



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

MEETING DATE: Wednesday, January 24, 2024

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. Special Meeting: Wednesday, December 06, 2023

Recommendation: Approve

C. CITY STAFF REPORT

None.

D. NEW BUSINESS

2. President's Report. (Paul Lanyi)

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

Recommendation: Receive and File

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

a. Discussion and review of status reports including, but not limited to, statements, invoices, and finances for November and December 2023.

b. LAIF investment fund and transfers between accounts.

Recommendation: Receive and File.

4. Rental Rate Increase for Current Tenants (Neil Cadman)

Board will consider whether to increase rental rates for current tenants and, if so, by what amount. Any rental rate increase for current tenants would go into effect on June 1, 2024.

Recommendation: Discussion and Possible Action

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, February 28, 2024

Wednesday, March 27, 2024

Wednesday, April 24, 2024

SPECIAL MINUTES OF THE MEETING
El Segundo Senior Citizen Housing Board Corporation
Wednesday,
December 6, 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: Paul Lanyi
Tim Whelan
Julia Newman
Absent: Paula Rotolo
Denise Fessenbecker
Others: Neil Cadman
Michael Allen
Eduardo Schonborn
Venus Wesson
Agnes Ho

A. PUBLIC COMMUNICATION. (Suggestion Box Comments)

- Brad Stone #317 submitted a letter noting his concerns about the annual yard sale update with the City Council.
- Ms. Margret #201 inquired when the Cadman Group contract term will expire.
- Tenant shared their concerns about the unanswered response from Cadman Group due to a medical situation that led to 3-day eviction notices.
- Another tenant inquired about a meet and greet to introduce the new tenants, a New Year party, and indicated that the Library Department historically provided activities and events such as Casino Royal parties.
- Clean up dog feces inside the gate.
-

B. APPROVAL OF MEETING MINUTES

1. Tim wanted to clarify the last sentence in public communication dated October 25, 2023, to read: Tim then said he's a lawyer and understands liability issues, why the City does not want additional liability, and the board did not have power to be.

Julia Newman motioned and Paul Lanyi seconded to approve as amend the October 25, 2023, Meeting Minutes. Motion to approve passed 3-0.

C. CITY STAFF REPORT

- Mr. Schonborn informed the Board that at the last City Council meeting, Council directed the Recreation and Park Department to look at options to provide for a yard sale.
2. **Events Causing Board Vacancy. (Eduardo Schonborn)**
 - Eduardo addressed the board vacancies and updates on absences. Paul inquired if it meant automatic removal from the Board.

- Michael stated that it is only a recommendation as part of the bylaws.
- Tim suggested making a copy of the suggestion box key and providing it to Eduardo for backup.

D. NEW BUSINESS

3. President's Report. (Paul Lanyi)

- Paul asked if the new finance director has been appointed. Michael stated that no not at this time. Paul inquired if we have an Acting Director. Michael responded that yes, we have an acting director in place currently.
- Paul inquired about the funds not spent in 2021-2022. Michael stated that the board can discuss a process plan annually.

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

- Tim asked if the total account balance of \$1,893,137.37 is everything that the city has as well. Nell confirmed that it all accounts including the city along with general funds.

Receive and file: Motion carried 3-0

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

- Neil gave an overview of the budget and stated that this year's maintenance was under budget.
- He stated that the proposed budget includes a vacancy factor of 3 percent.
- Julia inquired if Neil expected the cost of elevator and gardening services would increase. Neil responded the increase is to cover cost of repairs, irrigation, and landscape if needed.
- Juila asked about management fees. Neil stated it is for Cadman Group per contract.
- Paul asked for clarification on why rent raises are not being budgeted. Neil stated that the board decided not to raise rents for new, incoming tenants in 2024. He explained that the reason the 2023 budget did so well was due to rent increases from filling vacancies in 2023. He stated that he thought about adding a 2% rent increases for existing tenants to see how the budget might look, but decided not to.
- Julia inquired about the increase in legal expenses this year. Neil stated that it was for landlord tenant cost.

Paul Lanyi motioned, and Tim Whelan seconded to approve the 2024 Park Vista Operating Budget. Motion to approve passed 3-0.

