



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

MEETING DATE: Wednesday, December 06, 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, October 25, 2023

Recommendation: Approve

C. CITY STAFF REPORT

2. Events Causing Board Vacancy. (Eduardo Schonborn)

Pursuant to Sections 4.D.1 and 4.E.2 of the Board's bylaws requires annual review of events causing a vacancy on the Board, where a vacancy shall exist on the occurrence of the following: (a) the death or resignation of any Director; (b) the declaration by resolution of the Board of a vacancy in the office of a Director who has been declared of unsound mind by order of court, convicted of a felony, or found by final order or judgment of any court to have breached a duty under Article 3 of Chapter 2 of the California Nonprofit Public Benefit Corporation Law; (c) the declaration by resolution of the Board of a vacancy in the office of a Director who has three or more absences in a 12-month period. Further, a board member who has three or more absences in a 12-month period may be removed.

Recommendation: Review the provisions and take appropriate action if deemed necessary by the Board.

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 October 2023.

b. LAIF investment fund and transfers between accounts.

Recommendation: Receive and File.

5. 2024 Park Vista Operating Budget. (Neil Cadman)

Recommendation: Review and approve the 2024 Operating Budget.

6. Park Vista's Income/Net Worth Thresholds for Tenancy. (Neil Cadman)

Recommendation: Review and consider the annual survey. Discuss any possible action regarding the income/net worth thresholds.

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, January 24, 2024
Wednesday, February 28, 2024
Wednesday, March 27, 2024

MINUTES OF THE MEETING
El Segundo Senior Citizen Housing Board Corporation
Wednesday,
October 25, 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 Vice President Tim Whelan.

ROLL CALL

Members Present: Tim Whelan
Paula Rotolo
Denise Fessenbecker
Julia Newman
Absent: Paul Lanyi
Others: Neil Cadman
Michael Allen
Eduardo Schonborn
Agnes Ho
Paul Samaras

A. PUBLIC COMMUNICATION

1. Brad Stone, a tenant of Park Vista living in apartment 137, commented on the continued interest in conducting a Park Vista yard sale. He said he sent an email late last night and left a note in the suggestion box in the laundry room before the meeting. He seeks to establish a Park Vista yard sale policy and protocols and to discuss the next steps concerning the date, time, location, and security for future yard sales. Brad noted that 12-13 residents had expressed interest in a future yard sale and emailed Tim about it as instructed in the previous meeting. Tim confirmed he received several emails, which he forwarded to the City. Eduardo Schonborn confirmed receipt and acknowledged a request to agendaize the yard sale item, but a Board Member needs to bring up the item for consideration by the Board as a whole and approve agendaizing the item for the next meeting. Eduardo then stated that while the conversation about a yard sale has been ongoing, the City's position, as advised by the City Attorney, is to not allow a yard sale because of the potential for liability issues. Tim questioned, even if the Board agendaize the item and somehow made it work, would it matter if the City's position is no. Eduardo replied, stating he didn't think it would matter.

Another resident asked if the City or its partner had liability insurance that would cover this because there were yard sales 15 years back and inquired if the City changed its position now. Neil replied that there may be things from 17 years ago that management was not fully aware of, but once management was aware, they were knowledgeable of a potential liability issue. He reiterated that it's not that it was allowed prior but more so because he's aware of the yard sale now. So, he has to step in to prevent the public from entering and exiting the building as it's a security and liability issue. Julia Newman asked if there would be an issue if residents had a yard sale in a place not in Park Vista, such as in a public space or in front of someone else's home. Eduardo said that from a Board perspective, it would be fine if it's not in Park Vista, but if a yard sale is permitted elsewhere, it depends on where it is held. Tim then said he's a lawyer and understands liability issues, and why the City does not want to open it up to that, so they should leave the situation as is.

B. APPROVAL OF MEETING MINUTES

2. Tim brought to the attention of City Staff that the Meeting Minutes of September 25th, 2023, have an error in the management report section, indicating that the minutes mentioned he said the one-day, three-hour yard sale would be overly expensive; however, he recalls verbalizing that it would not be overly expensive.

C. CITY STAFF REPORT

3. Housing Element Status Presentation. (Paul Samaras)

Principal Planner, Paul Samaras, presented to the Board the Housing Element and the progress report on its implementation to date. Julia asked if there was any oversight on affordable ADUs and if there was anything people could do to help subsidize building costs. Paul responded that the City does not require ADU affordability; however, an annual ADU survey suggests that ADU units tend to be affordable to households of moderate to lower income. Julia followed up by asking if re-zoned, mixed-use areas allowing residential would guarantee and require low-income housing or if it just means residential are allowed to be developed. Paul clarified that the City does not have an inclusionary housing ordinance that requires a percentage of new housing units to be affordable in the re-zoned area; however, if the creation of affordable housing is low, the City may consider other ways to incentivize affordable housing production. Eduardo then said that the City does have some expectations from developers to build affordable housing if developers seek some entitlement through a Development Agreement, even if there aren't any ordinances requiring affordable housing as of today. Neil then inquired about re-zoning for housing east of Pacific Coast Highway, Senate Bill 9, which eliminated the R-1 zone in California, and the development on Palm Ave, where the developer demolished two 6-unit buildings to construct eight condos, resulting in a net loss of dwelling units and if the City has control over that. Eduardo confirmed that nothing is being contemplated east of PCH, and the City does have an urban lot split ordinance with some caveats requiring new units to be restricted for affordability. Additionally, it is the developers' responsibility to conduct an assessment of the current tenant's income, rental price, and if any established affordable housing needs to be replaced. Michael further clarified that the same law requires the number of units demolished to be replaced at the same number of units or more, requiring no net loss regardless of whether the unit is for rental or ownership. Michael stated the development may have preceded the law, but moving forward, the law is in place. A resident then voiced her concern regarding density and parking. Eduardo acknowledged that it is a balancing act, but the laws being passed at the state level don't care about that. Afterward, a resident inquired about the status of the Pacific Coast Commons. Paul answered, saying the City Council approved a re-zoning of that area to allow higher density and so forth. Still, the property owner and developers have not yet applied for construction permits. Then, that resident asked for the definition of affordability. Paul stated that the state of California has different income categories and made reference to his PowerPoint. Eduardo pointed out that a family of four earning \$100,000 a year or less is considered low-income in Los Angeles County, and a family of four earning \$37,000 or less is considered extremely low-income. Julia asked if there was a timeline to meet the affordable housing goals, and then Paul said the challenge is for eight years, from 2021 to 2029. The state reassesses the target every eight years and then releases the city requirement. Julia then asked what incentives were given to developers to build affordable housing, and Paul gave fewer parking restrictions as an example. Michael then stated that Pacific Coast Commons is an example of where developers were incentivized to build more affordable housing. PCC conducted a parking utilization study that showed less parking is actually needed than required by the code, and they saved money by using shared parking and unbundling parking. Another popular incentive is a density bonus, where the state allows for ten more units, but the City allows for more than 50% of that at 15 units if the developer commits to making a certain percentage of the units affordable. Michael reiterates that the City can't build housing and can't force developers to build affordable housing but will continue to work towards building a toolbox to incentivize development.

