



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

MEETING DATE: Wednesday, August 23, 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, July 26, 2023

Recommendation: Approve

C. CITY STAFF REPORT

2. Update on the Park Vista Plumbing Project. (Public Works)

On February 22, 2023, Public Works staff provided the Board an update on the plumbing project. Staff will update the Board on what has transpired since February, including next steps and milestones.

Recommendation: Receive and File

D. NEW BUSINESS

3. President's Report. (Paul Lanyi)

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

Recommendation: Receive and File

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

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

b. LAIF investment fund and transfers between accounts.

Recommendation: Receive and File.

5. Ratify Payment to the City of El Segundo for Required Earthquake and Flood Insurance During FY2023-2024; Authorize Future Premium Payments Upon Invoice by City of El Segundo. (Neil Cadman)

The City of El Segundo requires that Cadman Group maintain earthquake and flood insurance for the Park Vista facility. Since the City can obtain insurance at lower premiums due to pooling with multiple city facilities, the cost is passed along to Cadman Group. On August 15, 2023, Cadman Group paid the invoice for earthquake and flood insurance in accordance with the terms and conditions required by the City of El Segundo. The invoice is attached for reference.

Recommendation: Discuss and ratify payment from Cadman Group to City of El Segundo for the city-required earthquake and flood insurance. Authorize Cadman Group to make future premium payments to the City of El Segundo upon invoice of same.

6. 2022 Tax Exempt Filing. (Neil Cadman)

Recommendation: Authorize the Board President to sign the Signature Authorization for a Tax Exempt Entity, thereby allowing the auditor sign and file the 2022 tax filings for the El Segundo Senior Citizen Housing Corporation.

7. Protocol for Conducting a Yard Sale at Park Vista. (Neil Cadman)

At the July 26 meeting, the Board inquired about a yard sale that was schedule at Park Vista, but cancelled. As a result, the Board requested the protocol for allowing Park Vista residents to conduct a yard sale at the facility.

Recommendation: Receive and file.

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, September 27, 2023

Wednesday, October 25, 2023

Wednesday, November 22, 2023

MINUTES OF THE MEETING
El Segundo Senior Citizen Housing Board Corporation
Wednesday,
July 26, 2023
Park Vista Senior Housing
615 E. Holly Avenue, 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: Tim Whelan
Paula Rotolo
Denise Fessenbecker
Paul Lanyi
Julia Newman

Others: Neil Cadman
Michael Allen
Eduardo Schonborn
Venus Wesson
Agnes Ho

A. PUBLIC COMMUNICATION

- None.

B. APPROVAL OF MEETING MINUTES

1. Paula Rotolo motioned and seconded by Denise Fessenbecker to approve the June 28, 2023, Meeting Minutes. Motion to approve passed 4-0.

C. CITY STAFF REPORT

- Paul inquired about plumbing repair updates.
- Michael Allen stated that he will ask the Public Works Director to come and provide updates. He also stated that Neil might have some updates to provide during his management reports.

D. NEW BUSINESS

2. President's Report. (Paul Lanyi)

- Paul thanked the board for keeping everything running smoothly during his absence.
- Paul inquired during public communication if management has a master key to use when tenants are locked out or in case of emergency. Neil stated that tenants locking themselves out is not emergency. Further, there is a policy that if staff is available to open the resident's home, then it will do so; but if the tenant is locked out after hours, then they will need to contact a lock smith to regain entry.
- Paul addressed the statement of leaving a key with a neighbor. Neil responded that it may be an option, but it is not something he would ever suggest or recommend.
- Paul inquired about the parking rates effective every January. Eduardo stated that the board may vote on it annually.

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

- Paul inquired about the \$7,000 vacancy preparation expense for apartment #314. Neil stated that a complete restoration can cost at least \$18,000, so a \$7,000 is a minor expense.
- Tim signed the 2022 Draft Financial Audit report.

Receive and file: Motion carried 5-0

E. UNFINISHED BUSINESS

- None.

F. MANAGEMENT REPORT (Cadman Representative)

- Update on plumbing and allowing consults in the residences of the building.
- Beginning August 1st, the Tenant and Management software ACH will increase their fee to \$2.49 when using their platform to pay rent.
- A Knox box is available for Police and Fire, but did not mention what is inside due to safety issue.
- Amazon and UPS have access codes to gain entry into the building.
- Save-the-date information has been distributed for the August 19th Park Vista Anniversary formal event.
- Addressed the yard sale posting on how to enter the Park Vista building.
- Roll out software test message to resident notifications.
- Annual Park Vista walk-through and inspections with board members have been scheduled with the following dates and board members
 - August 8th: Floor 4 is with Denise
 - August 15th: Floor 3 is with Paula
 - August 22nd: is with Tim
 - August 29th Floors 1st & 5th is with Paul

G. BOARD MEMBER REPORT

- Agenized process garage sales protocol.