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

- Neil stated that it was last adjusted 5-6 years ago, and the following are the income and net worth thresholds for Park Vista tenancy: one person household qualifies at 5% total net worth plus annual income does not exceed \$45,000; 2 person household qualifies at 5% total net worth plus annual income does not exceed \$50,000.
- Julia inquired when the last update was and if the cost of living was updated pre covid/post covid to see the differences. Neil stated that he did not have the number to provide that information. He stated that the cost of living and rental rates are much higher than what they were and continue to grow in El Segundo. Julia asked if there was some way we could obtain some information. Michael stated it would come from the 2020 Census which is the most accurate survey to get baseline.

E. UNFINISHED BUSINESS

- None

F. MANAGEMENT REPORT (Cadman Representative)

- Neil stated that he had a conversation with Councilmember Baldino regarding a yard sale at Park Vista. He understands that Cadman Group is not liable and that the City Rec and

Parks Department is tasked with finding options for a yard sale.

- Hilltop Church originally scheduled to bring Holiday Caroling on December 18th to the facility, but has been moved to December 14th. Further, Cadman Group requested they not have strong religious undertones being it is a Christian Church.
- Cadman Group is currently obtaining bids for inspection services in response to SB721, which requires inspection of balconies at multifamily structures with three or more units by December 31, 2024.

G. BOARD MEMBER REPORT

- None

ADJOURNMENT: 4:26 pm

NEXT REGULAR MEETING:

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



PARK VISTA

Financial Reporting Analysis

November 2023

Gross Income: \$86,013.57

Gross Expenses: \$44,907.02

Expenses for the month were normal except for the following:

- *Maintenance of \$9,575.86 comprised of normal operations and no vacancy work.*
- *No water bills in November.*
- *No capital expenditures in November.*

Net Income: \$41,106.55

Total Account Balances: \$1,934,003.92

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: 99% occupied on 11/1/2023
99% occupied on 11/30/2023**

Move-outs: 0

Move-ins: 0

Notices to Vacate: 2

Budget Comparison Notes:

Operations: Operations for the month was a net \$23,761.31 over budget for November, and \$186,910.31 over budget YTD primarily due to lower cable television cost and less maintenance than anticipated

Income

- **Income for the month of November \$12,337.10 over budget for November and \$109,353.53 over budget YTD.**

Expenses:

- **Overall \$11,424.21 under budget for November, and \$77,556.78 under budget YTD.**
- **Maintenance \$7,924.14 over budget for November, and \$11,019.66 under budget YTD.**
- **Electricity under budget for November by \$295.45. \$1,195.83 under budget YTD.**
- **Gas bills \$1,253.12 under budget to November; \$5,502.81 under budget YTD despite much higher gas bill rates that was not anticipated earlier this year.**
- **Cable Television under budget.**
- **Water \$14,030.78 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: Nov 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	77,036.00	95.78	812,892.76	94.70
Parking Income	1,622.00	2.02	17,520.20	2.04
Total RENT	78,658.00	97.80	830,412.96	96.74
Maintenance Charge Income Account	0.00	0.00	101.00	0.01
Prepayment	555.12	0.69	-1,142.26	-0.13
NSF Bank Fees Collected	0.00	0.00	125.00	0.01
Application Fee Income	0.00	0.00	-40.00	0.00
Laundry Income	1,215.65	1.51	9,505.16	1.11
Miscellaneous Income	0.00	0.00	19,400.00	2.26
Total Operating Income	80,428.77	100.00	858,361.86	100.00
Expense				
Fire Service	6,526.81	8.12	7,516.81	0.88
Fire Extinguisher Service	1,412.78	1.76	1,412.78	0.16
Maintenance	9,575.86	11.91	181,480.34	21.14
Elevator service	0.00	0.00	12,810.98	1.49
Gardening	1,184.59	1.47	18,303.39	2.13
Management Fees	16,500.00	20.52	166,342.72	19.38
Pest Control	175.00	0.22	3,017.40	0.35
Insurance - Property	0.00	0.00	19,972.86	2.33
Earthquake Insurance	0.00	0.00	76,578.00	8.92
Licenses and Permits	0.00	0.00	195.00	0.02
Electricity	1,954.55	2.43	23,554.17	2.74
Gas	996.88	1.24	19,247.19	2.24
Water	0.00	0.00	36,385.89	4.24
Telephone/Internet	4,260.85	5.30	35,264.03	4.11
Cable/Television	2,319.70	2.88	39,499.80	4.60
Office Supplies	0.00	0.00	3,381.74	0.39
Advertising & Promotion	0.00	0.00	10,901.69	1.27
Bank Service Fees	0.00	0.00	36.00	0.00
Sanitorial Service	0.00	0.00	61.20	0.01
Professional Fees	0.00	0.00	5,875.00	0.68
Total Operating Expense	44,907.02	55.83	661,836.99	77.10

