788.00</b>	<b>1.13%</b>	<b>61,182.00</b>	<b>65,007.00</b>	<b>-3,825.00</b>	<b>-□.88%</b>
Vacancy	0.00	-2,250.00	2,250.00	100.00□	0.00	-1,906.86	1,906.86	100.00□
Prepayment	-734.50	0.00	-734.50	0.00□	611.00	0.00	611.00	0.00□
Laundry Income	0.00	375.00	-375.00	-100.00□	688.01	375.00	313.01	83.47□
<b>Total Budgeted Operating Income</b>	<b>69,603.50</b>	<b>67,675.00</b>	<b>1,928.50</b>	<b>□.8□%</b>	<b>62,481.01</b>	<b>63,475.14</b>	<b>-994.13</b>	<b>-1.□□%</b>
<b>Expense</b>								
Fire Service	255.00	300.00	45.00	15.00□	0.00	500.00	500.00	100.00□
Maintenance	2,524.38	17,500.00	14,975.62	85.57□	5,719.42	13,000.00	7,280.58	56.00□
Elevator service	0.00	1,500.00	1,500.00	100.00□	7,411.20	1,250.00	-6,161.20	-492.90□
Gardening	1,232.90	1,250.00	17.10	1.37□	1,235.90	1,250.00	14.10	1.13□
Management Fees	15,500.00	15,500.00	0.00	0.00□	19,716.74	20,000.00	283.26	1.42□
Pest Control	590.00	400.00	-190.00	-47.50□	64.00	400.00	336.00	84.00□
Earthquake Insurance	50,755.00	0.00	-50,755.00	0.00□	0.00	0.00	0.00	0.00□
Licenses and Permits	25.00	500.00	475.00	95.00□	0.00	75.00	75.00	100.00□
Electricity	1,362.90	1,700.00	337.10	19.83□	1,119.86	1,700.00	580.14	34.13□
Gas	1,510.02	1,500.00	-10.02	-0.67□	1,310.97	1,200.00	-110.97	-9.25□
Water	8,787.50	3,750.00	-5,037.50	-134.33□	6,380.18	3,500.00	-2,880.18	-82.29□
Telephone/ Internet	3,681.97	1,500.00	-2,181.97	-145.46□	2,046.39	1,300.00	-746.39	-57.41□
Cable/Television	5,208.51	5,000.00	-208.51	-4.17□	4,857.77	4,700.00	-157.77	-3.36□
Office Supplies	0.00	150.00	150.00	100.00□	62.39	300.00	237.61	79.20□
Uniforms	0.00	40.00	40.00	100.00□	0.00	40.00	40.00	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	250.00	250.00	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	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%
<b>Total Budgeted Operating Expense</b>	<b>91,433.18</b>	<b>52,351.25</b>	<b>-39,081.93</b>	<b>-0.00%</b>	<b>49,924.82</b>	<b>49,976.25</b>	<b>51.43</b>	<b>0.10%</b>
Total Budgeted Operating Income	69,603.50	67,675.00	1,928.50	2.85%	62,481.01	63,475.14	-994.13	-1.57%
Total Budgeted Operating Expense	91,433.18	52,351.25	-39,081.93	-74.65%	49,924.82	49,976.25	51.43	0.10%
<b>NOI - Net Operating Income</b>	<b>-21,829.68</b>	<b>15,323.75</b>	<b>-37,153.43</b>	<b>-0.00%</b>	<b>12,556.19</b>	<b>13,498.89</b>	<b>-942.70</b>	<b>-0.98%</b>
<b>Other Income</b>								
Interest on Bank Accounts	495.68	200.00	295.68	147.84%	244.56	600.00	-355.44	-59.24%
<b>Total Budgeted Other Income</b>	<b>495.68</b>	<b>200.00</b>	<b>295.68</b>	<b>147.84%</b>	<b>244.56</b>	<b>600.00</b>	<b>-355.44</b>	<b>-59.24%</b>
<b>Other Expense</b>								
<b>Capital Expenditures</b>								
Capital Improvements	0.00	0.00	0.00	0.00%	-30,721.20	0.00	30,721.20	0.00%
<b>Total Capital Expenditures</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>-30,721.20</b>	<b>0.00</b>	<b>30,721.20</b>	<b>0.00%</b>
<b>Total Budgeted Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>-30,721.20</b>	<b>0.00</b>	<b>30,721.20</b>	<b>0.00%</b>
<b>Net Other Income</b>	<b>495.68</b>	<b>200.00</b>	<b>295.68</b>	<b>147.84%</b>	<b>30,965.76</b>	<b>600.00</b>	<b>30,365.76</b>	<b>-0.98%</b>
Total Budgeted Income	70,099.18	67,875.00	2,224.18	3.28%	62,725.57	64,075.14	-1,349.57	-2.11%
Total Budgeted Expense	91,433.18	52,351.25	-39,081.93	-74.65%	19,203.62	49,976.25	30,772.63	61.57%

