



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

MEETING DATE: Wednesday, May 24, 2023

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.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act and Government Code Section 54953(g), the City Council has adopted a reasonable accommodation policy to swiftly resolve accommodation requests. The policy can also be found on the City's website at <https://www.elsegundo.org/government/departments/city-clerk>. Please contact the City Clerk's Office at (310) 524-2308 to make an accommodation request or to obtain a copy of the policy.

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 26, 2023

Recommendation: Approve

C. CITY STAFF REPORT

D. NEW BUSINESS

2. President's Report. (Paul Lanyi)

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

Recommendation: Receive and File

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

a. Discussion and review of status report including, but not limited to, statements, invoices, and finances for April 2023.

b. LAIF investment fund and transfers between accounts.

Recommendation: Receive and File.

4. 2023 Park Vista Operating Budget. (Neil Cadman)

Recommendation: Review and approve the 2023 Operating Budget.

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, June 28, 2023

Wednesday, July 26, 2023

Wednesday, August 23, 2023

MINUTES OF THE MEETING
El Segundo Senior Citizen Housing Board Corporation
Wednesday,
April 26, 2023
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: Paul Lanyi
Tim Whelan
Julia Newman

Absent: Denise Fessenbecker
Paula Rotolo

Others: Neil Cadman
Michael Allen
Eduardo Schonborn
Venus Wesson

A. PUBLIC COMMUNICATION

- None.

B. APPROVAL OF MEETING MINUTES

Paul Lanyi modified the March 22, 2023, minutes under new business Item #4 to read “all units will be receiving internet” and not “59 units”.

Paul Lanyi motioned with modification and seconded by to approve the March 22, 2023, Meeting Minutes. Motion to approve passed 3-0.

C. CITY STAFF REPORT

None.

D. NEW BUSINESS

2. President’s Report. (Paul Lanyi)

- Paul reminded the board about the budget meeting that was held and wanted to know if the city heard anything about the requested \$800k funds to release for the 504 funds repair piping project.
- Michael Allen stated that the Capital Improvement funds have not yet been adopted, but the new budget adoption is schedule for the June 6, 2023, City Council meeting. He suggested that the board members attend to make the recommendation at that time or email council requesting \$200k annual City Reserve General funds be added to the budget.
- Tim inquired about the timeline on the plumping project. Michael stated that he is not certain that is something that Public Works Director can provide.

Receive and file: Motion carried 3-0

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

- Tim inquired about the elevator service. Neil stated it looked like it was for oil and grease services.

Receive and file: Motion carried 3-0

4. Ratification of Agreement with Spectrum to Provide Internet and Television Service to Park Vista (Neil Cadman)

- Neil stated that the board approved the terms of the contract at the meeting on March 26th. Subsequently, City Attorney Gregg Kovacevich and Spectrum had discussions about duties and obligations, and Paul was asked to sign the contract and the board can confirm tonight.
- Tim and Julia both agreed that Paul has signed the contract in accordance with the Board's March 26th approval.

Receive and file: Motion carried 3-0

5. Review and Consider the Agreement between the Cadman Group and the City for Management of Park Vista.

- Neil informed the board that the term is a three-year contract, and the increase will cover the increase in the cost-of-living for his staff.

Paul Lanyi recommended approval of the new contract starting November 1, 2023 and seconded by Julia Newman. Motion to approve passed 3-0.

6. Budget Allocation for Fourth of July and Anniversary Parties at Park Vista. (Neil Cadman)

- Neil presented to board that due to pandemic Park Vista has not been able to have their annual anniversary or fourth of July parties, and this year they would like to have a budget to cater both events. Neil requested \$8k for Anniversary and \$3k for the Fourth of July event.
- Paul asked how much was allocated for the entertainment budgeted for the last two years. Neil confirmed there running balance for the two years of \$24k.
- Paul recommended \$12k for both events to cover the expenses if Cadman Group should need additional funds then the board can revisit the request.

Receive and file: Motion carried 3-0

E. UNFINISHED BUSINESS

None.

F. MANAGEMENT REPORT (Neil Cadman)

- Spectrum services is schedule to roll out May 5, 2023. Neil was assured by Spectrum that the processes is going to be seamless; tenants that currently have cable tv service will not be interrupted. Tenants requesting upgrade packages must contact spectrum directly. Neil informed tenants wanting internet service must also contact Spectrum and they will be provided with a modem. To the tenants that have internet they are to contact Spectrum to informed them as well terminated old service and place under the facility services. He explained that contact number will be provided to the tenants to reach out to Spectrum to make service arrangements.
- All Valley machines have cause slight problems on the pipes due to their high-capacity machines causing some stoppages. All Valley maintenance has been available to assist with issues to help resolve blockages.
- WASH is still having communication problem with Cadman Group on picking up their

washing machines, which are currently still on the property.