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	35,521.75	44.17	196,524.87	22.90
Other Income & Expense				
Other Income				
Interest on Bank Accounts	5,584.80	6.94	56,559.06	6.59
Total Other Income	5,584.80	6.94	56,559.06	6.59
Other Expense				
Capital Expenditures				
Plumbing	0.00	0.00	3,313.59	0.39
Total Capital Expenditures	0.00	0.00	3,313.59	0.39
Total Other Expense	0.00	0.00	3,313.59	0.39
Net Other Income	5,584.80	6.94	53,245.47	6.20
Total Income	86,013.57	106.94	914,920.92	106.59
Total Expense	44,907.02	55.83	665,150.58	77.49
Net Income	41,106.55	51.11	249,770.34	29.10

Balance Sheet

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

As of: 11/30/2023

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	704,955.17
Park Vista Reserve Account - LAIF	1,229,048.75
Total Cash	1,934,003.92
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	2,418,428.87
LIABILITIES & CAPITAL	
Liabilities	
Security Deposit Interest	-530.00
Pet Deposit	3,725.00
Key Deposit	1,830.00
Security Deposit	69,221.00
Passthrough Cash Account	-1,036.00
Accounts Payable	30,698.00
Total Liabilities	103,908.00
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	249,770.34
Calculated Prior Years Retained Earnings	1,933,259.58
Total Capital	2,314,520.87
TOTAL LIABILITIES & CAPITAL	2,418,428.87

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: 11/01/2023 to 11/30/2023

Automated AP: All

Show Reversed Transactions: No

Project: All

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
2120 - Passthrough Cash Account												
	11/10/2023	11/10/2023	2120 - Passthrough Cash Account	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	208	Clutter, Mary Lane	270.00	0.00	6710	11/13/2023	Mary Lane Clutter, Park Vista - 208 Move Out Refund	
6000 - Fire Service												
21435	11/01/2023	12/01/2023	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		F.A.S.T. Fire Pro	540.00	0.00	8D02-6486	12/04/2023	Quarterly fire sprinkler test, 2nd Quarter 2020.	
21436	11/01/2023	11/01/2023	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		F.A.S.T. Fire Pro	364.00	0.00	3310-49E2	11/22/2023	Annual portable fire extinguisher inspection ACB class.	
21505	11/01/2023	11/01/2023	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		F.A.S.T. Fire Pro	330.00	0.00	3310-49E2	11/22/2023	Annual backflow prevention device testing, 16 devices.	
21601	11/01/2023	11/01/2023	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		F.A.S.T. Fire Pro	365.00	0.00	3310-49E2	11/22/2023	Maintenance on rubber rebuild and retest .75 device on fire by-pass to stop malfunctioning.	
23394	11/01/2023	11/01/2023	6000 - Fire	Park Vista -		F.A.S.T. Fire	1,350.00	0.00	3310-49E2	11/22/2023	Annual Fire	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
			Service	615 E. Holly Avenue El Segundo, CA 90245		Pro					Sprinkles Test, per ESFD, 2022.	
23393	11/01/2023	11/01/2023	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		F.A.S.T. Fire Pro	300.00	0.00	3310-49E2	11/22/2023	Title 19 Quarterly fire sprinkler maintenance inspection 2nd Quarter 2022.	
23392	11/01/2023	11/01/2023	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		F.A.S.T. Fire Pro	867.00	0.00	3310-49E2	11/22/2023	Retest and service fire alarm for fire dept. after that years correction repairs made. 5/2022. System passed.	
							4,116.00	0.00				