## Budget - Comparative

Account Name	Period Actual	Period Budget	Period <input type="checkbox"/> Variance	Period % <input type="checkbox"/> Variance	Comparison Actual	Comparison Budget	Comparison <input type="checkbox"/> Variance	Comparison % <input type="checkbox"/> Variance
<b>Net Income</b>	<b>-21,334.00</b>	<b>15,523.75</b>	<b>-36,857.75</b>	<b>-3 <input type="checkbox"/> 3%</b>	<b>43,521.95</b>	<b>14,098.89</b>	<b>29,423.06</b>	<b><input type="checkbox"/> 08.19%</b>
<b>Cash</b>								
Cash in Bank	-21,829.68	0.00	21,829.68	0.00 <input type="checkbox"/>	43,277.39	0.00	-43,277.39	0.00 <input type="checkbox"/>
Park Vista - Grandpoint Account	0.00	0.00	0.00	0.00 <input type="checkbox"/>	7.55	0.00	-7.55	0.00 <input type="checkbox"/>
Park Vista Reserve Account - LAIF	495.68	0.00	-495.68	0.00 <input type="checkbox"/>	236.14	0.00	-236.14	0.00 <input type="checkbox"/>
Park Vista Money Market Account - CHASE	0.00	0.00	0.00	0.00 <input type="checkbox"/>	0.87	0.00	-0.87	0.00 <input type="checkbox"/>
<b>Total Budgeted Cash</b>	<b>-21,334.00</b>	<b>0.00</b>	<b>21,334.00</b>	<b>0.00%</b>	<b>43,521.95</b>	<b>0.00</b>	<b>-43,521.95</b>	<b>0.00%</b>

**EL SE□UNDO SENIOR CITI□ENS □OUSIN□  
DE□VELOPMENT CORPORATION**

350 MAIN STREET, EL SEGUNDO, CA 90245

May 17, 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□	Q2-2022	<b>April-□□ Original</b>
Beginning balance at March 31, 2022		□ 1,153,103.09
Accrued□ Interest □ Posted quarterly□		495.68
Add□ Deposits		
Less□ Withdrawals		
	<u>As of</u>	
<b>TOTAL IN LAIF - □/L□ □0□-101-0000-000□:</b>	□/30/□0□□	□ <b>1,1□3,□98.□□</b>

Accrued Interest □ posted quarterly by the 15th day following quarter □						
Interest Earned	April	□	0.523□	Actual	<b>LAIF</b> for <b>30</b> days	495.68
Interest Earned	May	□		Actual	<b>LAIF</b> for <b>31</b> days	-
Interest Earned	June	□		Actual	<b>LAIF</b> for <b>30</b> days	-
<b>Accrued Interest</b>	<b>quarter to date</b>					<b>□9□.□8</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  
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



**CADMANGROUP**

# **PARK VISTA**

## Financial Reporting Analysis

May 2022

**Gross Income:** \$72,000.50

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

**Gross Expenses:** \$38,380.88

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

- *The City of El Segundo invoiced for the earthquake insurance of \$50,755.00.*
- *No Water bills in May.*
- *Maintenance of \$11,039.29 which comprised mostly of normal operations..*

**Net Income:** \$33,619.62

**Total Account Balances:** \$1,612,461.75

*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 5/1/2022  
99% occupied on 5/31/2022**

**Move-outs: 1**

**Move-ins: 0**

**Notices to Vacate: 1**

**Budget Comparison Notes:**

**Operations: Operations for the month was a net income of \$17,126.00 over budget for May, and \$3,887.60 over budget YTD.**

**Income**

- **Income for the month of May \$3,655.63 over budget due to 100% occupancy and \$20,061.89 over budget YTD.**

**Expenses:**

- **Overall \$13,470.37 under budget for all expenses for May and \$16,174.29 over budget YTD, primarily due to the \$50,000 earthquake insurance that was not anticipated.**
- **Maintenance \$6,460.71 under for May and \$39,238.33 under budget YTD.**
- **Electricity \$168.05 under budget in May and \$1,285.76 under budget YTD.**
- **Gas \$74.02 under budget for May, but to be expected due to the time of year where tenant take longer showers with hot water. Gas \$772.27 over budget YTD**
- **Cable Television over budget due to billing practices by Spectrum.**
- **Water \$2,818.98 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.***