ADJOURNMENT: 4:14 pm

NEXT MEETING: Wednesday, August 23, 2023



PARK VISTA

Financial Reporting Analysis

July 2023

Gross Income: \$76,343.45

Gross Expenses: \$40,848.89

Expenses for the month were normal except for the following:

- *Maintenance of \$11,953.90 comprised of normal operations.*
- *No water bills in July.*
- *\$2,311.56 in Advertising & Promotion including Board approved food for July 4th and bagels for the tenant management meeting. NOTE: the bagel reimbursement was invoiced twice and the reversal will be shown in August.*

Net Income: \$35,494.56

Total Account Balances: \$1,912.537.88

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 7/1/2023
99% occupied on 7/31/2023**

Move-outs: 2

Move-ins: 1

Notices to Vacate: 1

Budget Comparison Notes:

Operations: Operations for the month was a net \$21,359.14 over budget for July, and \$132,793.48 over budget YTD.

Income

- **Income for the month of July \$2,834.61 over budget for July and \$69,110.29 over budget YTD.**

Expenses:

- **Overall \$14,982.35 under budget for July, and \$42,695.01 under budget YTD.**
- **Maintenance \$5,546.10 under budget for July, and \$9,302.43 under budget YTD.**
- **Electricity over budget for July by \$89.68. \$2,640.85 under budget YTD.**
- **Gas \$1,140.36 under budget for July, and \$721.49 under budget YTD despite much higher gas bill rates that was not anticipated earlier this year.**
- **Cable Television under budget.**
- **Water \$10,760.22 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: Jul 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	74,567.00	105.13	507,483.26	92.99
Parking Income	1,644.36	2.32	11,186.42	2.05
Total RENT	76,211.36	107.45	518,669.68	95.04
Prepayment	-5,851.40	-8.25	720.60	0.13
NSF Bank Fees Collected	25.00	0.04	75.00	0.01
Application Fee Income	0.00	0.00	-40.00	-0.01
Laundry Income	541.31	0.76	6,926.67	1.27
Miscellaneous Income	0.00	0.00	19,400.00	3.55
Total Operating Income	70,926.27	100.00	545,751.95	100.00
Expense				
Fire Service	225.00	0.32	735.00	0.13
Maintenance	11,953.90	16.85	113,197.57	20.74
Elevator service	0.00	0.00	8,016.68	1.47
Gardening	1,264.49	1.78	13,461.03	2.47
Management Fees	15,500.00	21.85	103,342.72	18.94
Pest Control	252.80	0.36	1,961.80	0.36
Earthquake Insurance	0.00	0.00	0.00	0.00
Licenses and Permits	0.00	0.00	100.00	0.02
Electricity	2,160.32	3.05	13,109.15	2.40
Gas	1,109.64	1.56	15,028.51	2.75
Water	0.00	0.00	21,323.13	3.91
Telephone/Internet	4,125.80	5.82	19,284.37	3.53
Cable/Television	1,083.62	1.53	32,179.98	5.90
Office Supplies	861.76	1.22	2,891.89	0.53
Advertising & Promotion	2,311.56	3.26	3,406.80	0.62
Bank Service Fees	0.00	0.00	24.00	0.00
Janitorial Service	0.00	0.00	61.20	0.01
Total Operating Expense	40,848.89	57.59	348,123.83	63.79
NOI - Net Operating Income	30,077.38	42.41	197,628.12	36.21
Other Income & Expense				
Other Income				
Interest on Bank	5,417.18	7.64	34,113.18	6.25

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Accounts				
Total Other Income	<u>5,417.18</u>	<u>7.64</u>	<u>34,113.18</u>	<u>6.25</u>
Net Other Income	<u>5,417.18</u>	<u>7.64</u>	<u>34,113.18</u>	<u>6.25</u>
Total Income	76,343.45	107.64	579,865.13	106.25
Total Expense	40,848.89	57.59	348,123.83	63.79
Net Income	<u><u>35,494.56</u></u>	<u><u>50.04</u></u>	<u><u>231,741.30</u></u>	<u><u>42.46</u></u>

Balance Sheet

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

As of: 07/31/2023

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	705,935.01
Park Vista Reserve Account - LAIF	1,206,602.87
Total Cash	1,912,537.88
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	2,396,962.83
LIABILITIES & CAPITAL	
Liabilities	
Security Deposit Interest	-530.00
Pet Deposit	3,725.00
Key Deposit	1,770.00
Security Deposit	65,844.00
Passthrough Cash Account	-1,036.00
Accounts Payable	30,698.00
Total Liabilities	100,471.00
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	231,741.30
Calculated Prior Years Retained Earnings	1,933,259.58
Total Capital	2,296,491.83
TOTAL LIABILITIES & CAPITAL	2,396,962.83