- Had a good time at the Mayor's Good Friday Breakfast and some Park Vista residents also attended.
- Neil addressed board oversight when renewing the Cadman Group contract. Subsequently he submitted a version of the management fee increase schedule that approved higher rates. Neil noticed that Cadman Group had a slightly higher compensation than indicated in the previous contracts, and he immediately informed the City Attorney and the Auditor for direction on how to rectify. The city suggested that Neil report it to the board and refund the money along with 2% interest which totals approximately \$7000.

G. BOARD MEMBER REPORT

- Michael Allen provided an update of meeting start time options survey out of 34 respondents, 18 elected to remain 3:00 pm to 5:00 pm time frame.

ADJOURNMENT: 4:09 pm

NEXT MEETING: Wednesday, May 24, 2023



PARK VISTA

Financial Reporting Analysis

April 2023

Gross Income: \$78,403.59

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

Gross Expenses: \$48,674.08

Expenses for the month were normal except for the following:

- *Water bills of \$7,187.10 in April.*
- *Maintenance of \$8,815.62 comprised of normal maintenance.*

Net Income: \$29,729.51

Total Account Balances: \$1,786,165.26

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: 97.9% occupied on 4/1/2023
99% occupied on 4/30/2023**

Move-outs: 0

Move-ins: 2

Notices to Vacate: 0

Budget Comparison Notes:

Operations: Operations for the month was a net \$15,594.12 over budget for April, and \$49,764.12 over budget YTD.

Income

- **Income for the month of April \$5,467.05 over budget for April and \$22,176.87 over budget YTD.**

Expenses:

- **Overall \$7,157.20 under budget for April, and \$16,697.08 under budget YTD.**
- **Maintenance \$8,684.38 under budget for April, and \$4,540.54 under budget YTD.**
- **Electricity \$1,396.28 over budget for April, and \$1,674.69 under budget YTD.**
- **Gas \$479.24 under budget for April, and \$2,285.69 over budget YTD due to much higher gas bill rates that was not anticipated earlier this year.**
- **Cable Television under budget.**
- **Water 4,306.05 under budget YTD.**

NOTE: THIS DOCUMENT IS A SUMMARY AND ANALYSIS ONLY OF THE MONTHLY FINANCIAL STATEMENTS FOR PARK VISTA. THEY ARE NOT PART OF THE ACTUAL FINANCIAL STATEMENTS FOR PARK VISTA.

Income Statement

Cadman Group

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

Owned By: El Segundo Senior Citizens Housing Corporation

As of: Apr 2023

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	71,841.96	97.67	285,473.26	96.92
Parking Income	1,636.56	2.22	6,360.56	2.16
Total RENT	73,478.52	99.89	291,833.82	99.08
Prepayment	-291.30	-0.40	1,187.60	0.40
NSF Bank Fees Collected	0.00	0.00	25.00	0.01
Application Fee Income	80.00	0.11	40.00	0.01
Laundry Income	291.50	0.40	1,457.13	0.49
Total Operating Income	73,558.72	100.00	294,543.55	100.00
Expense				
Fire Service	255.00	0.35	510.00	0.17
Maintenance	8,815.62	11.98	65,459.46	22.22
Elevator service	0.00	0.00	1,545.84	0.52
Gardening	1,340.59	1.82	4,975.36	1.69
Management Fees	16,000.00	21.75	64,000.00	21.73
Pest Control	252.80	0.34	1,203.40	0.41
Earthquake Insurance	0.00	0.00	0.00	0.00
Licenses and Permits	0.00	0.00	100.00	0.03
Electricity	3,646.28	4.96	7,325.31	2.49
Gas	1,770.76	2.41	11,285.69	3.83
Water	7,187.10	9.77	14,027.31	4.76
Telephone/Internet	2,749.69	3.74	11,324.42	3.84
Cable/Television	5,836.82	7.93	23,346.91	7.93
Office Supplies	460.48	0.63	1,153.40	0.39
Advertising & Promotion	297.74	0.40	297.74	0.10
Bank Service Fees	0.00	0.00	12.00	0.00
Janitorial Service	61.20	0.08	61.20	0.02
Total Operating Expense	48,674.08	66.17	206,628.04	70.15
NOI - Net Operating Income	24,884.64	33.83	87,915.51	29.85
Other Income & Expense				
Other Income				
Interest on Bank Accounts	4,844.87	6.59	18,390.17	6.24

Income Statement

Account Name	<u>Selected Month</u>	<u>% of Selected Month</u>	<u>Year to Month End</u>	<u>% of Year to Month End</u>
Total Other Income	4,844.87	6.59	18,390.17	6.24
Net Other Income	<u>4,844.87</u>	<u>6.59</u>	<u>18,390.17</u>	<u>6.24</u>
Total Income	78,403.59	106.59	312,933.72	106.24
Total Expense	48,674.08	66.17	206,628.04	70.15
Net Income	<u>29,729.51</u>	<u>40.42</u>	<u>106,305.68</u>	<u>36.09</u>