Cash Flow

Cadman Group

Properties: Elm Terrace Apartments - 1100 Elm Avenue Long Beach, CA 90813

Owned By: Elm Terrace Apartments, LLC

Date Range: 05/01/2022 to 05/31/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance | L Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Operating Income</b>				
<b>Expense</b>				
<b>Income</b>				
AppFolio Ta Passthru	9.50	0.01	71.16	0.02
<b>RENT</b>				
Rent Income	77,974.00	99.39	386,096.17	99.96
<b>Total RENT</b>	<b>77,974.00</b>	<b>99.39</b>	<b>386,096.17</b>	<b>99.96</b>
Mineral Rights	85.33	0.11	258.56	0.07
Prepayment	-74.50	-0.09	-2,597.65	-0.67
NSF Bank Fees Collected	0.00	0.00	50.00	0.01
Application Fee Income	-60.00	-0.08	-30.00	-0.01
Laundry Income	521.13	0.66	2,415.13	0.63
<b>Total Operating Income</b>	<b>78,455.46</b>	<b>100.00</b>	<b>386,263.37</b>	<b>100.00</b>
<b>Expense</b>				
Fire Service	0.00	0.00	18,260.79	4.73
Maintenance	9,575.14	12.20	31,294.70	8.10
Elevator service	157.00	0.20	1,115.00	0.29
Gardening	350.00	0.45	1,430.00	0.37
Management Fees	4,000.00	5.10	20,000.00	5.18
On-Site Manager	7,210.69	9.19	26,325.52	6.82
Lease commission	0.00	0.00	900.00	0.23
Pest Control	1,394.00	1.78	1,685.00	0.44
Insurance - Property	0.00	0.00	16,489.00	4.27
Workers Compensation Insurance	275.00	0.35	1,375.00	0.36
Property Tax	0.00	0.00	27,477.71	7.11
Electricity	1,264.39	1.61	7,126.74	1.85
Gas	1,113.12	1.42	7,093.94	1.84
Water	1,565.41	2.00	8,109.35	2.10
Telephone/Internet	595.05	0.76	3,008.05	0.78
Trash	2,829.36	3.61	13,418.92	3.47
Office Supplies	0.00	0.00	52.71	0.01
Advertising   Promotion	0.00	0.00	675.00	0.17
Bank Service Fees	0.00	0.00	24.00	0.01
Janitorial Service	0.00	0.00	4,200.00	1.09
Professional Fees	0.00	0.00	1,950.00	0.50
Loan Interest Expense	5,874.09	7.49	59,330.99	15.36
<b>Total Operating Expense</b>	<b>36,203.25</b>	<b>46.14</b>	<b>251,342.42</b>	<b>65.07</b>

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>NOI - Net Operating Income</b>	42,252.21	53.86	134,920.95	34.93
<b>Other Income &amp; Expense</b>				
<b>Other Expense</b>				
Loan Principal Reduction	9,803.43	12.50	42,478.65	11.00
<b>Capital Expenditures</b>				
Plumbing	6,031.05	7.69	6,031.05	1.56
Elevator	0.00	0.00	637.50	0.17
Capital Improvements	0.00	0.00	2,571.69	0.67
<b>Total Capital Expenditures</b>	<b>6,031.05</b>	<b>7.69</b>	<b>9,240.24</b>	<b>2.39</b>
<b>Total Other Expense</b>	<b>15,834.48</b>	<b>20.18</b>	<b>51,718.89</b>	<b>13.39</b>
<b>Net Other Income</b>	<b>-15,834.48</b>	<b>-20.18</b>	<b>-51,718.89</b>	<b>-13.39</b>
Total Income	78,455.46	100.00	386,263.37	100.00
Total Expense	52,037.73	66.33	303,061.31	78.46
<b>Net Income</b>	<b>26,417.73</b>	<b>33.67</b>	<b>83,202.06</b>	<b>21.54</b>
<b>Other Items</b>				
Security Deposit	500.00		750.00	
<b>Net Other Items</b>	<b>500.00</b>		<b>750.00</b>	
<b>Cash Flow</b>	<b>26,917.73</b>		<b>83,952.06</b>	
<b>Beginning Cash</b>	<b>122,419.56</b>		<b>64,974.08</b>	
<b>Beginning Cash &amp; Cash Flow</b>	<b>149,337.29</b>		<b>148,926.14</b>	
<b>Actual Ending Cash</b>	<b>-85,001.54</b>		<b>-85,001.54</b>	