Julia followed up with whether something in place prevents newly built units from being valued more than the demolished units. Michael said the replacement law Eduardo mentioned previously required the same number of units to be rebuilt, and any qualified, affordable housing needs to be replaced. Paul then concluded his presentation.

4. November and December 2023 Board Meetings. (Eduardo Schonborn)

Eduardo Schonborn informed the Board that the standing meetings on the fourth Wednesday of the month would fall around the Thanksgiving and Christmas holidays, and historically the Board has either canceled these meetings and adjourned to the January meeting or had a special meeting in early December. The Board agreed to cancel the regular November and December meetings and conduct a special meeting on Wednesday, December 6th, 2023, at 3:30 pm.

Motion carried: 4-0

D. NEW BUSINESS

5. President's Report. (Paul Lanyi)

- None.

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

Neil passed an example of a \$8,000 work order and the bill to the Board Members. Tim asked who decides on the work orders and Neil replied, "Staff." Neil continued to say that they go by a minimalist approach, which is a minimal amount of work to achieve the desired outcome of a unit that is habitable, durable, and provides a good dwelling.

Receive and file: Motion carried 4-0

7. Update on the Facilities Assessment Upgrade Report. (Neil Cadman)

Neil compared the items on the facilities assessment report for this year to the year's actual expenditures. Per 2021-2022, the estimated report was \$523,000 each year for the plumbing upgrades. However, none of the money was expended each year. In 2023, the assessment report showed no schedule or anticipated replacement and no expected expenditure. The only item scheduled in 2024 is \$26,893 for replacing one boiler system, but the work will be done in 2023 in about two weeks for \$13,500. Eduardo reminded Board Members that the boiler replacement went to the Council last week and was reaffirmed by the Council. Tim asked if the unspent money was sitting somewhere collecting interest, and Neil replied that it was in the LAIF account.

8. Annual Market Rent Survey; and Adjustment of Rental Rates for New, Incoming Tenants. (Neil Cadman)

Neil passed out the annual rent survey and emphasized the need for Board Members to return the report to him. Neil proceeded to describe the methods of the rent assessment. He stated that current rent for a one-bedroom is \$1,487/month, and a new 60% market value would increase rent to \$1,507.44 for new residents. Currently, a single unit costs \$1,039/month, and a new 60% market value would be \$1,112 for new residents. Neil suggests the new level for next year stay the same because the 60% market value, rather than the traditional 50% market value, achieved the financial barriers. Tim asked if there has been any trouble filling vacancies at 60% market, and Neil replied by indicating that the waiting list is 65-70 people long. Tim followed up by asking if there needs to be a raised threshold to stay in Park Vista, and Neil said that would be part of his management report, which he will ask Staff to place on the next agenda. He also said the 2% increase for existing tenants will be presented in the January meeting.

Tim asked for clarification on Neil's recommendation not to increase rent considering the earthquake insurance increase and increase of insurance premium year-to-year. Neil noted that he's fine with it at this point because the budget has done very well this year. There was an increase in water; however, the actual maintenance expenses are way below expected and look favorable overall. The motion for the rent for incoming tenants to stay the same as it is right now passed.

Motion carried: 4-0

E. UNFINISHED BUSINESS

- None

F. MANAGEMENT REPORT (Cadman Representative)

- Management approved a request from Hilltop Church to host a Thanksgiving dinner for all Park Vista residents in the rec room on Saturday, November 11th, from 9 AM to 2 PM.
- Neil asked the Board to agenda a review of the annual income qualifications for tenants. Motion for item to be on next meeting's agenda carried 4-0.
- Boiler replacement is scheduled for November.

G. BOARD MEMBER REPORT

- None

ADJOURNMENT: 4:43 pm

NEXT SPECIAL MEETING: Wednesday, December 06, 2023



PARK VISTA

Financial Reporting Analysis

October 2023

Gross Income: \$83,583.72

Gross Expenses: \$72,322.35

Expenses for the month were normal except for the following:

- *Maintenance of \$32,120.62 comprised of normal operations, major vacancy work to two units.*
- *Water bills of \$7,899.82 in October.*
- *Capital Expenditure of \$3,313.59 for the down payment for Stanley Louis replacement of a boiler.*

Net Income: \$11,261.37

Total Account Balances: \$1,893,137.37

Upcoming major expenses: Boiler repair and possible replacement per Public Works.