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: 07/01/2023 to 07/31/2023

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												
	07/03/2023	07/03/2023	2120 - Passthrough Cash Account	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	401	Tucker, Shelley	552.50	0.00	6661	07/03/2023	Shelley Tucker, Park Vista - 401: Move Out Refund	
6000 - Fire Service												
1107935	07/17/2023	07/17/2023	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Fire Safety First	225.00	0.00	3000000356	07/19/2023	Monitoring Service 7/1/23 - 9/30/23	
6210 - Maintenance												
625943	07/01/2023	07/01/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	321	Montalvo, Uriel	380.00	0.00	BB6D-5C6C	07/24/2023	Replaced all angle stops in this units kitchen, removed and installed new kitchen sink faucet, #321.	
625942	07/01/2023	07/01/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	312	Montalvo, Uriel	280.00	0.00	FBDA-4B34	07/19/2023	Replaced shower valve cartridge, escutcheon plate, and handles.	
625941	07/01/2023	07/01/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	280.00	0.00	FBDA-4B34	07/19/2023	Replaced old and corroded shower vavle cartidge and handles.	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
625940	07/01/2023	07/01/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	402	Montalvo, Uriel	75.00	0.00	FBDA-4B34	07/19/2023	Adjusted bedroom window springs to open and close properly for tenant.	
625932	07/01/2023	07/01/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	150.00	0.00	FBDA-4B34	07/19/2023	Replace common area men's bathroom lock. (maintenance out sick)	
625937	07/01/2023	07/01/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	45.00	0.00	FBDA-4B34	07/19/2023	Service to exterior parking lot gate.	
351378	07/01/2023	07/01/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	320	Montalvo, Uriel	350.00	0.00	FBDA-4B34	07/19/2023	Repaired drywall in units #420 and #320 affected by leak behind walls/ceiling in bathrooms, add and match existing wall and ceiling texture, prime and paint as needed after repairs.	
625957	07/01/2023	07/01/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	309	Montalvo, Uriel	320.00	0.00	FBDA-4B34	07/19/2023	Removed old gas range, installed new gas range, removed old range hood, installed new range hood, hauled away old units. #309.	
625977	07/01/2023	07/01/2023	6210 - Maintenance	Park Vista - 615 E. Holly		Montalvo, Uriel	150.00	0.00	FBDA-4B34	07/19/2023	Replaced (2) exterior light	

