



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

MEETING DATE: Wednesday, July 27, 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. **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.

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. Special Meeting Wednesday, June 29, 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 June 2022.

b. LAIF investment fund and transfers between accounts.

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

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

Update on a proposal from Dish Network to provide high speed internet/cable TV to Park Vista.

Recommendation: Discussion and possible action regarding.

4. Review of Park Vista Pet Policy (Neil Cadman)

Recommendation: Discussion and possible action regarding possible amendments to Park Vista's Pet Policy.

5. 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.

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, August 24, 2022

Wednesday, September 28, 2022

Wednesday, October 26, 2022

MINUTES OF THE SPECIAL MEETING
El Segundo Senior Citizen Housing Board Corporation
Wednesday,
June 29, 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
Michael Allen
Venus Wesson
Joe Lillio

A. PUBLIC COMMUNICATION

- Val Smith suggested making bathtubs more assessable for the residence.
- Arma suggested new washing machine and the inquiry of carts returning.
- Donna inquired what happened to carts for the residents.
- A resident requested that carts return to assist residents with carrying groceries.
- Jackie would like to see the carts returned. To revisit the house rules for all residents to pandemic turnover. She also expressed concern about animals inside the facility and safety precautions of the facility doors being open.
- Paula read into the record: Mona requested that the 5th floor patio needs painting; Anniversary party; discount cable; carts; consider installing ADA assemblies in resident bathrooms due recent slip and falls in bathtubs; and, Shelley Tucker's email regarding the start time of the meeting being changed.

B. APPROVAL OF MEETING MINUTES

Denise Fessenbecker motioned and seconded by Julia Newman to approve the April 27, 2022 Minutes. Motion to approve passed 5-0.

C. CITY STAFF REPORT

Community Development Director Michael Allen was available to answer any questions or concerns.

D. NEW BUSINESS

1. President's Report. (Paul Lanyi)

- Paul asked staff if the city was able to share the agenda before distribution. Michael stated that according to the Brown Act it will be a conflict.
- Paul stated that some items brought up by the board are being left off.
- Board members stated that they have not received email notification of agendas. Michael stated he will follow up with staff and IT Department.
- Neil addressed the cart issue and why the City retrieved them. Paul requested that on the next meeting to agendaize the issue of carts and if the city will return them and have a method for Cadman Group to monitor them. Paul stated that he would contribute up to \$1,000 towards replacing the carts.
- Neil stated that he is working on providing documents storage of the house rules, lease, operation agreement. He is working with Eduardo on providing centralization location for the board.
- Paul would like to agendaize the shower issue updates.

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

- Paul asked why \$50,000 for earthquake insurance was moved. Neil stated that the city paid insurance months ago and has now invoiced directly.
- Paul asked when the state of the city presentation to Council would occur. Michael stated that it is agendaized for the August 16th Council meeting.

Receive and file: Motion carried 5-0

3. Presentation of Financial Projections (Joe Lillio)

- Joe presented to the board an overview of two financial scenarios to bridge the gap. Joe also explained the increase in the parking rate.
- Paul asked Joe if the new projection can be emailed to board members that includes the CPI less 6%.
- Requested that CPI less 6% projection be agendaized.
- Denise asked if there is anything that can aid the board in replenishing the 5054 funds. Joe responded that there is nothing at this time.
- Donna (resident) asked about the increase in rent. Paul responded that increase would not be every year.

4. Annual Update to City Council (Paul Lanyi and Paula Rotolo)

- Paul stated that he met with staff to make changes to the presentation. He asked what items can be discussed during the annual update.
- Paul recommended that the plan of operations be updated.
- Tim stated that we need to update the plan of operations.
- Paul suggested forming a subcommittee to go over the presentation and remove the language referring to ethics and Many Mansion.

5. Annual Unit Inspections (Neil Cadman)

- Neil provided an update on unit inspection and to schedule inspections by August.
- Paul asked if Michael could locate past annual inspections.
- Neil stated to have the board look at the condition of the facility during inspections.
- Agreed on an inspection schedule for the annual walk through with Neil as follows for the following dates and floors: Paul will inspect the 1st and 5th floors on July 6, 2022 at 10:00am; Tim will inspect the 2nd floor on July 13, 2022 at 10:00 am; Julie will inspect the 3rd floor on July 21, 2022 at 10:00am; Denise will inspect the 4th floor on August 17, 2022 at 10:00 am
- Tim suggested to residents to state how they feel about the inspection.

E. UNFINISHED BUSINESS

None.

F. MANAGEMENT REPORT (Neil Cadman)

- Addressed the carts, fridge, and the house rules can be discussed at the tenant management meeting in July.
- Scheduled maintenance for the boiler will result in no water for approximately 3 hours. In addition to the residents, Public Works, Eduardo, City Attorney and Mishia will be notified.
- Dish Network proposal to the City is still in negotiations.
- Shower inquiry cannot be addressed at this time per City Attorney.
- Animals in the community room are not allowed and will be discussed with management.
- Washing machine is under contract

G. BOARD MEMBER REPORT

- Paula asked who holds the keys to the suggestion box. Paul is now the keyholder.
- Paul asked if the board would like to change the time of the meeting. The board members requested to keep it at 3:30 pm.