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

**Total number of vacancies for the month: 100% occupied on 10/1/2023
100% occupied on 10/31/2023**

Move-outs: 1

Move-ins: 1

Notices to Vacate: 1

Budget Comparison Notes:

Operations: Operations for the month was a net \$47,625.93 over budget for October, and \$192,059.67 over budget YTD primarily due to lower cable television cost and the budget insurance that was paid in a previous month.

Income

- **Income for the month of October \$9,741.77 over budget for October and \$97,016.43 over budget YTD.**

Expenses:

- **Overall \$37,322.47 under budget for October, and \$66,132.57 under budget YTD.**
- **Maintenance \$14,620.62 over budget for October, and \$3,095.52 under budget YTD.**
- **Electricity over budget for October by \$263.66. \$900.38 under budget YTD.**
- **Gas bills \$1,107.89 under budget to October; \$4,249.69 under budget YTD despite much higher gas bill rates that was not anticipated earlier this year.**
- **Cable Television under budget.**
- **Water \$9,447.45 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: Oct 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	77,842.00	100.01	735,856.76	94.59
Parking Income	1,583.16	2.03	15,898.20	2.04
Total RENT	79,425.16	102.05	751,754.96	96.63
Maintenance Charge (Income Account)	0.00	0.00	101.00	0.01
Prepayment	-2,094.76	-2.69	-1,697.38	-0.22
NSF Bank Fees Collected	0.00	0.00	125.00	0.02
Application Fee Income	0.00	0.00	-40.00	-0.01
Laundry Income	503.04	0.65	8,289.51	1.07
Miscellaneous Income	0.00	0.00	19,400.00	2.49
Total Operating Income	77,833.44	100.00	777,933.09	100.00
Expense				
Fire Service	255.00	0.33	990.00	0.13
Maintenance	32,120.62	41.27	171,904.48	22.10
Elevator service	0.00	0.00	12,810.98	1.65
Gardening	1,236.59	1.59	17,118.80	2.20
Management Fees	15,500.00	19.91	149,842.72	19.26
Pest Control	175.00	0.22	2,842.40	0.37
Insurance - Property	0.00	0.00	19,972.86	2.57
Earthquake Insurance	0.00	0.00	76,578.00	9.84
Licenses and Permits	20.00	0.03	195.00	0.03
Electricity	2,513.66	3.23	21,599.62	2.78
Gas	1,142.11	1.47	18,250.31	2.35
Water	7,899.82	10.15	36,385.89	4.68
Telephone/Internet	4,781.49	6.14	31,026.90	3.99
Cable/Television	2,816.99	3.62	37,156.38	4.78
Office Supplies	172.48	0.22	3,381.74	0.43
Advertising & Promotion	0.00	0.00	10,901.69	1.40
Bank Service Fees	0.00	0.00	36.00	0.00
Janitorial Service	0.00	0.00	61.20	0.01
Professional Fees	375.00	0.48	5,875.00	0.76
Total Operating Expense	69,008.76	88.66	616,929.97	79.30

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	8,824.68	11.34	161,003.12	20.70
Other Income & Expense				
Other Income				
Interest on Bank Accounts	5,750.28	7.39	50,974.26	6.55
Total Other Income	5,750.28	7.39	50,974.26	6.55
Other Expense				
Capital Expenditures				
Plumbing	3,313.59	4.26	3,313.59	0.43
Total Capital Expenditures	3,313.59	4.26	3,313.59	0.43
Total Other Expense	3,313.59	4.26	3,313.59	0.43
Net Other Income	2,436.69	3.13	47,660.67	6.13
Total Income	83,583.72	107.39	828,907.35	106.55
Total Expense	72,322.35	92.92	620,243.56	79.73
Net Income	11,261.37	14.47	208,663.79	26.82

Balance Sheet

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

As of: 10/31/2023

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	669,673.42
Park Vista Reserve Account - LAIF	1,223,463.95
Total Cash	1,893,137.37
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	2,377,562.32
LIABILITIES & CAPITAL	
Liabilities	
Security Deposit Interest	-530.00
Pet Deposit	3,725.00
Key Deposit	1,800.00
Security Deposit	69,491.00
Passthrough Cash Account	-1,036.00
Accounts Payable	30,698.00
Total Liabilities	104,148.00
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	208,663.79
Calculated Prior Years Retained Earnings	1,933,259.58
Total Capital	2,273,414.32
TOTAL LIABILITIES & CAPITAL	2,377,562.32