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							fixtures facing Sierra St.	
642703	07/03/2023	07/03/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	95.00	0.00	FBDA-4B34	07/19/2023	Replaced 2nd floor garage ceiling light fixture.	
642704	07/03/2023	07/03/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	405	Montalvo, Uriel	180.00	0.00	FBDA-4B34	07/19/2023	Replaced self-closer on front door to unit that was leaking oil. #405.	
9215382410	07/10/2023	07/10/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	148.46	0.00	6664	07/10/2023	Maintenance supplies	
9215150705	07/10/2023	07/10/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	185.06	0.00	6664	07/10/2023	Maintenance supplies	
9215180549	07/10/2023	07/10/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	98.07	0.00	6664	07/10/2023	Maintenance supplies	
9215108548	07/10/2023	07/10/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	202.12	0.00	6664	07/10/2023	Maintenance supplies	
9215286565	07/10/2023	07/10/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	12.54	0.00	6664	07/10/2023	Maintenance supplies for unit #318	
9215293159	07/10/2023	07/10/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	133.46	0.00	6664	07/10/2023	Maintenance supplies	
92159293162	07/10/2023	07/10/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El		HD Supply	161.36	0.00	6664	07/10/2023	Janitorial supplies	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
9215293160	07/10/2023	07/10/2023	6210 - Maintenance	Segundo, CA 90245 Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	212.90	0.00	6664	07/10/2023	Door closer for Unit #405	
9215293158	07/10/2023	07/10/2023	6210 - Maintenance	Segundo, CA 90245 Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	131.37	0.00	6664	07/10/2023	Maintenance supplies	
9215293157	07/10/2023	07/10/2023	6210 - Maintenance	Segundo, CA 90245 Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	94.58	0.00	6664	07/10/2023	Maintenance supplies	
9215293161	07/10/2023	07/10/2023	6210 - Maintenance	Segundo, CA 90245 Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	77.29	0.00	6664	07/10/2023	Maintenance supplies	
9215293163	07/10/2023	07/10/2023	6210 - Maintenance	Segundo, CA 90245 Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	22.11	0.00	6664	07/10/2023	Maintenance supplies	
9215653293	07/10/2023	07/10/2023	6210 - Maintenance	Segundo, CA 90245 Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	192.37	0.00	6664	07/10/2023	Vacancy Prep for Unit #401	
9215653294	07/10/2023	07/10/2023	6210 - Maintenance	Segundo, CA 90245 Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	93.94	0.00	6664	07/10/2023	Vacancy Prep #401	
9215653291	07/10/2023	07/10/2023	6210 - Maintenance	Segundo, CA 90245 Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	180.66	0.00	6664	07/10/2023	Vacancy Prep #401	
9215843687	07/10/2023	07/10/2023	6210 - Maintenance	Segundo, CA 90245 Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	914.64	0.00	6664	07/10/2023	Vacancy Prep #401 - New refrigerator for Unit #401	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
9215843688	07/10/2023	07/10/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	886.00	0.00	6664	07/10/2023	New dishwasher for Unit #401	
9215843685	07/10/2023	07/10/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	202.12	0.00	6664	07/10/2023	Maintenance supplies	
642732	07/10/2023	07/10/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	845.00	0.00	FA8E-9408	08/10/2023	Removed old broken parking lot wheel stops, supplied and installed 5 new ones, hauled away old concrete.	
45894	07/12/2023	07/12/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	163.75	0.00	3000000349	07/12/2023	Maintenance supplies	
45898	07/12/2023	07/12/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	36.10	0.00	3000000350	07/12/2023	Maintenance supplies	
46024	07/12/2023	07/12/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	88.13	0.00	3000000351	07/12/2023	Maintenance supplies	
46039	07/12/2023	07/12/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	115.20	0.00	3000000352	07/12/2023	Maintenance supplies	
46055	07/12/2023	07/12/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	71.09	0.00	3000000353	07/12/2023	Maintenance supplies	
46077	07/12/2023	07/12/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El		Southbay Industrial Hardware	197.68	0.00	3000000354	07/12/2023	Maintenance supplies	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
46081	07/12/2023	07/12/2023	6210 - Maintenance	Segundo, CA 90245 Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	15.31	0.00	3000000355	07/12/2023	Maintenance supplies	
438964	07/19/2023	07/19/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	315	Garcia, Gerardo	160.00	0.00	3000000362	07/24/2023	Emergency afterhours call; unclog kitchen sink all the way to the garage with commercial snake.	
438953	07/19/2023	07/19/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Garcia, Gerardo	120.00	0.00	3000000362	07/24/2023	Urgent afterhours call to unclog kitchen sink.	Drain/Pipe Clog
438952	07/19/2023	07/19/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	405	Garcia, Gerardo	90.00	0.00	3000000362	07/24/2023	Repair front door closer to open and close properly.	
S131591-CL3	07/19/2023	07/19/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		The Chute Doctor	878.00	0.00	3000000361	07/24/2023	Quarterly trash chute, chute door and trash room cleanings.	
CC065177	07/20/2023	08/19/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Carpet Concepts	0.00	1,115.40			Vacancy prep #401 1b/1b/ new carpet and padding throughout unit and new vinyl in kitchen and bathroom.	
438960	07/20/2023	07/20/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	405	Garcia, Gerardo	85.00	0.00	3000000362	07/24/2023	Replace bathroom sink pop up assembly for sink stopper to work properly	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
9215891589	07/20/2023	07/20/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	142.09	0.00	6667	07/20/2023	Maintenance supplies	again (maintenance off).
9215891590	07/20/2023	07/20/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	63.46	0.00	6667	07/20/2023	Maintenance supplies	
9216053672	07/20/2023	07/20/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	4.15	0.00	6667	07/20/2023	Maintenance supplies	
9215955843	07/20/2023	07/20/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	118.87	0.00	6667	07/20/2023	Maintenance supplies	
232119	07/20/2023	07/20/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		The Stanley Louis Company	390.00	0.00	BB6F-F472	07/24/2023	Emergency roof boiler service when hot water went out to half the building, large sediment chunks cleaned out of pump cartridge, reset system, left working properly.	
35838	07/27/2023	07/27/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	85.37	0.00	ACH	07/28/2023	Quill INV 33294295 - kitchen and cleaning supplies	
35838	07/27/2023	07/27/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA		Cadman Group	17.51	0.00	ACH	07/28/2023	Quill INV 33296509 - cleaning supplies	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245								
35838	07/27/2023	07/27/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	35.02	0.00	ACH	07/28/2023	Quill INV 33164607 - kitchen and cleaning supplies	
35838	07/27/2023	07/27/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	130.82	0.00	ACH	07/28/2023	Quill INV33230891 - cleaning supplies	
35838	07/27/2023	07/27/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	41.58	0.00	ACH	07/28/2023	Quill INV33230440 - cleaning supplies	
35838	07/27/2023	07/27/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	42.69	0.00	ACH	07/28/2023	Quill INV33333962 - cleaning supplies	
40595	07/27/2023	07/27/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	401	Total Maintenance Group, Inc.	0.00	7,356.00				
	07/28/2023	07/28/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	85.37	0.00	ACH	07/28/2023	Quill INV 33294295 - kitchen and cleaning supplies	
	07/28/2023	07/28/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	17.51	0.00	ACH	07/28/2023	Quill INV 33296509 - cleaning supplies	
	07/28/2023	07/28/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	35.02	0.00	ACH	07/28/2023	Quill INV 33164607 - kitchen and cleaning supplies	
	07/28/2023	07/28/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	130.82	0.00	ACH	07/28/2023	Quill INV33230891 - cleaning supplies	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
	07/28/2023	07/28/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	41.58	0.00	ACH	07/28/2023	Quill INV33230440 - cleaning supplies	
	07/28/2023	07/28/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	42.69	0.00	ACH	07/28/2023	Quill INV33333962 - cleaning supplies	
9216146642	07/28/2023	07/28/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	46.17	0.00	6668	07/28/2023	Maintenance supplies for Unit #103	
9216146641	07/28/2023	07/28/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	68.87	0.00	6668	07/28/2023	Maintenance supplies	
9216194555	07/28/2023	07/28/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	96.79	0.00	6668	07/28/2023	Maintenance supplies	
9216194552	07/28/2023	07/28/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	17.94	0.00	6668	07/28/2023	Maintenance supplies	
9216194553	07/28/2023	07/28/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	179.58	0.00	6668	07/28/2023	New garbage disposal for Unit #103	
1802956878	07/28/2023	07/28/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	6.81	0.00	6668	07/28/2023	Maintenance supplies	
1803045378	07/28/2023	07/28/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	10.05	0.00	6668	07/28/2023	Maintenance supplies	
							10,970.07	8,471.40				