Balance Sheet

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

As of: 04/30/2023

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	595,285.40
Park Vista Reserve Account - LAIF	1,190,879.86
Total Cash	1,786,165.26
Tenant Account Receivable	100.00
Building Improvements	1,031,873.00
Equipment	149,355.00
Furnishings	153,863.00
Personal Property	-0.05
Accumulated Depreciation	-850,766.00
TOTAL ASSETS	2,270,590.21
LIABILITIES & CAPITAL	
Liabilities	
Security Deposit Interest	-530.00
Pet Deposit	3,725.00
Key Deposit	1,740.00
Security Deposit	64,887.00
Passthrough Cash Account	-1,016.00
Accounts Payable	30,698.00
Total Liabilities	99,504.00
Capital	
Owner Contribution	35,996.00
Owner Distribution	-35,996.00
Retained Earnings	118,794.95
Prior Years Retained Earnings	12,696.00
Calculated Retained Earnings	106,305.68
Calculated Prior Years Retained Earnings	1,933,289.58
Total Capital	2,171,086.21
TOTAL LIABILITIES & CAPITAL	2,270,590.21

Bill Detail

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

Payees: All

Payment Type: All

Created By: All

GL Accounts: All

Bill Status: All

Date Type: Bill Date

Date Range: 04/01/2023 to 04/30/2023

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	Work Order Issue
2120 - Passthrough Cash Account												
	04/19/2023	04/19/2023	2120 - Passthrough Cash Account	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	314	Draper , Jeann	895.00	0.00	6620	04/21/2023	Jeann Draper, Park Vista - 314: Move Out Refund	
4550 - Application Fee Income												
	04/30/2023	04/30/2023	4550 - Application Fee Income	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	80.00	0.00	ACH	05/04/2023	Application Fee Income for 04/2023	
6000 - Fire Service												
1105097	04/10/2023	04/10/2023	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Fire Safety First	255.00	0.00	3000000335	04/18/2023	Quarterly Monitoring April - June 2023	
6210 - Maintenance												
9212452667	04/05/2023	04/05/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	97.90	0.00	6607	04/05/2023	Janitorial supplies	
9212290697	04/05/2023	04/05/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	88.24	0.00	6607	04/05/2023	Maintenance supplies	
9212290695	04/05/2023	04/05/2023	6210 -	Park Vista -		HD Supply	164.01	0.00	6607	04/05/2023	Maintenance	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
			Maintenance	615 E. Holly Avenue El Segundo, CA 90245							supplies	
9212290696	04/05/2023	04/05/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	89.56	0.00	6607	04/05/2023	Rec Room - thermostat	
9212573184	04/05/2023	04/05/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	28.24	0.00	6607	04/05/2023	Janitorial supplies	
9212514021	04/05/2023	04/05/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	79.54	0.00	6607	04/05/2023	Maintenance supplies	
9212514020	04/05/2023	04/05/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	191.76	0.00	6607	04/05/2023	Maintenance supplies	
9212514019	04/05/2023	04/05/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	28.24	0.00		04/05/2023	Janitorial supplies	
9212573186	04/05/2023	04/05/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	-28.24	0.00		04/05/2023	Apply towards INV 9212514019	
469624	04/05/2023	04/05/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	195.00	0.00	C34E-2C42	04/25/2023	Urgent after hours call for broken toilet and sink issue; replace toilet fill valve, repair bathroom sink faucet, #311.	
5452	04/05/2023	04/05/2023	6210 - Maintenance	Park Vista - 615 E. Holly		V&E Carpet Care	360.00	0.00	C34B-0FBC	04/25/2023	Clean and dry carpets of	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				Avenue El Segundo, CA 90245							unit affected by rain storms water intrusion from balcony. #308.	
TBE1715749	04/06/2023	04/06/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Total Body Experts	4,331.41	0.00	6DEA-573A	04/18/2023	New treadmill for exercise room and maintenance service agreement - 12 month package.	
INV-0127	04/07/2023	04/07/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	310	Golden Plus Cleaning Services	230.00	0.00	C350-30B4	04/25/2023	Vacancy prep #310; deep clean unit before new tenant move- in.	
469646	04/10/2023	04/10/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	180.00	0.00	C34E-2C42	04/25/2023	Remove old leaking gas valve to gas range, install new gas valve and reinstall gas range stove.	
469645	04/10/2023	04/10/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	95.00	0.00	C34E-2C42	04/25/2023	Repair, then reset garbage disposal.	
195857	04/14/2023	04/14/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	406	Garcia, Gerardo	260.00	0.00	3000000337	04/25/2023	Cable kitchen sinks from #406 all the way to main line to clear deep clog causing overflows.	
195874	04/14/2023	04/14/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	506	Garcia, Gerardo	260.00	0.00	3000000337	04/25/2023	After hours plumbing emergency call clogged toilet; removed toilet to	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
195868	04/15/2023	04/15/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	202	Garcia, Gerardo	180.00	0.00	3000000337	04/25/2023	Reseal balcony floor/walls.	snake drain drain to mainline, reinstall toilet and reseal.
	04/17/2023	04/17/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Peraza, Gabriel	250.00	0.00	C351-A1CE	04/25/2023	Computer upgrade; reinstall the main door system database, reinstall modem to work properly again.	
1720864	04/19/2023	04/19/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Frank Hauling & Maintenance	200.00	0.00	C353-1298	04/25/2023	Haul away miscellaneous furniture and personal belongings left in trash rooms on several floors.	