ADJOURMENT: 5:32 pm

NEXT MEETING: Wednesday, July 27, 2022



CADMANGROUP

PARK VISTA

Financial Reporting Analysis

June 2022

Gross Income: \$78,240.15

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

Gross Expenses: \$48,817.56

Expenses for the month were normal except for the following:

- *Water bills of \$7,334.62 in June.*
- *Maintenance of \$8,749.09 which comprised mostly of normal operations.*

Net Income: \$29,422.59

Total Account Balances: \$1,641,409.34

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: 99% occupied on 6/1/2022
99% occupied on 6/30/2022**

Move-outs: 0

Move-ins: 0

Notices to Vacate: 0

Budget Comparison Notes:

Operations: Operations for the month was a net income of \$12,782.82 over budget for June, and \$16,670.42 over budget YTD.

Income

- **Income for the month of June \$9,749.13 over budget due to 99% occupancy and \$29,811.02 over budget YTD.**

Expenses:

- **Overall \$3,033.69 under budget for all expenses for June and \$13,140.60 over budget YTD, primarily due to the \$50,000 earthquake insurance that was not anticipated.**
- **Maintenance \$8,750.91 under budget for June and \$47,989.24 under budget YTD.**
- **Electricity \$46.69 under budget in June and \$1,332.45 under budget YTD.**
- **Gas \$133.85 over budget for June, but to be expected due to the time of year where tenant take longer showers with hot water. Gas \$906.12 over budget YTD**
- **Cable Television over budget due to billing practices by Spectrum.**
- **Water \$765.64 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: Jun 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	69,187.00	89.36	412,932.00	95.71
Parking Income	1,530.00	1.98	9,420.50	2.18
Total RENT	70,717.00	91.34	422,352.50	97.90
Prepayment	5,857.50	7.57	6,130.50	1.42
NSF Bank Fees Collected	0.00	0.00	25.00	0.01
Laundry Income	849.63	1.10	2,915.02	0.68
Total Operating Income	77,424.13	100.00	431,423.02	100.00
Expense				
Fire Service	0.00	0.00	11,140.00	2.58
Maintenance	8,749.09	11.30	57,010.76	13.21
Elevator service	1,483.20	1.92	2,966.40	0.69
Gardening	1,128.90	1.46	7,079.80	1.64
Management Fees	15,500.00	20.02	93,000.00	21.56
Security Service	0.00	0.00	0.00	0.00
Pest Control	545.00	0.70	2,489.00	0.58
Earthquake Insurance	0.00	0.00	50,755.00	11.76
Licenses and Permits	0.00	0.00	25.00	0.01
Electricity	1,653.31	2.14	8,867.55	2.06
Gas	1,633.85	2.11	9,906.12	2.30
Water	7,334.62	9.47	23,265.64	5.39
Telephone/Internet	5,417.71	7.00	21,212.78	4.92
Cable/Television	5,371.88	6.94	36,492.38	8.46
Office Supplies	0.00	0.00	525.67	0.12
Bank Service Fees	0.00	0.00	12.00	0.00
Professional Fees	0.00	0.00	0.00	0.00
Total Operating Expense	48,817.56	63.05	324,748.10	75.27
NOI - Net Operating Income	28,606.57	36.95	106,674.92	24.73
Other Income & Expense				
Other Income				
Interest on Bank Accounts	816.02	1.05	2,813.50	0.65
Total Other Income	816.02	1.05	2,813.50	0.65

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Expense				
Capital Expenditures				
Plumbing	0.00	0.00	0.00	0.00
Capital Improvements	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
Net Other Income	816.02	1.05	2,813.50	0.65
Total Income	78,240.15	101.05	434,236.52	100.65
Total Expense	48,817.56	63.05	324,748.10	75.27
Net Income	29,422.59	38.00	109,488.42	25.38

Balance Sheet

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

As of: 06/30/2022

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	486,324.68
Park Vista Reserve Account - LAIF	1,155,084.66
Total Cash	1,641,409.34
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	2,074,539.29
LIABILITIES & CAPITAL	
Liabilities	
Pet Deposit	4,725.00
Key Deposit	1,560.00
Security Deposit	59,767.00
Passthrough Cash Account	-661.00
Accounts Payable	4,957.00
Total Liabilities	70,348.00
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	109,488.42
Calculated Prior Years Retained Earnings	1,787,784.92
Total Capital	2,004,191.29
TOTAL LIABILITIES & CAPITAL	2,074,539.29