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
6250 - Gardening												
5904	07/10/2023	07/10/2023	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	1,184.59	0.00	21CB-6C1C	07/10/2023	Monthly Service - June	
5904	07/10/2023	07/10/2023	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	79.90	0.00	21CB-6C1C	07/10/2023	Extra supplies and approved work for June (1) 6"toro popup sprinkler (1) coupling, (1) PVC plug	
							1,264.49	0.00				
6270 - Management Fees												
	07/03/2023	07/03/2023	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	15,500.00	0.00	ACH	07/03/2023	Management Fees for 07/2023	
6315 - Pest Control												
154434	07/10/2023	07/10/2023	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Al & Sons Termite and Pest Control Inc.	175.00	0.00	3000000345	07/10/2023	Vermin Service 6/15/23	
435538656	07/28/2023	07/28/2023	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Terminix	77.80	0.00	3000000363	07/28/2023	Monthly Service - July	
							252.80	0.00				
6410 - Electricity												
700394170456	07/20/2023	07/20/2023	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	2,528.09	0.00	6666	07/20/2023	Service 6/9/23 - 7/11/23	
6420 - Gas												
056 105 3200 3	07/12/2023	07/12/2023	6420 - Gas	Park Vista - 615 E. Holly		Gas Company	1,135.85	0.00	3000000348	07/12/2023	Service 6/23 - 7/3/23	

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								
6445 - Telephone/Internet												
287272447593	07/05/2023	07/05/2023	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	23.50	0.00	6662	07/05/2023	Service 6/17/23 - 7/16/23	
145150448	07/10/2023	07/10/2023	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	77.24	0.00	3000000346	07/10/2023	Service 5/27/23 - 6/26/23	
310-640-7156	07/19/2023	07/19/2023	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	1,473.95	0.00	3000000357	07/19/2023	Service 6/5/23 - 7/4/23	
310-640-7156	07/19/2023	07/19/2023	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	1,452.78	0.00	3000000357	07/19/2023	Service 7/5/23 - 8/4/23	
310-322-5036	07/19/2023	07/19/2023	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	1,001.57	0.00	3000000358	07/19/2023	Service 7/4/23 - 8/3/23	
337000205336	07/19/2023	07/19/2023	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	96.76	0.00	3000000359	07/19/2023	Service 6/9/23 - 7/8/23	
							4,125.80	0.00				
6455 - Cable/Television												
8448 30 006 0255251	07/12/2023	07/12/2023	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	23.72	0.00	3000000347	07/12/2023	Service 6/30/23 - 7/29/23	
8448 30 006 0017008	07/19/2023	07/19/2023	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA		Spectrum	1,059.90	0.00	3000000360	07/19/2023	Service 7/4/23 - 8/3/23	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245			1,083.62	0.00				
7420 - Office Supplies												
35838	07/27/2023	07/27/2023	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	120.66	0.00	ACH	07/28/2023	Quill INV33025103 - Coffee Supplies	
35838	07/27/2023	07/27/2023	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	27.99	0.00	ACH	07/28/2023	Quill INV33182924 - coffee supplies	
35838	07/27/2023	07/27/2023	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	43.79	0.00	ACH	07/28/2023	Quill INV33167062 - Office supplies	
35838	07/27/2023	07/27/2023	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	48.17	0.00	ACH	07/28/2023	Quill INV33232982 - janitor's storage basket	
35838	07/27/2023	07/27/2023	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	116.90	0.00	ACH	07/28/2023	Quill INV33403092 - kitchen coffee supplies	
35838	07/27/2023	07/27/2023	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	73.37	0.00	ACH	07/28/2023	Printing Fed Ex - notices	
	07/28/2023	07/28/2023	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	120.66	0.00	ACH	07/28/2023	Quill INV33025103 - Coffee Supplies	
	07/28/2023	07/28/2023	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	27.99	0.00	ACH	07/28/2023	Quill INV33182924 - coffee supplies	
	07/28/2023	07/28/2023	7420 - Office Supplies	Park Vista - 615 E. Holly		Cadman Group	43.79	0.00	ACH	07/28/2023	Quill INV33167062	

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							- Office supplies	
	07/28/2023	07/28/2023	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	48.17	0.00	ACH	07/28/2023	Quill INV33232982 - janitor's storage basket	
	07/28/2023	07/28/2023	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	116.90	0.00	ACH	07/28/2023	Quill INV33403092 - kitchen coffee supplies	
	07/28/2023	07/28/2023	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	73.37	0.00	ACH	07/28/2023	Printing Fed Ex - notices	
							861.76	0.00				
7450 - Advertising & Promotion												
35811	07/07/2023	07/07/2023	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	1,676.66	0.00	ACH	07/07/2023	4th of July BBQ - Britts BBQ	
35838	07/27/2023	07/27/2023	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	317.45	0.00	ACH	07/28/2023	Noahs Bagels for Tenant meeting	
	07/28/2023	07/28/2023	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	317.45	0.00	ACH	07/28/2023	Noahs Bagels for Tenant meeting	
							2,311.56	0.00				
Total							40,811.54	8,471.40				