6210 - Maintenance

9219646543	11/03/2023	11/03/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	407	HD Supply	746.79	0.00	6711	11/13/2023	New gas range for unit 407	
652956	11/07/2023	11/07/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	180.00	0.00	3315-235E	11/22/2023	Replaced ceiling/light fixture fan.	
652954	11/07/2023	11/07/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	220	Montalvo, Uriel	200.00	0.00	3315-235E	11/22/2023	Replaced carbon monoxide/ smoke detector.	
652953	11/07/2023	11/07/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	213	Montalvo, Uriel	200.00	0.00	3315-235E	11/22/2023	Replaced units carbon monoxide/ smoke detectors.	Smoke Detector
9219774084	11/10/2023	11/10/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El	210	HD Supply	179.58	0.00	6712	11/14/2023	New garbage disposal.	

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								
9219774082	11/10/2023	11/10/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	88.33	0.00	6712	11/14/2023	Maintenance supplies.	
9219928540	11/10/2023	11/10/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	156.30	0.00	6713	11/14/2023	Maintenance supplies for the building.	
652969	11/13/2023	11/13/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	214	Montalvo, Uriel	300.00	0.00	3315-235E	11/22/2023	Repaired main door to unit.	
652968	11/13/2023	11/13/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	105	Montalvo, Uriel	200.00	0.00	FB8E-CF34	12/13/2023	Replaced smoke detector.	
652966	11/13/2023	11/13/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	314	Montalvo, Uriel	350.00	0.00	3315-235E	11/22/2023	Removed old toilet, supplied and assembled new toilet, installed new toilet with new wax ring, hauled away old toilet.	
652959	11/13/2023	11/13/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	106	Montalvo, Uriel	45.00	0.00	FB8E-CF34	12/13/2023	Reconnect and reset smoke detector.	
9219287115	11/14/2023	11/14/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	-119.23	0.00	6713	11/14/2023	Apply to open invoice ☐9219928540	
9220024964	11/15/2023	11/15/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	100.25	0.00	6714	11/20/2023	☐anitor- Cleaning supplies.	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
9220024965	11/15/2023	11/15/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	33.72	0.00	6714	11/20/2023	Maintenance supplies for the building.	
9220075738	11/16/2023	11/16/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	110	HD Supply	37.64	0.00	6714	11/20/2023	Bathroom grabber.	
9220075739	11/16/2023	11/16/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	62.45	0.00	6714	11/20/2023	Maintenance supplies.	
9220178983	11/16/2023	11/16/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	42.04	0.00	6714	11/20/2023	Sanitor-Cleaning supplies.	
652981	11/16/2023	11/16/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	405	Montalvo, Uriel	220.00	0.00	FB8E-CF34	12/13/2023	Replaced smoke/Co2 detector.	
652977	11/16/2023	11/16/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	309	Montalvo, Uriel	200.00	0.00	FB8E-CF34	12/13/2023	Supplied and installed new smoke detector/Co2 combo.	Smoke Detector
652975	11/16/2023	11/16/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	102	Montalvo, Uriel	200.00	0.00	FB8E-CF34	12/13/2023	Supplied and installed new smoke detector/Co2 combo.	Smoke Detector
46242	11/17/2023	11/17/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	53.61	0.00	3000000411	11/20/2023	Maintenance supplies for paint jobs.	
46269	11/17/2023	11/17/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	303.36	0.00	3000000411	11/20/2023	Vacancy prep supplies, carpet cleaning supplies.	
46301	11/17/2023	11/17/2023	6210 - Maintenance	Park Vista - 615 E. Holly		Southbay Industrial	10.93	0.00	3000000411	11/20/2023	New toilet flapper.	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				Avenue El Segundo, CA 90245		Hardware						
46308	11/17/2023	11/17/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	69.25	0.00	3000000411	11/20/2023	Supplies for paint obs.	
652991	11/26/2023	11/26/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	323	Montalvo, Uriel	220.00	0.00	FB8E-CF34	12/13/2023	Replaced smoke/Co2 detector combo.	
9220540370	11/27/2023	11/27/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	64.23	0.00	6717	12/05/2023	Maintenance supplies.	
9220573411	11/27/2023	11/27/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	208	HD Supply	1,096.42	0.00	6718	12/06/2023	Vacancy Prep- □208 New Gas Range.	
9220573416	11/27/2023	11/27/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	30.87	0.00	6717	12/05/2023	Maintenance supplies.	
9220573415	11/27/2023	11/27/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	214	HD Supply	205.84	0.00	6717	12/05/2023	New Smoke alarm/Co Combo	
9220573414	11/27/2023	11/27/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	208	HD Supply	155.84	0.00	6717	12/05/2023	vacancy prep- new bathroom faucet □ Supplies	
9220573413	11/27/2023	11/27/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	208	HD Supply	93.94	0.00	6717	12/05/2023	Bathroom light fixtures.	
74585793	11/29/2023	12/29/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA	208	Carpet Concepts	0.00	1,600.23			Vacancy prep 208□1b/1b entire unit new carpet	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245							and padding, kitchen and bath new linoleum..	
41581	11/30/2023	11/30/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	208	Total Maintenance Group, Inc.	7,244.00	0.00	FB93-89AC	12/13/2023	Vacancy prep 208 1b/1b entire unit prep and prime, paint including walls, ceiling, patio, cabinets, supply and install outlet cover plates, GFCI switchen in bathroom and kitchen, minor cabinet repair in kitchen, install supplied appliances in kitchen.	
41690	11/30/2023	11/30/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	313	Total Maintenance Group, Inc.	775.00	0.00	FB93-89AC	12/13/2023	Supply and replace kitchen faucet, repair kitchen sink base cabinet, caulk and seal kitchen sink back into place, supply and install moulding, re-attached plumbing.	
41689	11/30/2023	11/30/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Total Maintenance Group, Inc.	85.00	0.00	FB93-89AC	12/13/2023	Installed supplied ceiling office fan.	
							13,831.16	1,600.23				