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:** 06/01/2022 to 06/30/2022**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
2120 - Passthrough Cash Account											
	06/16/2022	06/16/2022	2120 - Passthrough Cash Account	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	303	Buffandeau, Joan L.	481.00	0.00	6421	06/17/2022	Joan L. Buffandeau, Park Vista - 303: Move Out Refund
6210 - Maintenance											
567309	06/01/2022	06/01/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	423	Montalvo, Uriel	350.00	0.00	8B24-EB78	06/27/2022	Emergency toilet replacement to stop leaking into flooring, new wax ring and plumbing parts.
567308	06/01/2022	06/01/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	212	Montalvo, Uriel	550.00	0.00	A30B-63B2	06/27/2022	Paint entire unit's popcorn ceiling with new paint.
9202997937	06/03/2022	06/03/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	145.47	0.00	6413	06/03/2022	Maintenance supplies
9202997938	06/03/2022	06/03/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	144.58	0.00	6413	06/03/2022	Maintenance supplies
9202997939	06/03/2022	06/03/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	95.77	0.00	6413	06/03/2022	Maintenance supplies

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
9202977737	06/03/2022	06/03/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	984.41	0.00	6413	06/03/2022	New 20" free standing range for Unit #326
9202830007	06/03/2022	06/03/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	171.50	0.00	6413	06/03/2022	Maintenance supplies
9202752158	06/03/2022	06/03/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	53.33	0.00	6413	06/03/2022	Maintenance supplies
M15447	06/08/2022	06/08/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	303	CARPET DEPOT, INC.	1,700.00	0.00	A312-5FC8	06/27/2022	Vacancy prep #303; entire studio unit new commrcial carpet and linoleum in bahtroom and kitchen. Materials and labor.
YMC13229	06/08/2022	06/08/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		The Stanley Louis Company	132.30	0.00	8B2A-DAB0	06/27/2022	Roof boiler service; replace igniter and flame sensor due to a faulty condition.
38208	06/09/2022	06/09/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	101	Total Maintenance Group, Inc.	275.00	0.00	8B2C-04D0	06/27/2022	Replace ceiling exhaust fan, new unit and labor to install.
38209	06/09/2022	06/09/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	409	Total Maintenance Group, Inc.	275.00	0.00	8B2C-04D0	06/27/2022	Replace bathroom ceiling exhaust fan, new unit and labor.
9201268332	06/10/2022	06/10/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	133.05	0.00	6415	06/10/2022	New shower handle and vertical blinds for Unit 214
46310	06/10/2022	06/10/2022	6210 -	Park Vista -		Southbay	30.24	0.00	6416	06/10/2022	Maintenance

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
			Maintenance	615 E. Holly Avenue El Segundo, CA 90245		Industrial Hardware					supplies
46340	06/10/2022	06/10/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	30.27	0.00	6416	06/10/2022	Maintenance supplies
46372	06/10/2022	06/10/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	20.79	0.00	6416	06/10/2022	Maintenance supplies
46390	06/10/2022	06/10/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	13.09	0.00	6416	06/10/2022	Maintenance supplies
9203368926	06/16/2022	06/16/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	164.13	0.00	6425	06/17/2022	Maintenance supplies
9203410518	06/17/2022	06/17/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	83.29	0.00	6426	06/17/2022	Vacancy Prep supplies for #303
S129042-CL3	06/17/2022	06/17/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		The Chute Doctor	878.00	0.00	3000000297	06/27/2022	Quarterly trash chute cleaning service to all trash rooms chute doors, chutes to trash bin, collection room cleaning service.
523960	06/22/2022	06/22/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	110.00	0.00	A30B-63B2	06/27/2022	Replace garbage disposal and reconnect dishwasher drain.
562510	06/22/2022	06/22/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	150.00	0.00	A30B-63B2	06/27/2022	Repair leak coming from unit above by accessing

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
				90245							plumbing behind ceiling.
5376	06/22/2022	06/22/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		V&E Carpet Care	350.00	0.00	8B2D-4854	06/27/2022	Urgent carpet cleaning and spot treatment after tenant had accident.
9203451652	06/27/2022	06/27/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	984.41	0.00	6431	06/27/2022	New gas range for Unit 303
9203546027	06/27/2022	06/27/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	114.46	0.00	6432	06/29/2022	New low profile tank for Unit #107
38339	06/27/2022	06/27/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	303	Total Maintenance Group, Inc.	190.00	0.00	1A1F-23A8	07/15/2022	Vacancy prep; entire unit cleaning after work done.
38134	06/28/2022	06/28/2022	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	303	Total Maintenance Group, Inc.	0.00	5,312.00			Vacancy prep #303; studio updates, patch and paint walls entire unit, remove and re-install new caulking throughout bathroom and kitchen counters, sand and varnish kitchen cabinets, minor repairs throughout unit, resurface kitchen counters, paint patio.
							8,129.09	5,312.00			