Budget - Comparative

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

Period Range: Jul 2023 to Jul 2023

Comparison Period Range: Jul 2022 to Jul 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	74,567.00	69,000.00	5,567.00	8.07%	70,018.00	68,000.00	2,018.00	2.97%
Parking Income	1,644.36	1,550.00	94.36	6.09%	1,550.00	1,550.00	0.00	0.00%
Total RENT	76,211.36	70,550.00	5,661.36	8.02%	71,568.00	69,550.00	2,018.00	2.90%
Vacancy	0.00	-2,916.67	2,916.67	100.00%	0.00	-2,250.00	2,250.00	100.00%
Prepayment	-5,851.40	0.00	-5,851.40	0.00%	-1,049.50	0.00	-1,049.50	0.00%
NSF Bank Fees Collected	25.00	0.00	25.00	0.00%	0.00	0.00	0.00	0.00%
Laundry Income	541.31	458.33	82.98	18.10%	0.00	375.00	-375.00	-100.00%
Total Budgeted Operating Income	70,926.27	68,091.66	2,834.61	4.16%	70,518.50	67,675.00	2,843.50	4.20%
Expense								
Fire Service	225.00	833.33	608.33	73.00%	1,075.00	300.00	-775.00	-258.33%
Maintenance	11,953.90	17,500.00	5,546.10	31.69%	11,507.30	17,500.00	5,992.70	34.24%
Elevator service	0.00	1,000.00	1,000.00	100.00%	0.00	1,500.00	1,500.00	100.00%
Gardening	1,264.49	1,458.33	193.84	13.29%	1,076.90	1,250.00	173.10	13.85%
Management Fees	15,500.00	15,500.00	0.00	0.00%	15,500.00	15,500.00	0.00	0.00%
Pest Control	252.80	500.00	247.20	49.44%	1,020.00	400.00	-620.00	-155.00%
Licenses and Permits	0.00	54.17	54.17	100.00%	0.00	75.00	75.00	100.00%
Electricity	2,160.32	2,250.00	89.68	3.99%	2,602.56	1,700.00	-902.56	-53.09%
Gas	1,109.64	2,250.00	1,140.36	50.68%	1,480.83	1,500.00	19.17	1.28%
Water	0.00	4,583.33	4,583.33	100.00%	0.00	3,750.00	3,750.00	100.00%
Telephone/Internet	4,125.80	2,500.00	-1,625.80	-65.03%	-5,355.66	1,500.00	6,855.66	457.04%
Cable/Television	1,083.62	6,250.00	5,166.38	82.66%	5,371.88	5,000.00	-371.88	-7.44%
Office Supplies	861.76	250.00	-611.76	-244.70%	144.51	150.00	5.49	3.66%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Uniforms	0.00	0.00	0.00	0.00%	0.00	40.00	40.00	100.00%
Advertising & Promotion	2,311.56	250.00	-2,061.56	-824.62%	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	20.83	20.83	100.00%	0.00	5.00	5.00	100.00%
Professional Fees	0.00	625.00	625.00	100.00%	0.00	1,500.00	1,500.00	100.00%
Total Budgeted Operating Expense	40,848.89	55,831.24	14,982.35	26.84%	34,423.32	51,926.25	17,502.93	33.71%
Total Budgeted Operating Income	70,926.27	68,091.66	2,834.61	4.16%	70,518.50	67,675.00	2,843.50	4.20%
Total Budgeted Operating Expense	40,848.89	55,831.24	14,982.35	26.84%	34,423.32	51,926.25	17,502.93	33.71%
NOI - Net Operating Income	30,077.38	12,260.42	17,816.96	145.32%	36,095.18	15,748.75	20,346.43	129.19%
Other Income								
Interest on Bank Accounts	5,417.18	1,875.00	3,542.18	188.92%	1,608.89	200.00	1,408.89	704.45%
Total Budgeted Other Income	5,417.18	1,875.00	3,542.18	188.92%	1,608.89	200.00	1,408.89	704.45%
Net Other Income	5,417.18	1,875.00	3,542.18	188.92%	1,608.89	200.00	1,408.89	704.45%
Total Budgeted Income	76,343.45	69,966.66	6,376.79	9.11%	72,127.39	67,875.00	4,252.39	6.27%
Total Budgeted Expense	40,848.89	55,831.24	14,982.35	26.84%	34,423.32	51,926.25	17,502.93	33.71%
Net Income	35,494.56	14,135.42	21,359.14	151.10%	37,704.07	15,948.75	21,755.32	136.41%
Cash								
Cash in Bank	29,527.38	0.00	-29,527.38	0.00%	37,045.18	0.00	-37,045.18	0.00%
Park Vista Reserve Account - LAIF	5,417.18	0.00	-5,417.18	0.00%	1,608.89	0.00	-1,608.89	0.00%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Total Budgeted Cash	34,944.56	0.00	-34,944.56	0.00%	38,654.07	0.00	-38,654.07	0.00%
Liability								
Key Deposit	0.00	0.00	0.00	0.00%	80.00	0.00	80.00	0.00%
Security Deposit	-530.00	0.00	-530.00	0.00%	870.00	0.00	870.00	0.00%
Passthrough Cash Account	-20.00	0.00	-20.00	0.00%	0.00	0.00	0.00	0.00%
Total Budgeted Liability	-550.00	0.00	-550.00	0.00%	950.00	0.00	950.00	0.00%