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: 10/01/2023 to 10/31/2023

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
6000 - Fire Service												
1110836	10/20/2023	10/20/2023	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Fire Safety First	255.00	0.00	3000000404	10/23/2023	Quarterly Monitoring October - December 2023	
23996	10/23/2023	10/23/2023	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		F.A.S.T. Fire Pro	540.00	0.00	528B-E886	11/13/2023	Annual fire sprinkler maintenance inspection and testing of fire system per state and local code, compliance engine submission fee.	
23994	10/23/2023	10/23/2023	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		F.A.S.T. Fire Pro	330.00	0.00	699D-1EA4	11/09/2023	Quarterly fire alarm test, required by the Fire Dep. 2nd quarter 2023.	
23992	10/23/2023	10/23/2023	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		F.A.S.T. Fire Pro	330.00	0.00	699D-1EA4	11/09/2023	Quarterly Fire Alarm Test, per ESFD request. 1st quarter 2023.	
21643	10/23/2023	10/23/2023	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA		F.A.S.T. Fire Pro	270.00	0.00	528B-E886	11/13/2023	Quarterly fire sprinkler maintenance inspection,	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245							3rd quarter 2020.	
21644	10/23/2023	10/23/2023	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		F.A.S.T. Fire Pro	700.00	0.00	528B-E886	11/13/2023	Annual fire alarm system test per state and local regulations in 2020.	
22023	10/23/2023	10/23/2023	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		F.A.S.T. Fire Pro	780.81	0.00	528B-E886	11/13/2023	Emergency call for service to leaking sprinklers in garage, replaced old sprinklers with new units and restored systems to service.	
							3,205.81	0.00				
6001 - Fire Extinguisher Service												
23993	10/23/2023	10/23/2023	6001 - Fire Extinguisher Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		F.A.S.T. Fire Pro	996.78	0.00	528B-E886	11/13/2023	Annual fire extinguisher maintenance service (26).	
22022	10/23/2023	10/23/2023	6001 - Fire Extinguisher Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		F.A.S.T. Fire Pro	416.00	0.00	528B-E886	11/13/2023	Annual portable fire extinguisher inspection services in 2021, (26) extinguishers total.	
							1,412.78	0.00				
6210 - Maintenance												
204080	10/01/2023	10/01/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	150.00	0.00	A0BF-3638	10/23/2023	Replaced upper garage self closing arm on metal door.	Garage Door
204078	10/01/2023	10/01/2023	6210 - Maintenance	Park Vista - 615 E. Holly	108	Montalvo, Uriel	280.00	0.00	A0BF-3638	10/23/2023	Replaced garbage	

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							disposal.	
204067	10/01/2023	10/01/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	75.00	0.00	A0BF-3638	10/23/2023	Repaired toilet tank leak.	
204063	10/01/2023	10/01/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	55.00	0.00	A0BF-3638	10/23/2023	Replaced handle only on shower diverter.	
204061	10/01/2023	10/01/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	300.00	0.00	A0BF-3638	10/23/2023	Removed 2 old angle stops and installed 2 new angle stops for hot and cold under kitchen sink, removed old kitchen faucet leaking and installed new faucet with hot and cold water supply line. #112.	
36241	10/04/2023	10/04/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	133.58	0.00	ACH	10/04/2023	Quill INV 34246069 -office supplies	
36241	10/04/2023	10/04/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	138.09	0.00	ACH	10/04/2023	Quill INV 34391100 - cleaning supplies	
9218520174	10/04/2023	10/04/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	151.08	0.00	6696	10/04/2023	#310 Maintenance	
9218719335	10/04/2023	10/04/2023	6210 - Maintenance	Park Vista - 615 E. Holly		HD Supply	122.69	0.00	6696	10/04/2023	Maintenance	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
9218719336	10/04/2023	10/04/2023	6210 - Maintenance	Avenue El Segundo, CA 90245 Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	100.72	0.00	6696	10/04/2023	Maintenance	
9218662786	10/04/2023	10/04/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	179.58	0.00	6696	10/04/2023	Maintenance	
9218662785	10/04/2023	10/04/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	179.58	0.00	6696	10/04/2023	New garbage disposal #108	
9218662784	10/04/2023	10/04/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	179.58	0.00	6696	10/04/2023	Maintenance	
9218520173	10/04/2023	10/04/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	101.06	0.00	6696	10/04/2023	Maintenance Supplies -Unit #108	
9218719334	10/04/2023	10/04/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	13.78	0.00	6696	10/04/2023	Maintenance	
9218520172	10/05/2023	10/05/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	202.12	0.00	6697	10/09/2023	Maintenance	
204081	10/05/2023	10/05/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	206	Montalvo, Uriel	250.00	0.00	A0BF-3638	10/23/2023	Removed broken old ceiling fan and installed new one.	
204092	10/05/2023	10/05/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	110	Montalvo, Uriel	180.00	0.00	A0BF-3638	10/23/2023	Repaired broken sliding glass door wheels	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245							so door opens and closes properly again.	
204091	10/05/2023	10/05/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	125.00	0.00	A0BF-3638	10/23/2023	Building inspection findings; replaced 4th floor ceiling light ballast and 3rd floor light fixture outside elevator.	
70051	10/09/2023	10/09/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Industrial Lock & Security Inc.	114.78	0.00	3000000402	10/23/2023	Replace front door locks and re-keyed since old lock no longer worked.	
40919	10/09/2023	10/09/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	110	Total Maintenance Group, Inc.	9,046.00	0.00	3AB6-693A	10/19/2023	Vacancy prep #110 1b/1b rehab; patch, prime, paint entire unit including cabinets, kitchen, closets, patio, install new appliances, prepare & paint all brown cabinet locations, install CO2/ smoke detector combos, installed supplied garbage disposal.	
40920	10/09/2023	10/09/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA	308	Total Maintenance Group, Inc.	8,526.00	0.00	3AB6-693A	10/19/2023	Vacancy prep #308 1b/1b rehab; patch, prime, paint	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245							entire unit including cabinets, kitchen, closets, patio, install new appliances, handyman work and new fixtures where needed throughout.	
47653	10/10/2023	10/10/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	12.58	0.00	3000000393	10/12/2023	Maintenance supplies- Remaining blance	
47765	10/12/2023	10/12/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		South Bay Industrial Hardware	277.08	0.00	3000000394	10/13/2023	Maintenance Supplies	
47771	10/12/2023	10/12/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		South Bay Industrial Hardware	47.07	0.00	3000000394	10/13/2023	Maintenance Supplies	
47774	10/12/2023	10/12/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		South Bay Industrial Hardware	40.69	0.00	3000000394	10/13/2023	Maintenance Supplies	
47780	10/12/2023	10/12/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		South Bay Industrial Hardware	28.54	0.00	3000000394	10/13/2023	Maintenance Supplies	
47784	10/12/2023	10/12/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		South Bay Industrial Hardware	194.88	0.00	3000000394	10/13/2023	Maintenance Supplies	
47782	10/12/2023	10/12/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		South Bay Industrial Hardware	30.62	0.00	3000000394	10/13/2023	Maintenance Supplies	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
46159	10/12/2023	10/12/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		South Bay Industrial Hardware	65.84	0.00	3000000394	10/13/2023	Maintenance Supplies	
46164	10/12/2023	10/12/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		South Bay Industrial Hardware	30.64	0.00	3000000394	10/13/2023	Maintenance Supplies	
46185	10/12/2023	10/12/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		South Bay Industrial Hardware	179.94	0.00	3000000394	10/13/2023	Maintenance Supplies	
46186	10/12/2023	10/12/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		South Bay Industrial Hardware	43.87	0.00	3000000394	10/13/2023	Maintenance Supplies	
46212	10/12/2023	10/12/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		South Bay Industrial Hardware	44.84	0.00	3000000395	10/13/2023	Maintenance Supplies	
477632	10/13/2023	10/13/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	323	Garcia, Gerardo	260.00	0.00	3000000407	11/09/2023	Unclog kitchen sink emergency to main line, clean and sanitize area of overflow after.	
477629	10/13/2023	10/13/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	214	Garcia, Gerardo	260.00	0.00	3000000407	11/09/2023	Commercial snake used to unclog kitchen sink emergency all the way to drain pipe, clean and sanitize area after.	
67399	10/13/2023	10/13/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	216	Garcia, Gerardo	120.00	0.00	3000000403	10/23/2023	Snaked between units to clear bathtub clog.	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
477646	10/13/2023	10/13/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	501	Garcia, Gerardo	260.00	0.00	3000000403	10/23/2023	After hours kitchen sink clog; snaked to clear all the way to main line.	
347573	10/13/2023	10/13/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Montalvo, Uriel	300.00	0.00	6997-2AA8	11/09/2023	After repairs made to plumbing where there were leaks; old damaged vanity removed and hauled away, new cabinet assembled and new countertop installed. #109.	
347574	10/13/2023	10/13/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	324	Montalvo, Uriel	750.00	0.00	5286-BC1C	11/13/2023	Replaced lower garage cast iron drain pipe.	
347575	10/13/2023	10/13/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	323	Montalvo, Uriel	850.00	0.00	5286-BC1C	11/13/2023	Replaced main cast iron pipe from 2nd to 3rd floor by opening dry wall where needed, removed drywall needed to access drain pipe, hauled away all debris.	
9218982545	10/17/2023	10/17/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	100.25	0.00	6704	10/18/2023	Janitor-Cleaning supplies.	
9218982544	10/17/2023	10/17/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El		HD Supply	65.92	0.00	6704	10/18/2023	Maintenance supplies repairs for	