**Cash Flow - 1 Month**

**Cadman Group**

**Properties:** Elm Terrace Apartments - 1100 Elm Avenue Long Beach, CA 90813

**Owned By:** Elm Terrace Apartments, LLC

**Period Range:** Jan 2022 to May 2022

**Accounting Basis:** Cash

**Level of Detail:** Detail View

**Include Zero Balance**  **L Accounts:** No

Account Name	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Total
<b>Operating Income</b>						
<b>Expense</b>						
<b>Income</b>						
AppFolio Tax Passthru	19.00	19.00	14.16	9.50	9.50	71.16
<b>RENT</b>						
Rent Income	75,522.17	77,886.99	75,430.01	79,283.00	77,974.00	386,096.17
<b>Total RENT</b>	<b>75,522.17</b>	<b>77,886.99</b>	<b>75,430.01</b>	<b>79,283.00</b>	<b>77,974.00</b>	<b>386,096.17</b>
Mineral Rights	47.50	27.75	38.82	59.16	85.33	258.56
Prepayment	-2,662.33	740.76	1,275.09	-1,876.67	-74.50	-2,597.65
NSF Bank Fees Collected	0.00	0.00	0.00	50.00	0.00	50.00
Application Fee Income	-30.00	0.00	0.00	60.00	-60.00	-30.00
Laundry Income	524.97	530.32	386.41	452.30	521.13	2,415.13
<b>Total Operating Income</b>	<b>73,421.31</b>	<b>79,204.82</b>	<b>77,144.49</b>	<b>78,037.29</b>	<b>78,455.46</b>	<b>386,263.37</b>
<b>Expense</b>						
Fire Service	0.00	6,130.00	9,775.79	2,355.00	0.00	18,260.79
Maintenance	7,050.97	6,160.13	4,053.08	4,455.38	9,575.14	31,294.70
Elevator service	157.00	157.00	487.00	157.00	157.00	1,115.00
Gardening	270.00	270.00	270.00	270.00	350.00	1,430.00
Management Fees	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	20,000.00
On-Site Manager	4,647.28	4,703.74	4,861.89	4,901.92	7,210.69	26,325.52
Lease commission	900.00	0.00	0.00	0.00	0.00	900.00
Pest Control	97.00	97.00	97.00	0.00	1,394.00	1,685.00
Insurance - Property	0.00	0.00	0.00	16,489.00	0.00	16,489.00
Workers Compensation Insurance	275.00	275.00	275.00	275.00	275.00	1,375.00

Cash Flow - 1 Month

Account Name	Jan 00	Feb 00	Mar 00	Apr 00	May 00	Total
Property Tax	0.00	0.00	0.00	27,477.71	0.00	27,477.71
Electricity	1,553.76	1,420.39	1,387.10	1,501.10	1,264.39	7,126.74
Gas	1,567.41	1,631.02	1,458.64	1,323.75	1,113.12	7,093.94
Water	1,675.87	1,587.23	1,720.48	1,560.36	1,565.41	8,109.35
Telephone/Internet	528.95	766.28	513.56	604.21	595.05	3,008.05
Trash	2,568.53	2,592.53	2,634.35	2,794.15	2,829.36	13,418.92
Office Supplies	0.00	0.00	52.71	0.00	0.00	52.71
Advertising & Promotion	225.00	0.00	225.00	225.00	0.00	675.00
Bank Service Fees	0.00	0.00	24.00	0.00	0.00	24.00
Janitorial Service	1,050.00	1,050.00	1,050.00	1,050.00	0.00	4,200.00
Professional Fees	0.00	0.00	1,950.00	0.00	0.00	1,950.00
Loan Interest Expense	9,871.08	9,854.24	23,911.16	9,820.42	5,874.09	59,330.99
<b>Total Operating Expense</b>	<b>36,437.85</b>	<b>40,694.56</b>	<b>58,746.76</b>	<b>79,260.00</b>	<b>36,203.25</b>	<b>251,342.42</b>
<b>NOI - Net Operating Income</b>	<b>36,983.46</b>	<b>38,510.26</b>	<b>18,397.73</b>	<b>-1,222.71</b>	<b>42,252.21</b>	<b>134,920.95</b>
<b>Other Income &amp; Expense</b>						
<b>Other Expense</b>						
Loan Principal Reduction	5,806.44	5,823.28	15,188.40	5,857.10	9,803.43	42,478.65
<b>Capital Expenditures</b>						
Plumbing	0.00	0.00	0.00	0.00	6,031.05	6,031.05
Elevator	0.00	0.00	0.00	637.50	0.00	637.50
Capital Improvements	0.00	2,571.69	0.00	0.00	0.00	2,571.69
<b>Total Capital Expenditures</b>	<b>0.00</b>	<b>2,571.69</b>	<b>0.00</b>	<b>637.50</b>	<b>6,031.05</b>	<b>9,240.24</b>
<b>Total Other Expense</b>	<b>5,806.44</b>	<b>8,394.97</b>	<b>15,188.40</b>	<b>6,494.60</b>	<b>15,834.48</b>	<b>51,718.89</b>
<b>Net Other Income</b>	<b>-5,806.44</b>	<b>-8,394.97</b>	<b>-15,188.40</b>	<b>-6,494.60</b>	<b>-15,834.48</b>	<b>-51,718.89</b>
Total Income	73,421.31	79,204.82	77,144.49	78,037.29	78,455.46	386,263.37
Total Expense	42,244.29	49,089.53	73,935.16	85,754.60	52,037.73	303,061.31