**EL SEGUNDO SENIOR CITIZENS HOUSING
DEVELOPMENT CORPORATION**

350 MAIN STREET, EL SEGUNDO, CA 90245

August 11, 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:	Q3-2023	July-23 Original
Beginning balance at June 30, 2023		\$ 1,201,185.69
Accrued: Interest (Posted quarterly)		5,417.18
Add: Deposits		
Less: Withdrawals		
TOTAL IN LAIF/CAMP - G/L# 504-101-0000-0004:	<u>As of</u> 7/31/2023	<hr/> \$ 1,206,602.87

Accrued Interest (posted quarterly by the 15th day following quarter):						
Interest Earned	July	@	5.310%	Actual	CAMP for 31 days	5,417.18
Interest Earned	August	@		Actual	CAMP for 31 days	-
Interest Earned	September	@		Actual	CAMP for 30 days	-
Accrued Interest	quarter to date					5,417.18

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 1997 meeting of the Board of Directors, interest will be credited to the account and compounded on a quarterly basis. Interest shown for each month is for your information only.

If you have any questions, please do not hesitate to give me a call.

Sincerely,
Dino R. Marsocci

Dino R. Marsocci
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



City of El Segundo
 350 Main St
 El Segundo, CA 90245-3813
 (310) 524-2317

INVOICE

004580

Page 1 of 1

DATE	08/02/2023
ACCOUNT	00945
AMT DUE	76,578.00

HOUSING CORPORATION EL SEGUNDO SENIOR CITIZENS
 THE CADMAN GROUP
 347 RICHMOND STREET
 EL SEGUNDO, CA 90245

AMOUNT PAID _____



MAKE CHECKS PAYABLE TO EL SEGUNDO
 PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

CITY OF EL SEGUNDO

DESCRIPTION	AMOUNT
Earth Movement/Flood Program Insurance 2023/2024	76,578.00
Total Amount Due:	76,578.00
ACCOUNT NO. 00945	PAYABLE UPON RECEIPT 76,578.00

Please Remit to: City of El Segundo
 Attn: Accounts Receivable
 350 Main St
 El Segundo, CA 90245-3813

**IRS e-file Signature Authorization
for a Tax Exempt Entity**

For calendar year 2022, or fiscal year beginning _____, 2022, and ending _____, 20____

2022

Department of the Treasury
Internal Revenue Service

**Do not send to the IRS. Keep for your records.
Go to www.irs.gov/Form8879TE for the latest information.**

Name of filer **EL SEGUNDO SENIOR CITIZEN HOUSING
CORPORATION**

EIN or SSN
95-4021714

Name and title of officer or person subject to tax

JAMES LATTA CEO

Part I Type of Return and Return Information

Check the box for the return for which you are using this Form 8879-TE and enter the applicable amount, if any, from the return. Form 8038-CP and Form 5330 filers may enter dollars and cents. For all other forms, enter whole dollars only. If you check the box on line 1a, 2a, 3a, 4a, 5a, 6a, 7a, 8a, 9a, or 10a below, and the amount on that line for the return being filed with this form was blank, then leave line 1b, 2b, 3b, 4b, 5b, 6b, 7b, 8b, 9b, or 10b, whichever is applicable, blank (do not enter -0-). But, if you entered -0- on the return, then enter -0- on the applicable line below. Do not complete more than one line in Part I.

1a Form 990 check here <input checked="" type="checkbox"/>	b Total revenue , if any (Form 990, Part VIII, column (A), line 12)	1b	<u>901,265.</u>
2a Form 990-EZ check here <input type="checkbox"/>	b Total revenue , if any (Form 990-EZ, line 9)	2b	_____
3a Form 1120-POL check here <input type="checkbox"/>	b Total tax (Form 1120-POL, line 22)	3b	_____
4a Form 990-PF check here <input type="checkbox"/>	b Tax based on investment income (Form 990-PF, Part V, line 5)	4b	_____
5a Form 8868 check here <input type="checkbox"/>	b Balance due (Form 8868, line 3c)	5b	_____
6a Form 990-T check here <input type="checkbox"/>	b Total tax (Form 990-T, Part III, line 4)	6b	_____
7a Form 4720 check here <input type="checkbox"/>	b Total tax (Form 4720, Part III, line 1)	7b	_____
8a Form 5227 check here <input type="checkbox"/>	b FMV of assets at end of tax year (Form 5227, Item D)	8b	_____
9a Form 5330 check here <input type="checkbox"/>	b Tax due (Form 5330, Part II, line 19)	9b	_____
10a Form 8038-CP check here <input type="checkbox"/>	b Amount of credit payment requested (Form 8038-CP, Part III, line 22)	10b	_____

Part II Declaration and Signature Authorization of Officer or Person Subject to Tax

Under penalties of perjury, I declare that I am an officer of the above entity or I am a person subject to tax with respect to (name of entity) _____, (EIN) _____ and that I have examined a copy of the 2022 electronic return and accompanying schedules and statements, and, to the best of my knowledge and belief, they are true, correct, and complete. I further declare that the amount in Part I above is the amount shown on the copy of the electronic return. I consent to allow my intermediate service provider, transmitter, or electronic return originator (ERO) to send the return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission, (b) the reason for any delay in processing the return or refund, and (c) the date of any refund. If applicable, I authorize the U.S. Treasury and its designated Financial Agent to initiate an electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at 1-888-353-4537 no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment. I have selected a personal identification number (PIN) as my signature for the electronic return and, if applicable, the consent to electronic funds withdrawal.