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							the building.	
9219103920	10/17/2023	10/17/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	9.30	0.00	6704	10/18/2023	Maintenance supplies for the building.	
347591	10/17/2023	10/17/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Montalvo, Uriel	350.00	0.00	6997-2AA8	11/09/2023	After water damage repairs from leak; new drywall, patch, and paint. #109.	
347592	10/17/2023	10/17/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	300.00	0.00	6997-2AA8	11/09/2023	Repair, patch/paint hallway walls in 2nd floor hallway after replacing drain pipes that were extremely obstructed between units.	
347593	10/17/2023	10/17/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	323	Montalvo, Uriel	280.00	0.00	6997-2AA8	11/09/2023	Patch and paint after walls opened due to extreme clogging obstructions on 3 floors, units #424, #323, and #204.	
347598	10/17/2023	10/17/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	110	Montalvo, Uriel	500.00	0.00	6997-2AA8	11/09/2023	Wall furnace gas control valve replaced. #110.	
2899	10/23/2023	10/23/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	410	Herrera Tub Painting	370.00	0.00	528F-2802	11/13/2023	Reglaze tub and enclosure, repair crack in tub.	
577477	10/23/2023	10/23/2023	6210 -	Park Vista -	315	Montalvo,	180.00	0.00	6997-2AA8	11/09/2023	Removed old	