**Cash Flo - 1 Month**

Account Name	Jan 00	Feb 00	Mar 00	Apr 00	May 00	Total
<b>Net Income</b>	31,177.02	30,115.29	3,209.33	-7,717.31	26,417.73	83,202.06
<b>Other Items</b>						
Security Deposit	484.83	0.00	0.00	-234.83	500.00	750.00
<b>Net Other Items</b>	484.83	0.00	0.00	-234.83	500.00	750.00
<b>Cash Flo</b>	31,661.85	30,115.29	3,209.33	-7,952.14	26,917.73	83,952.06
<b>Beginning Cash</b>	64,974.08	85,747.04	104,973.44	97,293.88	122,419.56	64,974.08
<b>Beginning Cash Cash Flo</b>	96,635.93	115,862.33	108,182.77	89,341.74	149,337.29	148,926.14
<b>Actual Ending Cash</b>	85,747.04	104,973.44	97,293.88	122,419.56	-85,001.54	-85,001.54

## Rent Roll

**Properties:** Elm Terrace Apartments - 1100 Elm Avenue Long Beach, CA 90813

**Units:** Active

**As of:** 05/31/2022

**Include Non-Revenue Units:** No

Unit	Tags	BD/BA	Tenant	Status	Tenant Tags	Sq. Ft.	Market Rent	Rent	Deposit	Lease From	Lease To	Move-in	Move-out	Past Due	NSF Count	Late Count
<b>Elm Terrace Apartments - 1100 Elm Avenue Long Beach, CA 90813</b>																
101	Rehabbed	1/1.00	Cheryl A. Suchar	Current			1,050.00	1,050.00	1,050.00	06/09/2018	06/08/2019	06/09/2018		0.00	0	0
102		1/1.00	Geo McCalip	Current	COVID AB3088, COVID SB 91, LANDLORD APPLICATION COMPLETE, AB 832		995.00	750.00	625.00	04/01/2010		04/01/2010		0.00	1	8
103		1/1.00	San Ouk	Current			995.00	848.00	750.00	01/01/2008		01/01/2008		0.00	0	0
104	Rehabbed, Section 8	1/1.00	Mary E. Funches	Current	Section 8	550	995.00	925.00	400.00	07/08/2011		07/08/2011		-18.00	0	2
105		1/1.00	Liudmila Bankouskaya	Current			995.00	1,067.00	975.00	12/02/2016		12/02/2016		0.00	1	0
106		1/1.00	Enriquetta M. Rios	Current			1,195.00	1,195.00	1,195.00	02/26/2021	08/25/2021	02/26/2021		-1,195.00	0	0
107	Rehabbed	1/1.00	Patricia A. Prigo	Current			1,050.00	995.00	995.00	06/07/2019	06/06/2020	06/07/2019		0.00	0	0
108	Rehabbed, Section 8	1/1.00	Alejandro A. Padilla	Current			1,250.00	1,100.00	1,550.00	08/10/2016		08/10/2016		0.00	0	0
109		1/1.00	James Costa	Current			1,195.00	903.00	800.00	04/11/2011		04/11/2011		0.00	0	0
110		1/1.00	Julius Moore	Current			1,195.00	930.00	825.00	10/02/2010		10/02/2010		-60.00	0	0
111	Rehabbed, Section 8	1/1.00	Larry L. Henderson	Current		504	1,195.00	1,295.00	1,295.00	08/26/2019	08/25/2020	08/26/2019		0.00	0	0
112		1/1.00	Donald Burfoot	Current			1,195.00	958.00	850.00	06/11/2013		06/11/2013		-25.00	1	0
113		1/1.00	Jeffrey C. Milnes	Current			995.00	995.00	995.00	01/21/2020		01/21/2020		-995.00	0	0
114	Rehabbed	1/1.00	Daniel Steinhoff	Current		700	995.00	700.00	300.00	09/01/2011		09/01/2011		700.00	1	0
115		1/1.00	Emilyn B. Lao	Current			995.00	775.00	1,300.00	12/05/2003		09/01/2015		0.00	0	0
116	Section 8	1/1.00	Eugene Wildrick	Current	Section 8		995.00	825.00	725.00	10/01/2010		10/01/2010		-25.00	0	0