02806	04/19/2023	04/19/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Hernandez Carpet Care	2,900.00	0.00	D625-ED68	05/16/2023	Professional annual carpet shampoo and cleaning of common area hallways on every floor, office and lobby.	
9212573185	04/21/2023	04/21/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	55.40	0.00	6621	04/21/2023	Maintenance supplies	
9212895833	04/21/2023	04/21/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	45.16	0.00	6621	04/21/2023	Maintenance supplies	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
9213110122	04/21/2023	04/21/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	78.42	0.00	6622	04/21/2023	Maintenance supplies	
9213076633	04/21/2023	04/21/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	88.24	0.00	6622	04/21/2023	Maintenance supplies for Unit #413	
45604	04/21/2023	04/21/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	24.04	0.00	3000000336	04/21/2023	Maintenance supplies	
45597	04/21/2023	04/21/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	26.22	0.00	3000000336	04/21/2023	Maintenance supplies	
45602	04/21/2023	04/21/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	55.26	0.00	3000000336	04/21/2023	Maintenance supplies	
45611	04/21/2023	04/21/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	141.51	0.00	3000000336	04/21/2023	Maintenance supplies	
4563	04/21/2023	04/21/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	72.58	0.00	3000000336	04/21/2023	Maintenance supplies	
45620	04/21/2023	04/21/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	18.31	0.00	3000000336	04/21/2023	Maintenance supplies	
45627	04/21/2023	04/21/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	6.52	0.00	3000000336	04/21/2023	Maintenance supplies	
45630	04/21/2023	04/21/2023	6210 - Maintenance	Park Vista - 615 E. Holly		Southbay Industrial	42.68	0.00	3000000336	04/21/2023	Maintenance supplies	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				Avenue El Segundo, CA 90245		Hardware						
45632	04/21/2023	04/21/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	44.86	0.00	3000000336	04/21/2023	Maintenance supplies	
45633	04/21/2023	04/21/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	14.00	0.00	3000000336	04/21/2023	Maintenance supplies	
45617	04/21/2023	04/21/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	72.78	0.00	3000000336	04/21/2023	Maintenance supplies	
45644	04/21/2023	04/21/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	41.48	0.00	3000000336	04/21/2023	Maintenance supplies	
45650	04/21/2023	04/21/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	83.67	0.00	3000000336	04/21/2023	Maintenance supplies	
45661	04/21/2023	04/21/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	54.73	0.00	3000000336	04/21/2023	Maintenance supplies	
45658	04/21/2023	04/21/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	103.18	0.00	3000000336	04/21/2023	Maintenance supplies	
45660	04/21/2023	04/21/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	22.21	0.00	3000000336	04/21/2023	Maintenance supplies	
45670	04/21/2023	04/21/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA		Southbay Industrial Hardware	62.30	0.00	3000000336	04/21/2023	Maintenance supplies	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
45681	04/21/2023	04/21/2023	6210 - Maintenance	90245 Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	106.20	0.00	3000000336	04/21/2023	Maintenance supplies	
45686	04/21/2023	04/21/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	73.78	0.00	3000000336	04/21/2023	Maintenance supplies	
45689	04/21/2023	04/21/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	29.54	0.00	3000000336	04/21/2023	Maintenance supplies	
35415	04/24/2023	04/24/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	105.11	0.00	ACH	04/24/2023	Quill Invoice #31287377 - ceramic tower heater	
35415	04/24/2023	04/24/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	66.78	0.00	ACH	04/24/2023	Quill Invoice #31442911 - Janitorial supplies	
231298	04/25/2023	04/25/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		The Stanley Louis Company	0.00	519.00			Urgent boiler repair on roof; replaced fenwall control, left unit working normally again.	
303462	04/28/2023	04/28/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	423	Montalvo, Uriel	340.00	0.00	4DFC-679C	05/12/2023	Replaced shower valve cartridge and finish hardware.	
303461	04/28/2023	04/28/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	202	Montalvo, Uriel	95.00	0.00	4DFC-679C	05/12/2023	Repair living area electrical outlet.	Lighting
303460	04/28/2023	04/28/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El		Montalvo, Uriel	110.00	0.00	4DFC-679C	05/12/2023	Replaced 2nd floor ceiling light	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				Segundo, CA 90245							ballast.	
303458	04/28/2023	04/28/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	105	Montalvo, Uriel	150.00	0.00	4DFC-679C	05/12/2023	Remove old stove, assemble new stove and install.	
303453	04/28/2023	04/28/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	180.00	0.00	4DFC-679C	05/12/2023	Urgent call to snake overflowing and clogged kitchen sink to clear deep clog, clean up area after.	
303448	04/28/2023	04/28/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	150.00	0.00	4DFC-679C	05/12/2023	Afterhours; replaced 2 light ballasts in stairways.	
303447	04/28/2023	04/28/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	75.00	0.00	4DFC-679C	05/12/2023	Install new light fixture on 2nd floor stairway, old one could not be repaired.	
303446	04/28/2023	04/28/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	75.00	0.00	4DFC-679C	05/12/2023	Replace wall lamp light fixture on 4th floor by trash room.	
							12,890.62	519.00				