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		Uriel					range hood could not be repaired, installed new one, hauled away old unit.	
577476	10/23/2023	10/23/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	424	Montalvo, Uriel	180.00	0.00	6997-2AA8	11/09/2023	Removed old dishwasher, installed new one.	
577468-1	10/23/2023	10/23/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	322	Montalvo, Uriel	220.00	0.00	6997-2AA8	11/09/2023	Emergency afterhours weekend call for overflow in kitchen sink, cleaned and sanitized overflow area, snaked to main line to clear deep clog.	Flooding
577463-1	10/23/2023	10/23/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	414	Montalvo, Uriel	250.00	0.00	6997-2AA8	11/09/2023	Repaired tenant's front door by removing door, cutting and sanding it down, adding primer where it was cut, reinstalled same door.	
9219287114	10/25/2023	10/25/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	424	HD Supply	929.66	0.00	6707	10/31/2023	New dishwasher machine for unit #424	
9219123144	10/25/2023	10/25/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	312	HD Supply	42.50	0.00	6706	10/26/2023	New Patio lamp	
9219599935	10/25/2023	10/25/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El		HD Supply	150.41	0.00	6706	10/26/2023	Maintenance and Janitor supplies	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
9219553779	10/25/2023	10/25/2023	6210 - Maintenance	Segundo, CA 90245 Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	106	HD Supply	149.54	0.00	6706	10/26/2023	Co/smoke alarm and drain stopper.	
9219491459	10/25/2023	10/25/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	109.70	0.00	6706	10/26/2023	Maintenance supplies for the building. - Smoking free signs	
9219491460	10/25/2023	10/25/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	205.84	0.00	6706	10/26/2023	Maintenance supplies for the building.	
9219399869	10/25/2023	10/25/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	318	HD Supply	205.84	0.00	6709	11/09/2023	New Co/ Smoke alarm for unit #318 & #211	
9219448415	10/25/2023	10/25/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	211	HD Supply	205.84	0.00	6706	10/26/2023	New Co2 and Smoke alarm for unit #318 and #211	
36283	10/27/2023	10/27/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	115.99	0.00	ACH	10/27/2023	Quill INV 34944596 - cleaning supplies	
36283	10/27/2023	10/27/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	74.45	0.00	ACH	10/27/2023	Quill INV172904009 - cleaning supplies	
36283	10/27/2023	10/27/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	130.29	0.00	ACH	10/27/2023	Quill INV 34795154- Dehumidifier	
36283	10/27/2023	10/27/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	20.36	0.00	ACH	10/27/2023	Quill INV 34892457 - cleaning supplies	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
36283	10/27/2023	10/27/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	69.58	0.00	ACH	10/27/2023	Quill INV 34872246 - cleaning supplies	
2900	10/27/2023	10/27/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	108	Herrera Tub Painting	370.00	0.00	528F-2802	11/13/2023	Reglaze tub and enclosure, repair cracks in tub.	
645126	10/30/2023	10/30/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	414	Montalvo, Uriel	250.00	0.00	5286-BC1C	11/13/2023	Replaced wall heater gas valve and installed new gas hose to stop gas leak per gas company.	
645124	10/30/2023	10/30/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	85.00	0.00	5286-BC1C	11/13/2023	Replaced 2nd patio exterior light fixture.	
645119	10/30/2023	10/30/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	206	Montalvo, Uriel	110.00	0.00	5286-BC1C	11/13/2023	Reattached and secured cabinets in kitchen to wall.	
645117	10/30/2023	10/30/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	407	Montalvo, Uriel	220.00	0.00	5286-BC1C	11/13/2023	Removed old non-functioning gas range, installed new gas range, hauled away old range.	
577462-1	10/30/2023	10/30/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	110	Montalvo, Uriel	290.00	0.00	5286-BC1C	11/13/2023	Repaired bedroom window by installed new mechanism hardware.	
							30,940.70	0.00				
6250 - Gardening												
6023	10/12/2023	10/12/2023	6250 -	Park Vista -		Octavio	1,184.59	0.00	C705-DF08	10/13/2023	Monthly	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
			Gardening	615 E. Holly Avenue El Segundo, CA 90245		Rojas Landscaping					Service - October	
6023	10/12/2023	10/12/2023	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	52.00	0.00	C705-DF08	10/13/2023	Extra supplies and approved work for September 2023 50lb of lawn fertilizer	
							1,236.59	0.00				
6270 - Management Fees												
	10/02/2023	10/02/2023	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	15,500.00	0.00	ACH	10/02/2023	Management Fees for 10/2023	
6315 - Pest Control												
24278	10/03/2023	10/03/2023	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AI & Sons Termite and Pest Control Inc.	175.00	0.00	3000000392	10/03/2023	Vermin service 9/21/23	
6384 - Licenses and Permits												
36283	10/27/2023	10/27/2023	6384 - Licenses and Permits	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	20.00	0.00	ACH	10/27/2023	CA Sec of State renewal	
6410 - Electricity												
700587779325	10/17/2023	10/17/2023	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	22.07	0.00	6703	10/18/2023	Service 9/11/23 - 10/9/23	
700394170456	10/17/2023	10/17/2023	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	2,491.59	0.00	6702	10/18/2023	Service 9/11/23 - 10/9/23	
							2,513.66	0.00				

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
6420 - Gas												
075 005 3297 8	10/12/2023	10/12/2023	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Gas Company	7.72	0.00	3000000396	10/13/2023	Service 8/31/ 23-10/3/23	
056 105 3200 3	10/12/2023	10/12/2023	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Gas Company	1,134.39	0.00	3000000396	10/13/2023	service 8/31/ 23 - 10/3/23	
							1,142.11	0.00				
6430 - Water												
075-18321-000	10/16/2023	10/16/2023	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	6,727.74	0.00	ACH	10/16/2023		
075-18481-000	10/16/2023	10/16/2023	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	1,014.20	0.00	ACH	10/16/2023		
075-18531-000	10/16/2023	10/16/2023	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	78.94	0.00	ACH	10/16/2023		
075-18411-000	10/16/2023	10/16/2023	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	78.94	0.00	ACH	10/16/2023		
							7,899.82	0.00				
6445 - Telephone/Internet												
287272447593	10/02/2023	10/02/2023	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	23.50	0.00	3000000391	10/03/2023	Service 9/16/ 23-10/16/23	
145150448	10/13/2023	10/13/2023	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	19.26	0.00	3000000397	10/13/2023	Service 9/27/ 23-10/26/23	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
310-640-7156	10/17/2023	10/17/2023	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	2,246.29	0.00	3000000399	10/18/2023	Service 10/5/23 - 11/4/23	
310-322-5036	10/17/2023	10/17/2023	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	2,402.21	0.00	3000000400	10/18/2023	Service 10/4/23 - 11/3/23	
337000205336	10/19/2023	10/19/2023	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	90.23	0.00	3000000401	10/19/2023	Service 10/9/23-11/8/23	
							4,781.49	0.00				
6455 - Cable/Television												
8448 30 006 0017008	10/17/2023	10/17/2023	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	2,816.99	0.00	3000000398	10/18/2023	Service 10/4/23 - 11/3/23	
7420 - Office Supplies												
36241	10/04/2023	10/04/2023	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	172.48	0.00	ACH	10/04/2023	Quill INV 34581566 - coffee/ kitchen supplies	
7620 - Professional Fees												
1PARKVI	10/31/2023	10/31/2023	7620 - Professional Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Hoffman Short Rubin Dewinter Sanderson	375.00	0.00	6708	10/31/2023	Tax Preparation Fees	
9121 - Plumbing												
	10/23/2023	10/23/2023	9121 - Plumbing	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		The Stanley Louis Company	3,313.59	0.00	33FC-A72C	10/23/2023	25% Deposit invoice for contract dated 8-28-2023 - Boiler Replacement	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue	
Total							75,506.02	0.00					