6245 - Elevator service

151400837371	06/14/2022	06/14/2022	6245 - Elevator service	Park Vista - 615 E. Holly Avenue El		Amtech Elevator Service	1,483.20	0.00	BB06-699C	06/16/2022	Service 7/1/22 - 9/30/22
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Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
				Segundo, CA 90245							
6250 - Gardening											
5347	06/03/2022	06/03/2022	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	1,076.90	0.00	F6A8-7D36	06/03/2022	Monthly Service - May
5347	06/03/2022	06/03/2022	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	52.00	0.00	F6A8-7D36	06/03/2022	Extra supplies and approved work for May, (1) 50lb bags of plant fertilizer
							1,128.90	0.00			
6270 - Management Fees											
	06/01/2022	06/01/2022	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	15,500.00	0.00	ACH	06/01/2022	Management Fees for 06/2022
6315 - Pest Control											
147592	06/03/2022	06/03/2022	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Al & Sons Termite and Pest Control Inc.	175.00	0.00	3000000296	06/03/2022	Vermin Service 5/19/22
421074007	06/16/2022	06/16/2022	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Terminix	70.00	0.00	6424	06/17/2022	Monthly Service - June
14222	06/24/2022	06/24/2022	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	316	Golden One Pest Control	300.00	0.00	8B2E-C5D0	06/27/2022	Treated unit for pest, 30 day warranty.
							545.00	0.00			
6410 - Electricity											
700394170456	06/27/2022	06/27/2022	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	1,575.36	0.00	6429	06/27/2022	Service 5/12/22 - 6/12/22

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
700587779325	06/27/2022	06/27/2022	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Edison	77.95	0.00	6430	06/27/2022	Service 5/12/22 - 6/12/22
							1,653.31	0.00			
6420 - Gas											
056 105 3200 3	06/16/2022	06/16/2022	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Gas Company	1,633.85	0.00	6422	06/17/2022	Service 5/5/22 - 6/6/22
6430 - Water											
075-18481-000	06/16/2022	06/16/2022	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		El Segundo Water	835.60	0.00	ACH	06/16/2022	Service 3/14/22 - 4/5/22
07-18321-000	06/16/2022	06/16/2022	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		El Segundo Water	6,345.74	0.00	ACH	06/16/2022	Service 3/14/22 - 4/5/22
075-18411-000	06/16/2022	06/16/2022	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		El Segundo Water	76.64	0.00	ACH	06/16/2022	Service 3/14/22 - 4/5/22
075-18531-000	06/16/2022	06/16/2022	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		El Segundo Water	76.64	0.00	ACH	06/16/2022	Service 3/14/22 - 4/5/22
							7,334.62	0.00			
6445 - Telephone/Internet											
287272447593	06/03/2022	06/03/2022	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	46.99	0.00	6412	06/03/2022	Service 3/18/22 - 5/16/22
145150448	06/07/2022	06/07/2022	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	153.50	0.00	6414	06/07/2022	Service 5/27/22 - 6/26/22

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description
149394202	06/16/2022	06/16/2022	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	235.29	0.00	6420	06/17/2022	Service 6/4/22 - 7/3/22
310-322-5036	06/16/2022	06/16/2022	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	3,416.77	0.00	6418	06/17/2022	Service 5/4/22 - 7/3/22
310-640-7156	06/16/2022	06/16/2022	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	1,127.65	0.00	6419	06/17/2022	Service 6/5/22 - 7/4/22
310-519-1730	06/27/2022	06/27/2022	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	267.46	0.00	6427	06/27/2022	Service 6/13/22 - 7/12/22
337000205336	06/27/2022	06/27/2022	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	95.57	0.00	6428	06/27/2022	Service 5/9/22 - 6/8/22
562-436-5775	06/27/2022	06/27/2022	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Frontier Communications	74.48	0.00	3000000298	06/27/2022	Service 6/13/22 - 7/12/22
							5,417.71	0.00			
6455 - Cable/Television											
8448 30 006 0255251	06/10/2022	06/10/2022	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	21.57	0.00	6417	06/10/2022	Service 5/30/22 - 6/29/22
8448 30 006 0017008	06/16/2022	06/16/2022	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	5,350.31	0.00	6423	06/17/2022	Service 6/4/22 - 7/3/22
							5,371.88	0.00			
Total							48,678.56	5,312.00			