PIN: check one box only

I authorize HOFFMAN SHORT RUBIN DEWINTER SANDERSON to enter my PIN 16181 as my signature
ERO firm name Enter five numbers, but do not enter all zeros

on the tax year 2022 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I also authorize the aforementioned ERO to enter my PIN on the return's disclosure consent screen.

As an officer or person subject to tax with respect to the entity, I will enter my PIN as my signature on the tax year 2022 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I will enter my PIN on the return's disclosure consent screen.

Signature of officer or person subject to tax _____

Date _____

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit electronic filing identification number (EFIN) followed by your five-digit self-selected PIN.

95772866643
Do not enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2022 electronically filed return indicated above. I confirm that I am submitting this return in accordance with the requirements of Pub. 4163, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature

JANNY THACH

Date

08/08/23

**ERO Must Retain This Form – See Instructions
Do Not Submit This Form to the IRS Unless Requested To Do So**

Date Accepted _____

DO NOT MAIL THIS FORM TO THE FTB

TAXABLE YEAR

California e-file Return Authorization for Exempt Organizations

FORM

2022

8453-EO

Exempt Organization name

Identifying number

EL SEGUNDO SENIOR CITIZEN HOUSING

95-4021714

Part I Electronic Return Information (whole dollars only)

1	Total gross receipts (Form 199, line 4)	1	901,265.
2	Total gross income (Form 199, line 8)	2	901,265.
3	Total expenses and disbursements (Form 199, line 9)	3	778,448.

Part II Settle Your Account Electronically for Taxable Year 2022

4 Electronic funds withdrawal 4a Amount _____ 4b Withdrawal date (mm/dd/yyyy) _____

Part III Banking Information (Have you verified the exempt organization's banking information?)

5 Routing number _____
6 Account number _____ 7 Type of account: Checking Savings

Part IV Declaration of Officer

I authorize the exempt organization's account to be settled as designated in Part II. If I check Part II, box 4, I authorize an electronic funds withdrawal for the amount listed on line 4a.

Under penalties of perjury, I declare that I am an officer of the above exempt organization and that the information I provided to my electronic return originator (ERO), transmitter, or intermediate service provider and the amounts in Part I above agree with the amounts on the corresponding lines of the exempt organization's 2022 California electronic return. To the best of my knowledge and belief, the exempt organization's return is true, correct, and complete. If the exempt organization is filing a balance due return, I understand that if the Franchise Tax Board (FTB) does not receive full and timely payment of the exempt organization's fee liability, the exempt organization will remain liable for the fee liability and all applicable interest and penalties. I authorize the exempt organization return and accompanying schedules and statements be transmitted to the FTB by the ERO, transmitter, or intermediate service provider. **If the processing of the exempt organization's return or refund is delayed, I authorize the FTB to disclose to the ERO or intermediate service provider the reason(s) for the delay.**

Sign Here

	Date		Title
Signature of officer		CEO	

Part V Declaration of Electronic Return Originator (ERO) and Paid Preparer. See instructions.

I declare that I have reviewed the above exempt organization's return and that the entries on form FTB 8453-EO are complete and correct to the best of my knowledge. (If I am only an intermediate service provider, I understand that I am not responsible for reviewing the exempt organization's return. I declare, however, that form FTB 8453-EO accurately reflects the data on the return.) I have obtained the organization officer's signature on form FTB 8453-EO before transmitting this return to the FTB; I have provided the organization officer with a copy of all forms and information that I will file with the FTB, and I have followed all other requirements described in FTB Pub. 1345, 2022 Handbook for Authorized e-file Providers. I will keep form FTB 8453-EO on file for **four** years from the due date of the return or **four** years from the date the exempt organization return is filed, whichever is later, and I will make a copy available to the FTB upon request. If I am also the paid preparer, under penalties of perjury, I declare that I have examined the above exempt organization's return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I make this declaration based on all information of which I have knowledge.

ERO Must Sign	ERO's signature	▶ JANNY THACH	Date	8/08/23	Check if also paid preparer <input checked="" type="checkbox"/>	Check if self-employed <input type="checkbox"/>	ERO's PTIN	P01626996	
	Firm's name (or yours if self-employed) and address	▶ HOFFMAN SHORT RUBIN DEWINTER SANDERSON				Firm's FEIN		81-3709413	
		▶ 1037 PARK VIEW DR				CA		ZIP code 91724	
		▶ COVINA							

Under penalties of perjury, I declare that I have examined the above organization's return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I make this declaration based on all information of which I have knowledge.

Paid Preparer Must Sign	Paid preparer's signature		Date		Check if self-employed <input type="checkbox"/>	Paid preparer's PTIN	
	Firm's name (or yours if self-employed) and address					Firm's FEIN	