**EL SEGUNDO SENIOR CITIZENS HOUSING
DEVELOPMENT CORPORATION**

350 MAIN STREET, EL SEGUNDO, CA 90245

November 20, 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:	Q4-2023	October-23
		<u>Original</u>
Beginning balance at September 30, 2023		\$ 1,217,713.67
Accrued: Interest (Posted quarterly)		5,750.28
Add: Deposits		
Less: Withdrawals		
		<hr/>
TOTAL IN LAIF/CAMP - G/L# 504-101-0000-0004:	<u>As of</u> 10/31/2023	\$ 1,223,463.95

Accrued Interest (posted quarterly by the 15th day following quarter):						
Interest Earned	October	@	5.560%	Actual	CAMP for 31 days	5,750.28
Interest Earned	November	@		Actual	CAMP for 30 days	-
Interest Earned	December	@		Actual	CAMP for 31 days	-
Accrued Interest	quarter to date					5,750.28

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

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

2024 DRAFT OPERATING BUDGET

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

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
Cable/ Television	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
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

Budget Detail

Cadman Group

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

Period Range: Jan 2024 to Dec 2024

Consolidate: No

Include Zero Balance GL Accounts: No

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total	Percent
Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 - Fiscal 2024 Operating Budget														
Income														
RENT														
Rent Income	78,690.00	78,690.00	78,690.00	78,690.00	78,690.00	78,690.00	78,690.00	78,690.00	78,690.00	78,690.00	78,690.00	78,690.00	944,280.00	100.50
Parking Income	1,622.00	1,622.00	1,622.00	1,622.00	1,622.00	1,622.00	1,622.00	1,622.00	1,622.00	1,622.00	1,622.00	1,622.00	19,464.00	2.07
Total RENT	80,312.00	80,312.00	80,312.00	80,312.00	80,312.00	80,312.00	80,312.00	80,312.00	80,312.00	80,312.00	80,312.00	80,312.00	963,744.00	102.57
Vacancy	-2,360.70	-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	-34,444.03	-3.67
Laundry Income	860.00	860.00	860.00	860.00	860.00	860.00	860.00	860.00	860.00	860.00	860.00	860.00	10,320.00	1.10
Total Budgeted Income	78,811.30	78,255.33	78,255.33	78,255.33	78,255.33	78,255.33	78,255.33	78,255.33	78,255.34	78,255.34	78,255.34	78,255.34	939,619.97	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	1.22
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	25.72
Elevator service	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00	1.84
Gardening	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	21,000.00	2.57
Management Fees	16,500.00	16,500.00	16,500.00	16,500.00	16,500.00	16,500.00	16,500.00	16,500.00	16,500.00	16,500.00	16,500.00	16,500.00	198,000.00	24.25
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	0.73
Insurance - Property	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00	0.00	0.00	25,000.00	3.06
Earthquake Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85,000.00	0.00	0.00	0.00	0.00	85,000.00	10.41
Licenses and Permits	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00	0.07
Electricity	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	2,350.00	28,200.00	3.45
Gas	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00	2.94
Water	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	54,000.00	6.61
Telephone/Internet	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	33,000.00	4.04

Budget Detail

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total	Percent
Cable/ Television	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	9.19
Office Supplies	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00	0.59
Advertising & Promotion	450.00	450.00	450.00	450.00	450.00	450.00	450.00	7,000.00	450.00	450.00	450.00	450.00	11,950.00	1.46
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	0.43
Legal Expenses (Expense account)	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00	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	0.92
Total Budgeted Expense	58,035.43	58,035.43	58,035.43	58,035.43	58,035.41	58,035.41	58,035.41	153,085.41	58,035.41	83,035.41	58,035.41	58,035.41	816,475.00	100.00
Total Budgeted Income	78,811.30	78,255.33	78,255.33	78,255.33	78,255.33	78,255.33	78,255.33	78,255.33	78,255.34	78,255.34	78,255.34	78,255.34	939,619.97	100.00
Total Budgeted Expense	58,035.43	58,035.43	58,035.43	58,035.43	58,035.41	58,035.41	58,035.41	153,085.41	58,035.41	83,035.41	58,035.41	58,035.41	816,475.00	100.00
Net Operating Income	20,775.87	20,219.90	20,219.90	20,219.90	20,219.92	20,219.92	20,219.92	-74,830.08	20,219.93	-4,780.07	20,219.93	20,219.93	123,144.97	100.00
Other Income														
Interest on Bank Accounts	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	100.00
Total Budgeted Other Income	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	100.00