## Rent Roll

Unit	Tags	BD/BA	Tenant	Status	Tenant Tags	Sq. Ft.	Market Rent	Rent	Deposit	Lease From	Lease To	Move-in	Move-out	Past Due	NSF Count	Late Count
117		1/1.00	Normand D. Lambert	Current			995.00	995.00	975.00	05/01/2017		05/01/2017		0.00	0	0
118		1/1.00	David M. Agnew	Current			995.00	848.00	1,000.00	10/21/2013		10/21/2013		-848.00	2	0
119		1/1.00	Candace Hartbarger	Current			995.00	711.00	625.00	03/11/2010		03/11/2010		-50.00	0	0
120		1/1.00	Barbara A. Johnson	Current			1,295.00	1,295.00	1,295.00	06/01/2019	05/31/2020	06/01/2019		0.00	0	0
121		1/1.00	Cathy Almon	Current			995.00	930.00	1,650.00	05/01/2007		05/01/2007		0.00	0	0
122	Section 8	1/1.00	Stephen Hunter	Current	Section 8		995.00	900.00	825.00	01/29/2015		01/29/2015		561.00	0	0
123		1/1.00	Timothy J. Cassidy	Current	Section 8		1,295.00	1,295.00	1,545.00	12/31/2021	06/30/2023	12/31/2021		-162.83	0	0
124	Section 8	1/1.00	Beverly Parker-Donovan	Current			1,195.00	1,025.00	975.00	06/13/2008		06/13/2008		-60.00	0	0
125	Off-Market	1/1.00	Paula D. Kenney	Current		504	1,295.00	1,295.00	1,295.00	09/02/2019	09/15/2020	09/02/2019		0.00	0	0
126		1/1.00	Rebecca Coefield	Current			1,250.00	1,040.00	1,200.00	10/26/2015		10/26/2015		0.00	0	0
201		1/1.00	Foketi S. Satui	Current			995.00	995.00	995.00	08/24/2018	08/23/2019	08/24/2018		-3.00	0	0
202		1/1.00	Roger L. Finister	Current			995.00	995.00	995.00	05/17/2019	05/16/2020	05/17/2019		-0.83	0	0
203	Rehabbed	1/1.00	Melissa A. Wallace	Current			1,295.00	1,295.00	1,295.00	04/02/2021	10/01/2021	04/02/2021		14,245.00	0	0
204	Section 8	1/1.00	Martin G. Zitko	Current			995.00	1,000.00	950.00	03/03/2016		03/03/2016		0.00	0	0
205		1/1.00	David W. Corso	Current			995.00	995.00	995.00	07/17/2020	01/16/2021	07/17/2020		0.00	0	0
206		1/1.00	Mary L. Remlinger	Current			995.00	995.00	1,245.00	02/21/2019	02/20/2020	02/21/2019		0.00	2	0
207		1/1.00	Makoto Taguchi	Current			1,050.00	1,040.00	950.00	03/01/2016		03/01/2016		-1,040.00	0	0
208	Section 8	1/1.00	Robert Wright	Current	Section 8		1,250.00	945.00	1,000.00	04/02/2004		04/02/2004		0.00	0	0
209		1/1.00	Taipinepine Faia	Current			1,050.00	793.00	700.00	05/04/2010		05/04/2010		793.00	0	0