Budget - Comparative

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

Period Range: Jun 2022 to Jun 2022

Comparison Period Range: Jun 2021 to Jun 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	69,187.00	68,000.00	1,187.00	1.75%	58,064.50	63,562.00	-5,497.50	-8.65%
Parking Income	1,530.00	1,550.00	-20.00	-1.29%	1,445.00	1,445.00	0.00	0.00%
Total RENT	70,717.00	69,550.00	1,167.00	1.68%	59,509.50	65,007.00	-5,497.50	-8.46%
Vacancy	0.00	-2,250.00	2,250.00	100.00%	0.00	-1,906.86	1,906.86	100.00%
Prepayment	5,857.50	0.00	5,857.50	0.00%	978.50	0.00	978.50	0.00%
Laundry Income	849.63	375.00	474.63	126.57%	782.88	375.00	407.88	108.77%
Total Budgeted Operating Income	77,424.13	67,675.00	9,749.13	14.41%	61,270.88	63,475.14	-2,204.26	-3.47%
Expense								
Fire Service	0.00	300.00	300.00	100.00%	90.00	500.00	410.00	82.00%
Maintenance	8,749.09	17,500.00	8,750.91	50.01%	3,779.52	13,000.00	9,220.48	70.93%
Elevator service	1,483.20	1,500.00	16.80	1.12%	1,338.48	1,250.00	-88.48	-7.08%
Gardening	1,128.90	1,250.00	121.10	9.69%	1,121.90	1,250.00	128.10	10.25%
Management Fees	15,500.00	15,500.00	0.00	0.00%	22,075.11	20,000.00	-2,075.11	-10.38%
Security Service	0.00	0.00	0.00	0.00%	15,064.07	0.00	-15,064.07	0.00%
Pest Control	545.00	400.00	-145.00	-36.25%	514.00	400.00	-114.00	-28.50%
Electricity	1,653.31	1,700.00	46.69	2.75%	1,229.34	1,700.00	470.66	27.69%
Gas	1,633.85	1,500.00	-133.85	-8.92%	1,084.88	1,200.00	115.12	9.59%
Water	7,334.62	3,750.00	-3,584.62	-95.59%	5,562.75	3,500.00	-2,062.75	-58.94%
Telephone/ Internet	5,417.71	1,500.00	-3,917.71	-261.18%	1,697.55	1,300.00	-397.55	-30.58%
Cable/Television	5,371.88	5,000.00	-371.88	-7.44%	4,857.77	4,700.00	-157.77	-3.36%
Office Supplies	0.00	150.00	150.00	100.00%	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%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
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%
Total Budgeted Operating Expense	48,817.56	51,851.25	3,033.69	5.85%	58,415.37	49,901.25	-8,514.12	-17.06%
Total Budgeted Operating Income	77,424.13	67,675.00	9,749.13	14.41%	61,270.88	63,475.14	-2,204.26	-3.47%
Total Budgeted Operating Expense	48,817.56	51,851.25	3,033.69	5.85%	58,415.37	49,901.25	-8,514.12	-17.06%
NOI - Net Operating Income	28,606.57	15,823.75	12,782.82	80.78%	2,855.51	13,573.89	-10,718.38	-78.96%
Other Income								
Interest on Bank Accounts	816.02	200.00	616.02	308.01%	247.71	600.00	-352.29	-58.72%
Total Budgeted Other Income	816.02	200.00	616.02	308.01%	247.71	600.00	-352.29	-58.72%
Net Other Income	816.02	200.00	616.02	308.01%	247.71	600.00	-352.29	-58.72%
Total Budgeted Income	78,240.15	67,875.00	10,365.15	15.27%	61,518.59	64,075.14	-2,556.55	-3.99%
Total Budgeted Expense	48,817.56	51,851.25	3,033.69	5.85%	58,415.37	49,901.25	-8,514.12	-17.06%
Net Income	29,422.59	16,023.75	13,398.84	83.62%	3,103.22	14,173.89	-11,070.67	-78.11%
Cash								
Cash in Bank	28,131.57	0.00	-28,131.57	0.00%	2,090.51	0.00	-2,090.51	0.00%
Park Vista Reserve Account - LAIF	816.02	0.00	-816.02	0.00%	247.71	0.00	-247.71	0.00%
Total Budgeted Cash	28,947.59	0.00	-28,947.59	0.00%	2,338.22	0.00	-2,338.22	0.00%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Liability								
Security Deposit	-475.00	0.00	-475.00	0.00%	-765.00	0.00	-765.00	0.00%
Total Budgeted Liability	-475.00	0.00	-475.00	0.00%	-765.00	0.00	-765.00	0.00%



By: Eva Wai | Commercial Account Manager | 951.201.3544 | eva.wai@dish.com

Park Vista Apts
Cadman Group
Neil Cadman
05/20/2022



DISH Fiber Overview

Dish Fiber is a non-satellite, fiber based bulk managed Wi-Fi solution, which allows for property wide hi-speed internet access. Every unit will have their own secure personal area network (PAN) and can be connected to their PAN anywhere on the property. It is like having your own Wi-Fi connection anywhere on the property, not just in your residence. It is a true, curb to couch, sidewalk to sofa internet solution. It also includes the Onstream® video solution.