Budget - Comparative

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

Period Range: Jan 2021 to Jan 2021

Comparison Period Range: Nov 2022 to Nov 2022

Additional Account Types: Asset, Cash, Liability, Capital

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Period Actual	Period Budget	Period \$ Variance
Income			
RENT			
Rent Income	59,527.00	63,562.00	-4,035.00
Parking Income	1,445.00	1,445.00	0.00
Total RENT	60,972.00	65,007.00	-4,035.00
Vacancy	0.00	-1,906.86	1,906.86
Prepayment	756.00	0.00	756.00
Laundry Income	364.50	375.00	-10.50
Total Budgeted Operating Income	62,092.50	63,475.14	-1,382.64
Expense			
Fire Service	271.19	500.00	228.81
Maintenance	5,205.61	13,000.00	7,794.39
Elevator service	0.00	1,250.00	1,250.00
Gardening	1,076.90	1,250.00	173.10
Management Fees	19,316.37	20,000.00	683.63
Pest Control	60.00	400.00	340.00
Electricity	1,051.64	1,700.00	648.36
Gas	1,339.63	1,200.00	-139.63
Water	0.00	3,500.00	3,500.00
Telephone/Internet	1,433.63	1,300.00	-133.63
Cable/Television	4,858.02	4,700.00	-158.02
Office Supplies	0.00	300.00	300.00
Uniforms	0.00	40.00	40.00
Advertising & Promotion	0.00	250.00	250.00
Bank Service Fees	0.00	6.25	6.25
Postage	0.00	5.00	5.00
Professional Fees	0.00	500.00	500.00
Total Budgeted Operating Expense	34,612.99	49,901.25	15,288.26
Total Budgeted Operating Income	62,092.50	63,475.14	-1,382.64
Total Budgeted Operating Expense	34,612.99	49,901.25	15,288.26
NOI - Net Operating Income	27,479.51	13,573.89	13,905.62
Other Income			
Interest on Bank Accounts	337.98	600.00	-262.02
Total Budgeted Other Income	337.98	600.00	-262.02
Net Other Income	337.98	600.00	-262.02
Total Budgeted Income	62,430.48	64,075.14	-1,644.66

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance
Total Budgeted Expense	34,612.99	49,901.25	15,288.26
Net Income	27,817.49	14,173.89	13,643.60
Cash			
Cash in Bank	27,499.51	0.00	-27,499.51
Park Vista - Grandpoint Account	7.80	0.00	-7.80
Park Vista Reserve Account - LAIF	329.34	0.00	-329.34
Park Vista Money Market Account - CHASE	0.84	0.00	-0.84
Total Budgeted Cash	27,837.49	0.00	-27,837.49
Liability			
Pet Deposit	0.00	0.00	0.00
Key Deposit	20.00	0.00	20.00
Security Deposit	0.00	0.00	0.00
Total Budgeted Liability	20.00	0.00	20.00

Budget - Comparative

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

Period Range: Jan 2022 to Dec 2022

Comparison Period Range: Nov 2022 to Nov 2022

Additional Account Types: Asset, Cash, Liability, Capital

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Period Actual	Period Budget	Period \$ Variance
Income			
RENT			
Rent Income	827,759.00	811,562.00	16,197.00
Parking Income	18,730.50	18,600.00	130.50
Total RENT	846,489.50	830,162.00	16,327.50
Vacancy	0.00	-27,000.00	27,000.00
Prepayment	3,104.00	0.00	3,104.00
NSF Bank Fees Collected	25.00	0.00	25.00
Application Fee Income	40.00	0.00	40.00
Laundry Income	5,038.98	4,500.00	538.98
Total Budgeted Operating Income	854,697.48	807,662.00	47,035.48
Expense			
Fire Service	12,725.00	3,600.00	-9,125.00
Maintenance	185,570.17	210,000.00	24,429.83
Elevator service	6,308.08	18,000.00	11,691.92
Gardening	14,854.25	15,000.00	145.75
Management Fees	187,500.00	187,500.00	0.00
Pest Control	5,559.00	4,800.00	-759.00
Insurance - Property	18,886.63	50,000.00	31,113.37
Earthquake Insurance	105,952.00	0.00	-105,952.00
Licenses and Permits	475.00	575.00	100.00
Electricity	22,905.41	20,400.00	-2,505.41
Gas	17,921.62	18,000.00	78.38
Water	44,491.58	45,000.00	508.42
Telephone/Internet	30,036.06	18,000.00	-12,036.06
Cable/Television	68,707.20	60,000.00	-8,707.20
Office Supplies	2,657.78	1,800.00	-857.78
Uniforms	0.00	480.00	480.00
Advertising & Promotion	0.00	8,750.00	8,750.00
Entertainment	0.00	2,000.00	2,000.00
Bank Service Fees	58.00	75.00	17.00
Postage	175.57	60.00	-115.57
Professional Fees	5,875.00	18,000.00	12,125.00
Total Budgeted Operating Expense	730,658.35	682,040.00	-48,618.35
Total Budgeted Operating Income	854,697.48	807,662.00	47,035.48
Total Budgeted Operating Expense	730,658.35	682,040.00	-48,618.35
NOI - Net Operating Income	124,039.13	125,622.00	-1,582.87

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance
Other Income			
Interest on Bank Accounts	20,218.53	2,400.00	17,818.53
Total Budgeted Other Income	20,218.53	2,400.00	17,818.53
Net Other Income	20,218.53	2,400.00	17,818.53
Total Budgeted Income	874,916.01	810,062.00	64,854.01
Total Budgeted Expense	730,658.35	682,040.00	-48,618.35
Net Income	144,257.66	128,022.00	16,235.66
Cash			
Cash in Bank	127,425.13	0.00	-127,425.13
Park Vista Reserve Account - LAIF	20,218.53	0.00	-20,218.53
Total Budgeted Cash	147,643.66	0.00	-147,643.66
Liability			
Pet Deposit	-400.00	0.00	-400.00
Key Deposit	140.00	0.00	140.00
Security Deposit	2,771.00	0.00	2,771.00
Passthrough Cash Account	875.00	0.00	875.00
Total Budgeted Liability	3,386.00	0.00	3,386.00