6245 - Elevator service

DVB30205001	04/14/2023	04/14/2023	6245 - Elevator service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Amtech Elevator Service	2,700.00	0.00	5F96-A87E	05/03/2023	Emergency after-hours service call for stuck rear elevator, no one inside; technician inspected, founds debris in conveyance hoist track, cleaned, left working,	
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Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
DVB16140001	04/14/2023	04/14/2023	6245 - Elevator service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Amtech Elevator Service	2,225.00	0.00	B877-6A46	05/08/2023	Emergency after hours service call; rear elevator not working - technician inspected, adjusted hoisway doors, door lock/bell, crank/ mechanical door lock restrictor, left working properly, afterhours service call + labor.	
							4,925.00	0.00				
6250 - Gardening												
5773	04/05/2023	04/05/2023	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	1,184.59	0.00	BF4F-EE9A	04/05/2023	Monthly Service - March	
5773	04/05/2023	04/05/2023	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	156.00	0.00	BF4F-EE9A	04/05/2023	Extra supplies and approved work for March: (3) 50lb plant fertilizer	
							1,340.59	0.00				
6270 - Management Fees												
	04/03/2023	04/03/2023	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	16,000.00	0.00	ACH	04/03/2023	Management Fees for 04/ 2023	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
6315 - Pest Control												
152939	04/05/2023	04/05/2023	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Al & Sons Termite and Pest Control Inc.	175.00	0.00	3000000334	04/05/2023	Vermin Service 3/16/23	
431991716	04/21/2023	04/21/2023	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Terminix	77.80	0.00	6619	04/21/2023	Monthly Service - April	
							252.80	0.00				
6410 - Electricity												
700335296712	04/05/2023	04/05/2023	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	161.83	0.00	6606	04/05/2023	Service for Vacancy Units	
700335296712	04/21/2023	04/21/2023	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	166.76	0.00	6615	04/21/2023	Service for vacant units	
700587779325	04/21/2023	04/21/2023	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Edison	91.75	0.00	6616	04/21/2023	Service 3/13/23 - 4/10/23	
700394170456	04/21/2023	04/21/2023	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	1,547.03	0.00	6614	04/21/2023	Service 3/13/23 - 4/10/23	
							1,967.37	0.00				
6420 - Gas												
056 105 3200 3	04/21/2023	04/21/2023	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Gas Company	1,770.76	0.00	6617	04/21/2023	Service 3/6/23 - 4/4/23	
6430 - Water												
075-18321-000	04/17/2023	04/17/2023	6430 - Water	Park Vista - 615 E. Holly Avenue El		El Segundo Water	6,522.38	0.00	ACH	04/17/2023	Service 1/12/23 - 3/15/23	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
075-18481-000	04/17/2023	04/17/2023	6430 - Water	Segundo, CA 90245 Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		El Segundo Water	506.84	0.00	ACH	04/17/2023	Service 1/12/ 23 - 3/15/23	
075-18531-000	04/17/2023	04/17/2023	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		El Segundo Water	78.94	0.00	ACH	04/17/2023	Service 1/12/ 23 - 3/15/23	
075-18411-000	04/17/2023	04/17/2023	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		El Segundo Water	78.94	0.00	ACH	04/17/2023	Service 1/12/ 23 - 3/15/23	
							7,187.10	0.00				
6445 - Telephone/Internet												
287272447593	04/05/2023	04/05/2023	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	23.85	0.00	6605	04/05/2023	Service 2/17/ 23 - 3/16/23	
145150448	04/17/2023	04/17/2023	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	172.99	0.00	6610	04/17/2023	Service 3/27/ 23 - 4/26/23	
310-322-5036	04/21/2023	04/21/2023	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	1,003.98	0.00	6612	04/21/2023	Service 4/4/ 23 - 5/3/23	
310-640-7156	04/21/2023	04/21/2023	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	1,452.12	0.00	6611	04/21/2023	Service 4/4/ 23 - 5/4/23	
337000020533604/21/2023	04/21/2023	04/21/2023	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	96.75	0.00	6613	04/21/2023	Service 4/9/ 23 - 5/8/23	
							2,749.69	0.00				