DISH Fiber Managed Wi-Fi Benefits

- Instant-on for residents (no technician visits for equipment installation)
- Speeds up to 1 Gbps (1000 Mbps) to the property
- Management can set up a new resident in less than 1 minute
- Management has the ability to “limit” Wi-Fi access
- Dedicated corporate level Account Manager to handle the needs of the Property Management team
- Three different secure networks (Resident, Management, and Guest network)
 - property network will work with existing firewall infrastructure
- 24/7/365 Managed off-site monitoring of the Wi-Fi network
 - Dish will know of any equipment or network issues before the property does
 - Pro-actively work with the property management team to resolve issues
- Service Level Agreement
- IoT integration available
- Onstream® video solution (24 streaming channels)

Firm Proposal are subject to terms and conditions and can change if decision is not made within the next 30 business days

Park Vista: 97 Units

- **Solution:** Dish Fiber community wide managed Wi-Fi with 24 channel streaming line-up
- **Term:** 120 months
- **Rate:** \$55.00 per unit
- **4% max annual rate increase**
- **Managed Wi-Fi w/ speeds up to 1 GB per unit (upload and download)**

- **Onstream®** property customizable 24 channel streaming lineup, enabled on any web browser device on property (SmartTV, computer, I-Pad, I-Phone, tablet, smart phone, etc.)

- **NVP Upgrades** Individual resident upgrades available using the Dish Neighborhood Value Plan program. For a more traditional video experience with a set top box
 - Beginning at \$25 per month from America’s Top 120 channel lineup and includes a digital set top box (Hopper duo)
 - Other video programming upgrades options are available
 - No long-term commitments
 - No credit checks

America’s Top 120

	Chn	Source	PR/VI	AK/HI		Chn	Source	PR/VI	AK/HI		Chn	Source	PR/VI	AK/HI
A&E	118	9419	4910	5577	FM	243	-	243	243	Newsy	283	-	-	283
AMC	131	9417	131	5499	Food Network	110	9462	4913	5593	Nickelodeon/Nick at Nite (E)	170	9416	4907	5571
America's Voice	219	-	219	219	Folk TV	218	-	218	218	Nickelodeon/Nick at Nite (W)	171	-	171	171
Animal Planet	184	9489	4900	5520	FOX Business News	206	9476	206	5527	Paramount Network	241	9506	4917	5573
AXS TV	167	9422	4950	5510	FOX News	205	9477	205	5563	Pop	117	9427	117	117
Black News Channel	360	-	360	360	FOX Sports 1	150	9468	4961	5597	Pursuit	393	-	393	393
Bounce	359	-	359	359	Freeform	180	9558	4952	5503	Recipe TV	284	-	284	284
Bravo	129	9492	4912	5521	FUSE	164	9589	164	164	Reelz	299	9614	299	299
BUZZR	245	-	245	245	FX	136	9475	4914	5595	Ride TV	248	-	248	248
Buy TV	84	9458	84	84	FXX	125	9520	4943	5560	RT America	280	-	280	280
Cartoon Network (E)	176	9463	4903	5559	getTV	373	-	373	373	Sirius XM: 72 Channels	6002-6096			
Cartoon Network (W)	177	-	177	177	Headline News	202	9524	202	5540	Start TV	291	-	291	291
CNBC	208	9439	4927	5539	Heroes & Icons	293	-	293	293	SyFy	122	9432	4911	5579
CNN	200	9436	4928	5551	History	120	9491	4902	5585	TLC	183	9488	4932	5543
Comedy Central	107	9485	107	5569	Home and Garden	112	9461	4915	5587	Travel Channel	196	9437	4963	5535
Comet	289	-	289	289	Independent Film Channel	133	9587	133	133	truTV	242	9430	242	5556
CMT	166	9493	166	5549	Investigation Discovery	192	9526	192	192	TBS	139	9499	4918	5555
Cozi TV	253	-	253	253	Lifetime	108	9470	4916	5547	The Cowboy Channel	232	9684	232	232
C-SPAN 2	211	-	211	211	ION	250	4642	250	250	The Hillsong Channel	258	-	258	258
Daystar	263	-	263	263	MeTV	247	-	247	247	TNT	138	9420	4908	5583
Discovery Channel	182	9487	4910	5541	MotorTrend	246	9421	4906	5505	TVG2	398	-	398	398
DISH CD: 32 Channels	819-894 and 950-981				MSNBC	209	9511	4956	5498	TV Games Network	399	-	399	399
Disney Channel (E)	172	9557	4951	5501	MTV	160	9484	4926	5567	TV Land	106	-	106	106
Disney Channel (W)	173	-	173	173	MTV2	161	-	161	161	USA Network	105	9431	4909	5591
E! Entertainment Television	114	9474	4941	5536	MTV Live	369	9469	-	-	VH1	162	9507	4960	5575
ESPN	140	9424	4930	5581	National Geographic	197	9429	4959	5518	Weather Channel	214	9438	4929	5537
ESPN2	143	9425	4931	5589	NBC Sports Network	159	9466	9466	4321	Weather Nation	215	9653	4946	5542
ESPNEWS	142	9530	142	142	NewsMax	216	-	-	216	Women's Entertainment	128	9578	128	128
ESPNU	141	9531	4953	5582	NewsNation	239	9446	239	239	Z Living	191	191	-	-

*In-Home Services, (DISH “IHS”), will install and maintain a DISH Fiber (Wi-Fi: 24 Streaming w/ Dish QAM) distribution system. Video signal will be received by one (1) Commercial Dish antenna tuned to DISH Network’s orbital locations of 110°, 119°, and 129°. Over the Air (OTA) signals for FOX, ABC, NBC, and CBS will be received via external antenna.