## Rent Roll

Unit	Tags	BD/BA	Tenant	Status	Tenant Tags	Sq. Ft.	Market Rent	Rent	Deposit	Lease From	Lease To	Move-in	Move-out	Past Due	NSF Count	Late Count
210		1/1.00	James E. Taylor	Current			1,295.00	1,295.00	1,295.00	10/21/2021	04/20/2022	10/21/2021		-1.77	0	0
211		1/1.00	Sandra D. Madden	Current			1,195.00	903.00	800.00	03/20/2012		03/20/2012		-903.00	0	0
212		1/1.00	Johnny Green	Current			1,195.00	1,089.00	975.00	11/01/2007		11/01/2007		-5.00	3	3
213		1/1.00	Christine M. Krantz	Current			1,250.00	930.00	1,075.00	03/01/2013		03/01/2013		0.00	0	0
214		1/1.00	Catherine P. Hadnot	Current			995.00	995.00	995.00	03/22/2019	03/21/2020	03/22/2019		0.00	0	0
215		1/1.00	Berklee Stewart	Current	COVID AB3088, AB 832		995.00	750.00	660.00	05/12/2006		05/12/2006		964.00	0	0
216		1/1.00		Vacant-Rented		468	1,595.00		0.00							
217		1/1.00	Elsie H. Tuala	Current			995.00	995.00	995.00	12/01/2021	05/31/2022	12/01/2021		23.84	0	0
218		1/1.00	Willie K. Andrews	Current			995.00	995.00	995.00	07/01/2018	06/30/2019	06/28/2018		0.00	0	0
219		1/1.00	Julieta P. Delapaz Arzadon	Current			995.00	903.00	800.00	11/17/2014		11/17/2014		-25.00	0	0
220	Section 8	1/1.00	Ranulfo Molleno	Current	Section 8		995.00	745.00	112.00	09/01/2001		09/01/2001		-14.00	0	1
221		1/1.00	Patricia J. Conrad	Current			1,250.00	1,295.00	1,295.00	02/20/2018		02/20/2018		-1,295.00	0	0
222		1/1.00	Ronald L. Coffman	Current			995.00	821.00	725.00	07/06/2012		07/09/2012		0.00	0	0
223	Section 8	1/1.00	Scott E. Lovely	Current	Section 8		995.00	995.00	995.00	11/28/2018	11/27/2019	11/28/2018		-30.00	0	0
224		1/1.00	Whilhemina Newton	Current	AB 832, LANDLORD APPLICATION COMPLETE		995.00	750.00	625.00	10/01/2009		10/01/2009		1,493.64	1	1
225		1/1.00	Barbara Barrett	Current			1,195.00	958.00	850.00	03/01/2014		03/01/2014		-25.00	0	0
226		1/1.00	Melanie Curtis	Current			1,095.00	1,100.00	1,100.00	11/01/2018	10/31/2019	11/01/2018		1,125.00	4	0
227	Large Unit	1/1.00	Epifanio P. Olave	Current			1,300.00	1,300.00	1,300.00	09/18/2017		09/18/2017		1,325.00	3	0
301	Section 8	1/1.00	Donna Stewart	Current	Section 8		995.00	850.00	0.00	09/01/2001		09/01/2001		0.00	0	0
302	Rehabbed	1/1.00	Marlene C.	Current			995.00	995.00	995.00	08/06/2019	08/05/2020	08/06/2019		0.00	0	0



## Rent Roll

Unit	Tags	BD/BA	Tenant	Status	Tenant Tags	Sq. Ft.	Market Rent	Rent	Deposit	Lease From	Lease To	Move-in	Move-out	Past Due	NSF Count	Late Count
		1.00	Jimenez							2018	2019	2018				
303	Section 8	1/1.00	Reginald Williams	Current			995.00	995.00	995.00	02/01/2021	07/31/2021	02/01/2021		0.00	0	0
304		1/1.00	Gerald L. Nuss	Current			995.00	903.00	800.00	04/01/2014		04/01/2014		0.00	0	0
305	Section 8	1/1.00	Gloria Johnson	Current	Section 8		995.00	945.00	1,275.00	11/01/2008		11/01/2008		0.00	0	0
306	Section 8	1/1.00	Byron C. Thompson	Current	Section 8		995.00	925.00	800.00	10/14/2014		10/14/2014		-33.00	0	0
307	Rehabbed	1/1.00	Julia A. Robinson	Current			1,050.00	1,295.00	1,295.00	12/01/2019	12/31/2019	12/01/2019		0.00	0	0
308	Rehabbed, Section 8	1/1.00	Gilbert Moreno	Current	Section 8		1,250.00	925.00	511.00	01/01/2011		01/01/2011		-10.00	0	0
309		1/1.00	Susan M. Morris	Current			1,195.00	958.00	850.00	03/01/2015		03/04/2015		-45.00	0	0
310		1/1.00	Roseann Sulick	Current			1,195.00	1,067.00	1,200.00	02/01/2015		02/01/2015		0.00	1	0
311		1/1.00	Gloria T. Yujuico	Current			1,195.00	1,049.00	1,050.00	10/25/2016		10/25/2016		0.00	0	0
312		1/1.00	William J. Wanner	Current			1,195.00	995.00	995.00	10/01/2019		10/01/2019		0.00	0	0
313		1/1.00	Raymond B. Hughes	Current			1,250.00	1,295.00	1,295.00	04/05/2019	04/04/2020	04/05/2019		0.00	0	0
314		1/1.00	Sammy N. Wells Sr	Current			995.00	903.00	800.00	12/12/2014		12/12/2014		0.00	0	0
315	Section 8	1/1.00	James A. Jones	Current	Section 8		995.00	1,000.00	950.00	10/06/2015		10/06/2015		-436.00	0	0
316	Section 8	1/1.00	Delores Williams	Current	Section 8		995.00	875.00	625.00	09/01/2001		09/01/2001		0.00	0	1
317		1/1.00	Irene A. Garcia	Current			1,295.00	995.00	995.00	12/10/2021	06/09/2022	12/10/2021		-995.00	0	0
318		1/1.00	Tesha A. Fowler	Current			995.00	995.00	995.00	03/01/2021	08/31/2021	03/01/2021		0.00	0	0
319		1/1.00	Robert K. Yuruki	Current			995.00	995.00	995.00	08/27/2021	02/27/2022	08/27/2021		-995.00	0	0
320		1/1.00	Gilbert Quijada	Current			995.00	793.00	700.00	12/28/2012		12/28/2012		0.00	0	0
321		1/1.00	Ida Clark	Current			1,195.00	940.00	825.00	05/01/2007		05/01/2007		-25.00	0	5
322		1/1.00	Demetrius M. White	Current			995.00	1,050.00	1,050.00	02/01/2018		02/01/2018		0.00	0	0