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
6455 - Cable/Television												
8448 30 006 0255251	04/17/2023	04/17/2023	6455 - Cable/ Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	23.72	0.00	6609	04/17/2023	Service 3/30/ 23 - 4/29/23	
8448 30 006 0017008	04/21/2023	04/21/2023	6455 - Cable/ Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	5,813.10	0.00	6618	04/21/2023	Service 4/4/ 23 - 5/3/23	
							5,836.82	0.00				
7420 - Office Supplies												
35415	04/24/2023	04/24/2023	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	69.69	0.00	ACH	04/24/2023	Quill Invoice #30848205 - kitchen and coffee supplies	
35415	04/24/2023	04/24/2023	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	41.43	0.00	ACH	04/24/2023	Quill Invoice #30846749 - Cleaning supplies	
35415	04/24/2023	04/24/2023	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	69.07	0.00	ACH	04/24/2023	Quill Invoice #30846016	
35415	04/24/2023	04/24/2023	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	58.69	0.00	ACH	04/24/2023	Quill Invoice #31058240 - Coffee Supplies	
35415	04/24/2023	04/24/2023	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	27.89	0.00	ACH	04/24/2023	Quill Invoice #31114859 - Coffee supplies	
35415	04/24/2023	04/24/2023	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	71.49	0.00	ACH	04/24/2023	Quill Invoice #31309246 - coffee supplies	
35415	04/24/2023	04/24/2023	7420 - Office Supplies	Park Vista - 615 E. Holly		Cadman Group	88.29	0.00	ACH	04/24/2023	Quill Invoice #31416386 -	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				Avenue El Segundo, CA 90245							coffee and kitchen supplies	
35415	04/24/2023	04/24/2023	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	33.93	0.00	ACH	04/24/2023	Quill Invoice #31418670 - Coffee and kitchen supplies	
							460.48	0.00				
7450 - Advertising & Promotion												
35415	04/24/2023	04/24/2023	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	297.74	0.00	ACH	04/24/2023	Noah's Bagels for Tenant Meeting	
7617 - Janitorial Service												
35415	04/24/2023	04/24/2023	7617 - Janitorial Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	61.20	0.00	ACH	04/24/2023	Quill Invoice #30848244 - cleaning supplies	
Total							56,970.17	519.00				