Expectations for property readiness

1. Provide space for DISH SMARTBOX equipment and accessories in the proposed MDF location in the 5th floor janitor's closet.
2. Provision of the electrical wiring and connectivity for the MDF by a licensed electrician (if not already available). This is to include two dedicated 20 amp 120 volt circuits for the air conditioner and rack equipment located on one wall of the headend room with standard two-gang receptacles. This room shall be secured from access by any unauthorized personnel, shall provide 24-7 access to the room for DISH Network personnel and be located within 100 linear feet of the satellite antennas mount locations.
3. Provision of electrical wiring for the 3 IDF's. This is to include two dedicated 20 amp 120 volt circuits for Dish use.
4. Installation of a climate control system (if not already available) for the MDF room with a licensed HVAC installation company. This system will provide freeze protection and an air conditioning system capable of supporting the size of the room with additional 10,000 BTU's of cooling for the electronics. This will be a separate system from any other office/building controlled HVAC and able to maintain ambient temperature of 65° to 80° Fahrenheit all year around. The system will utilize property provided electricity that is not currently available in the room at this time.
5. Provide wall space in each of the 3 IDF locations for Dish to mount lockable wall boxes to house our equipment.
6. Property to provide access to the satellite antennas, riser closets and any other necessary point in the distribution system 24 / 7 / 365.
7. Provide use of existing conduit path between MDF and IDFs.
8. Provide use of existing RG-6 cable from IDF to unit.
9. Property to guarantee that all access points within the system are free of asbestos and any other hazardous materials.
10. Property to guarantee access to all rooms at time of installation

Any previously existing distribution system (cables, amps, nodes, hubs, IP devices, hardware/software, etc.) that will be used to distribute the DISH video/internet signal will be the sole responsibility of the customer. If any existing distribution system and its components malfunction or need to be replaced the customer will be responsible for that added cost. DISH can assist the customer with helping to source and install/manage the replaced parts, but that will be at an added cost to the customer above and beyond this SOW.

Certification of ownership of all existing cabling (including pre-wire or post wire), and other components of the existing TV system and conduit that IHS will be connecting to or utilizing and verification that same does not cross or encroach upon any public easement.

Scope of Work for Park Vista

Installation

Dish Responsibilities

- A. Install a Commercial Dish antenna (40" x 35.9") on a non-penetrating flat roof mount outside the janitor's closet on the 5th floor. The Dish antenna mount will be held down using 900 pounds of ballast.
- B. Install an OTA antenna on a non-penetrating flat roof mount near the Dish for reception of local over the air programming. OTA reception is only to be used with Onstream and not receiver upgrades.
- C. Run cables from the Dish location to the proposed Main Distribution Frame (MDF) location in the 5th floor janitor closet.
- D. Install all required equipment necessary for delivery of both video and internet signals in the MDF location.
- E. Run new single mode fiber from MDF to IDFs in Dish provided conduit.
- F. Install wall mount enclosures and Dish Fiber equipment at the three existing IDF locations.
- G. Connect to existing RG-6 pre-wired cabling to each unit.
- H. Install one access point and Hopper duo per unit.
- I. Test and verify that acceptable wireless signal levels are present throughout the property infrastructure.

Ongoing Maintenance

Dish Responsibilities

1. Preventative maintenance visits.
2. Repair of Dish installed equipment.
3. Video outage response time
 - a. Major Outage – 24 to 48 hours
 - b. Minor Outage – 48 to 72 hours

DISH Fiber Technical Overview

MAIN DISTRIBUTION FRAME (MDF)

- 1 per property
- Includes the firewall, gateway, core switch and DISH SmartBox
- Contained within a single 42U server rack (78" x 31.5" x 22.5")
- Installation within climate controlled enclosure required



INTERMEDIATE DISTRIBUTION FRAME (IDF)

- Transition between the MDF and individual residences
- Includes a 24-port switch
- Typically 1 per building in garden style deployments
- Contained within a single wall-mounted cabinet (18" x 21" x 23.5")



RESIDENCE/IN-UNIT EQUIPMENT

- Where available, resident equipment is out-of-sight within a pre-installed media-panel, usually located in a hallway or closet
- Where media panels are unavailable, the network access point (AP) is wall-mounted using existing wiring
- Ruckus AP has a sleek form factor (3.5" x 6.7" x 1.1") and can be powered over Ethernet, meaning fewer wires



Meet your smart solution.

SMARTBOX® is the simple, affordable and future-proofed way to deliver HD TV across your entire property.



With SMARTBOX, you'll experience greater:

Value

SMARTBOX is an affordable solution that powers HD TV across properties of all sizes.