## Rent Roll

Unit	Tags	BD/ BA	Tenant	Status	Tenant Tags	Sq. Ft.	Market Rent	Rent	Deposit	Lease From	Lease To	Move- in	Move- out	Past Due	NSF Count	Late Count
323		1/ 1.00	Linda S. Scott	Current	COVID AB3088, LANDLORD APPLICATION COMPLETE, AB 832, Tenant Covid Application Confirm		995.00	995.00	995.00	05/17/ 2019	05/16/ 2020	05/17/ 2019		8,995.00	0	0
324		1/ 1.00	Etta M. Craig	Current			995.00	1,000.00	975.00	05/05/ 2017		05/05/ 2017		0.00	0	0
325	Section 8	1/ 1.00	John Akbar	Current	Section 8		1,195.00	1,025.00	975.00	03/17/ 2009		03/17/ 2009		4.00	0	0
326		1/ 1.00	Teresa K. Whipple	Current		504	1,295.00	1,295.00	1,295.00	03/01/ 2021	08/31/ 2022	03/01/ 2021		0.00	0	0
327	Large Unit	1/ 1.00	Charles L. Butts	Current			1,300.00	1,040.00	925.00	11/07/ 2012		11/07/ 2012		0.00	1	0
<b>80 Units</b>				<b>98.8% Occupied</b>		<b>3,230</b>	<b>88,070.00</b>	<b>78,615.00</b>	<b>75,893.00</b>					<b>20,909.05</b>	<b>21</b>	<b>21</b>
<b>Total 80 Units</b>				<b>98.8% Occupied</b>		<b>3,230</b>	<b>88,070.00</b>	<b>78,615.00</b>	<b>75,893.00</b>					<b>20,909.05</b>	<b>21</b>	<b>21</b>

**EL SEGUNDO SENIOR CITIZENS HOUSING  
DEVELOPMENT CORPORATION**

350 MAIN STREET, EL SEGUNDO, CA 90245

June 15, 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:	Q2-2022	<b>May-22 Original</b>
Beginning balance at March 31, 2022		\$ 1,153,103.09
Accrued: Interest (Posted quarterly)		1,165.55
Add: Deposits		
Less: Withdrawals		
<b>TOTAL IN LAIF - G/L# 504-101-0000-0004:</b>	<u><b>As of</b></u> <b>5/31/2022</b>	<hr/> <b>\$ 1,154,268.64</b>

Accrued Interest (posted quarterly by the 15th day following quarter):						
Interest Earned	April	@	0.523%	Actual	<b>LAIF</b> for <b>30</b> days	495.68
Interest Earned	May	@	0.684%	Actual	<b>LAIF</b> for <b>31</b> days	669.87
Interest Earned	June	@		Actual	<b>LAIF</b> for <b>30</b> days	-
<b>Accrued Interest</b>	<b>quarter to date</b>					<b>1,165.55</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  
Eva Gettler, Accounting Supervisor  
Michael Allen, Development Services Director  
Neil Cadman, Facility Management for Park Vista  
Eduardo Schonborn, Planning Manager  
Venus Wesson, Sr. Admin Specialist