Budget - Comparative

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

Period Range: Apr 2023 to Apr 2023

Comparison Period Range: Apr 2022 to Apr 2022

Additional Account Types: Asset, Cash, Liability, Capital

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	71,841.96	69,000.00	2,841.96	4.12%	68,748.00	68,000.00	748.00	1.10%
Parking Income	1,636.56	1,550.00	86.56	5.58%	1,590.00	1,550.00	40.00	2.58%
Total RENT	73,478.52	70,550.00	2,928.52	4.15%	70,338.00	69,550.00	788.00	1.13%
Vacancy	0.00	-2,916.67	2,916.67	100.00%	0.00	-2,250.00	2,250.00	100.00%
Prepayment	-291.30	0.00	-291.30	0.00%	-734.50	0.00	-734.50	0.00%
Application Fee Income	80.00	0.00	80.00	0.00%	0.00	0.00	0.00	0.00%
Laundry Income	291.50	458.34	-166.84	-36.40%	0.00	375.00	-375.00	-100.00%
Total Budgeted Operating Income	73,558.72	68,091.67	5,467.05	8.03%	69,603.50	67,675.00	1,928.50	2.85%
Expense								
Fire Service	255.00	833.34	578.34	69.40%	255.00	300.00	45.00	15.00%
Maintenance	8,815.62	17,500.00	8,684.38	49.63%	2,524.38	17,500.00	14,975.62	85.57%
Elevator service	0.00	1,000.00	1,000.00	100.00%	0.00	1,500.00	1,500.00	100.00%
Gardening	1,340.59	1,458.34	117.75	8.07%	1,232.90	1,250.00	17.10	1.37%
Management Fees	16,000.00	15,500.00	-500.00	-3.23%	15,500.00	15,500.00	0.00	0.00%
Pest Control	252.80	500.00	247.20	49.44%	590.00	400.00	-190.00	-47.50%
Earthquake Insurance	0.00	0.00	0.00	0.00%	50,755.00	0.00	-50,755.00	0.00%
Licenses and Permits	0.00	54.17	54.17	100.00%	25.00	500.00	475.00	95.00%
Electricity	3,646.28	2,250.00	-1,396.28	-62.06%	1,362.90	1,700.00	337.10	19.83%
Gas	1,770.76	2,250.00	479.24	21.30%	1,510.02	1,500.00	-10.02	-0.67%
Water	7,187.10	4,583.34	-2,603.76	-56.81%	8,787.50	3,750.00	-5,037.50	-134.33%
Telephone/ Internet	2,749.69	2,500.00	-249.69	-9.99%	3,681.97	1,500.00	-2,181.97	-145.46%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Cable/Television	5,836.82	6,250.00	413.18	6.61%	5,208.51	5,000.00	-208.51	-4.17%
Office Supplies	460.48	250.00	-210.48	-84.19%	0.00	150.00	150.00	100.00%
Uniforms	0.00	0.00	0.00	0.00%	0.00	40.00	40.00	100.00%
Advertising & Promotion	297.74	250.00	-47.74	-19.10%	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	20.84	20.84	100.00%	0.00	5.00	5.00	100.00%
Janitorial Service	61.20	0.00	-61.20	0.00%	0.00	0.00	0.00	0.00%
Professional Fees	0.00	625.00	625.00	100.00%	0.00	1,500.00	1,500.00	100.00%
Total Budgeted Operating Expense	48,674.08	55,831.28	7,157.20	12.82%	91,433.18	52,351.25	-39,081.93	-74.65%
Total Budgeted Operating Income	73,558.72	68,091.67	5,467.05	8.03%	69,603.50	67,675.00	1,928.50	2.85%
Total Budgeted Operating Expense	48,674.08	55,831.28	7,157.20	12.82%	91,433.18	52,351.25	-39,081.93	-74.65%
NOI - Net Operating Income	24,884.64	12,260.39	12,624.25	102.97%	-21,829.68	15,323.75	-37,153.43	-242.46%
Other Income								
Interest on Bank Accounts	4,844.87	1,875.00	2,969.87	158.39%	495.68	200.00	295.68	147.84%
Total Budgeted Other Income	4,844.87	1,875.00	2,969.87	158.39%	495.68	200.00	295.68	147.84%
Net Other Income	4,844.87	1,875.00	2,969.87	158.39%	495.68	200.00	295.68	147.84%
Total Budgeted Income	78,403.59	69,966.67	8,436.92	12.06%	70,099.18	67,875.00	2,224.18	3.28%
Total Budgeted Expense	48,674.08	55,831.28	7,157.20	12.82%	91,433.18	52,351.25	-39,081.93	-74.65%
Net Income	29,729.51	14,135.39	15,594.12	110.32%	-21,334.00	15,523.75	-36,857.75	-237.43%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Cash								
Cash in Bank	26,863.64	0.00	-26,863.64	0.00%	-21,829.68	0.00	21,829.68	0.00%
Park Vista Reserve Account - LAIF	4,844.87	0.00	-4,844.87	0.00%	495.68	0.00	-495.68	0.00%
Total Budgeted Cash	31,708.51	0.00	-31,708.51	0.00%	-21,334.00	0.00	21,334.00	0.00%
Liability								
Pet Deposit	-200.00	0.00	-200.00	0.00%	0.00	0.00	0.00	0.00%
Key Deposit	100.00	0.00	100.00	0.00%	0.00	0.00	0.00	0.00%
Security Deposit	2,079.00	0.00	2,079.00	0.00%	0.00	0.00	0.00	0.00%
Total Budgeted Liability	1,979.00	0.00	1,979.00	0.00%	0.00	0.00	0.00	0.00%

**EL SEGUNDO SENIOR CITIZENS HOUSING
DEVELOPMENT CORPORATION**

350 MAIN STREET, EL SEGUNDO, CA 90245

May 1, 2023

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	02-2023	April-23 Original
Beginning balance at March 31, 2023		\$ 1,166,034.99
Accrued Interest (Posted quarterly)		4,444.00
Add Deposits		
Less Withdrawals		
TOTAL IN LAIF CAMP - GL 504-101-0000-0004:	As of 4/30/2023	\$ 1,190,499.66

Accrued Interest (Posted quarterly by the 15th day following quarter)						
Interest Earned	April		4.90%	Actual	CAMP for 30 days	4,444.00
Interest Earned	May			Actual	CAMP for 31 days	-
Interest Earned	June			Actual	CAMP for 30 days	-
Accrued Interest	Quarter to date					4,444.00