Efficiency

It's our most efficient system yet. SMARTBOX uses 90% less power so you save on energy costs.

*Comparisons to previous DISH platforms.

Nationwide Support

Get reliable nationwide support for all your properties.

Park Vista Rental Agreement Addendum No.2

PET AGREEMENT

THIS PET AGREEMENT is made and entered into this ____ day of _____, 20____, by and between the El Segundo Senior Citizen Housing Corporation (hereinafter referred to as "Landlord") and _____ (hereinafter referred to as "Tenant" or "Resident").

WITNESSETH:

WHEREAS, Residents of Park Vista are permitted to keep certain household pets in their dwelling units (subject to Park Vista's Pet Rules, which are incorporated herein by reference and attached hereto as Exhibit A), and

WHEREAS, Tenant hereby agrees to comply with these Pet Rules, and

WHEREAS, violation of these rules by the Tenant may be grounds for removal of the pet or termination of the pet owner's tenancy (or both) in accordance with the terms of the Rental Agreement and State or local law,

NOW THEREFORE, in consideration of the mutual agreements herein contained, Landlord and Tenant hereby covenant and agree with each other as follows:

1. In addition to other inspections permitted under the Rental Agreement, the Landlord may, after reasonable notice to the Tenant during reasonable hours, enter and inspect the premises. Inspections under this section shall only be made if the Landlord has received a signed, written complaint alleging (or the Landlord has reasonable grounds to believe) that the conduct or condition of a pet in the dwelling constitutes, under applicable State or local law, a nuisance or a threat to the health or safety of the occupants of the building or other persons in the City of El Segundo.
2. If there is no State or local authority authorized under applicable State or local law to remove a pet that becomes vicious, displays symptoms of severe illness, or demonstrates other behavior that constitutes an immediate threat to the health or safety of the tenants as a whole, the Landlord may enter the premises (if necessary), remove the pet, and take such action with respect to the pet as may be permissible under State and local law, which may include placing it in a facility that will provide care and shelter for a period of time not to exceed thirty (30) days. The Landlord may enter the premises and remove the pet or take such other permissible action only if the Landlord requests that the Tenant remove the pet from the premises immediately, and the Tenant refuses to do so, or if the Landlord is unable to contact the pet owner to make such a request for removal.
3. Tenant agrees to pay a deposit of \$200.00 for each cat and dog prior to occupancy by the Tenant's pet. The deposit will be used as specified in the Pet Rules, attached hereto as Exhibit A and incorporated herein by reference.

4. Refund Policy

- 4.1 A Pet Deposit may be refunded only upon end of tenancy; regardless of whether the pet(s) has/have permanently vacated the unit prior to the end of the tenancy. A request for refund of a pet deposit must be in writing and delivered to the manager. Upon receipt of the refund request, the manager will contact the tenant to arrange a mutually agreeable date and time to perform an inspection of the unit to assess whether any damage beyond normal wear and tear has been caused by the pet(s).
 - 4.2 If the manager's inspection reveals damage to the unit beyond normal wear and tear and likely the result of the pet(s), the tenant will, if he or she so requests, be given the opportunity to repair the damage in a manner acceptable to the manager. A second inspection will occur after repairs have been undertaken. If the manager's inspection reveals no damage to the unit as a result of the pet(s), the manager will report the finding to the main office and recommend that the pet deposit be returned in full, less the cost of fumigation as provided in the Pet Rules. The remainder of the deposit will then be refunded within 21 days.
 - 4.3 If the manager's inspection reveals damage to the unit beyond normal wear and tear and likely the result of the pet, and the tenant chooses not to remediate the damage, the tenant will forfeit the amount of the deposit required to make necessary repairs or perform the required cleaning, Any excess deposit not expended to clean or repair damage to the unit or to fumigate the unit will be returned to the tenant within 21 days of completion of the repairs.
5. Pet License/Vaccination Certificate. Tenant agrees to provide a vaccination certificate from a licensed California veterinarian demonstrating that the pet (dog or cat) is current on all vaccinations necessary to protect other tenants and other tenants' pets from communicable disease. Tenant agrees to keep all vaccinations current during the pet's stay in the Unit and to provide Landlord with updated vaccination certificates as necessary. If a pet license is required by law, Tenant agrees to obtain and keep current any such license and to provide Landlord with a current copy of same.

I UNDERSTAND THAT MY LIABILITY FOR DAMAGES CAUSED BY PETS AND PET-RELATED ITEMS IS NOT LIMITED TO THE AMOUNT OF THE LANDLORD FOR THE TOTAL ACTUAL COSTS INCURRED IN REMEDICATING DAMAGE CAUSED BY THE PET(S).

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed the day and year first above written.

TENANT 1

Date:

Signature

Printed Name

TENANT 2

Date:

Signature

Printed Name

LANDLORD

Date:

Signature

Printed Name

ATTACHMENTS:

- Pet Rules
- Pet Registration Form