Interest earned is based on the interest earnings rate the City of El Segundo received from the California Asset Management Program and the number of days the funds were held by the City during the given period. Per the understanding reached at the September 1991 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
Treasury & Customer Services Manager

- Cc: David Cain, Interim Chief Financial Officer
Eva Gettler, Accounting Supervisor
Michael Allen, Community Development Director
Neil Cadman, Facility Management for Park Vista
Eduardo Schonborn, Planning Manager
Venus Wesson, Sr. Admin Specialist

Budget Detail

Cadman Group

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

Period Range: Jan 2023 to Dec 2023

Consolidate: No

Include Zero Balance GL Accounts: No

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total	Percent
Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 - Fiscal 2023 Operating Budget														
Income														
RENT														
Rent Income	69,000.00	69,000.00	69,000.00	69,000.00	69,000.00	69,000.00	69,000.00	69,000.00	69,000.00	69,000.00	69,000.00	69,000.00	828,000.00	101.33
Parking Income	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	18,600.00	2.28
Total RENT	70,550.00	70,550.00	70,550.00	70,550.00	70,550.00	70,550.00	70,550.00	70,550.00	70,550.00	70,550.00	70,550.00	70,550.00	846,600.00	103.61
Vacancy	-2,916.67	-2,916.67	-2,916.67	-2,916.67	-2,916.67	-2,916.67	-2,916.67	-2,916.67	-2,916.66	-2,916.66	-2,916.66	-2,916.66	-35,000.00	-4.28
Laundry Income	458.34	458.34	458.34	458.34	458.33	458.33	458.33	458.33	458.33	458.33	458.33	458.33	5,500.00	0.67
Total Budgeted Income	68,091.67	68,091.67	68,091.67	68,091.67	68,091.66	68,091.66	68,091.66	68,091.66	68,091.67	68,091.67	68,091.67	68,091.67	817,100.00	100.00
Expense														
Fire Service	833.34	833.34	833.34	833.34	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	10,000.00	1.26
Maintenance	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	17,500.00	210,000.00	26.39
Elevator service	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	1.51
Gardening	1,458.34	1,458.34	1,458.34	1,458.34	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	17,500.00	2.20
Management Fees	15,500.00	15,500.00	15,500.00	15,500.00	15,500.00	15,500.00	15,500.00	15,500.00	15,500.00	16,000.00	16,000.00	16,000.00	187,500.00	23.56
Pest Control	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00	0.75
Insurance - Property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50,000.00	0.00	0.00	50,000.00	6.28
Earthquake Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65,000.00	0.00	0.00	0.00	0.00	65,000.00	8.17
Licenses and Permits	54.17	54.17	54.17	54.17	54.17	54.17	54.17	54.17	54.16	54.16	54.16	54.16	650.00	0.08
Electricity	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	27,000.00	3.39
Gas	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	27,000.00	3.39
Water	4,583.34	4,583.34	4,583.34	4,583.34	4,583.33	4,583.33	4,583.33	4,583.33	4,583.33	4,583.33	4,583.33	4,583.33	55,000.00	6.91
Telephone/ Internet	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00	3.77
Cable/	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	75,000.00	9.43

Budget Detail

Account Name	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Total	Percent
Television														
Office Supplies	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00	0.38
Advertising & Promotion	250.00	250.00	250.00	250.00	250.00	250.00	250.00	6,000.00	250.00	250.00	250.00	250.00	8,750.00	1.10
Entertainment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00	0.00	0.00	0.00	0.00	3,500.00	0.44
Bank Service Fees	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	75.00	0.01
Postage	20.84	20.84	20.84	20.84	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	250.00	0.03
Professional Fees	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	7,500.00	0.94
Total Budgeted Expense	55,831.28	55,831.28	55,831.28	55,831.28	55,831.24	55,831.24	55,831.24	130,081.24	55,831.23	106,331.23	56,331.23	56,331.23	795,725.00	100.00
Total Budgeted Income	68,091.67	68,091.67	68,091.67	68,091.67	68,091.66	68,091.66	68,091.66	68,091.66	68,091.67	68,091.67	68,091.67	68,091.67	817,100.00	100.00
Total Budgeted Expense	55,831.28	55,831.28	55,831.28	55,831.28	55,831.24	55,831.24	55,831.24	130,081.24	55,831.23	106,331.23	56,331.23	56,331.23	795,725.00	100.00
Net Operating Income	12,260.39	12,260.39	12,260.39	12,260.39	12,260.42	12,260.42	12,260.42	-61,989.58	12,260.44	-38,239.56	11,760.44	11,760.44	21,375.00	100.00
Other Income														
Interest on Bank Accounts	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	22,500.00	100.00
Total Budgeted Other Income	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	22,500.00	100.00