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
6250 - Gardening												
6059	11/08/2023	11/08/2023	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Roas Landscaping	1,184.59	0.00	699F-11FA	11/09/2023	Monthly Service - November	
6270 - Management Fees												
	11/01/2023	11/01/2023	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	16,500.00	0.00	ACH	11/01/2023	Management Fees for 11/2023	
6315 - Pest Control												
24278	11/01/2023	11/01/2023	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AI & Sons Termite and Pest Control Inc.	175.00	0.00	3000000405	11/02/2023	Vermin service 10/19/23	
6410 - Electricity												
700587779325	11/22/2023	11/22/2023	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Edison	91.33	0.00	6716	11/22/2023	Service 10/10/23 - 11/7/23	
700394170456	11/22/2023	11/22/2023	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	1,863.22	0.00	6715	11/22/2023	Service 10/10/23 - 11/7/23	
							1,954.55	0.00				
6420 - Gas												
056 105 3200 3	11/16/2023	11/16/2023	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Gas Company	990.74	0.00	3000000410	11/17/2023	Service 10/23-11/1/23	
075 005 3297 8	11/16/2023	11/16/2023	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Gas Company	6.14	0.00	3000000410	11/17/2023	Service 10/23-11/1/23	
							996.88	0.00				

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
6445 - Telephone/Internet												
287272447593	11/01/2023	11/01/2023	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	23.50	0.00	3000000406	11/02/2023	Service 10/17/23 - 11/16/23	
145150448	11/16/2023	11/16/2023	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	109.34	0.00	3000000409	11/17/2023	Service 10/27/23-11/26/23	
310-640-7156	11/21/2023	11/21/2023	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	1,694.02	0.00	3000000412	11/22/2023	Service 11/5/23-12/4/23	
310-322-5036	11/21/2023	11/21/2023	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	2,433.99	0.00	3000000413	11/22/2023	Service 11/4/23-12/3/23	
							4,260.85	0.00				
6455 - Cable/Television												
8448 30 006 0017008	11/14/2023	11/14/2023	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	2,119.78	0.00	3000000408	11/17/2023	Service 11/4/23 - 12/3/23	
8448 30 006 0397046	11/22/2023	11/22/2023	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	199.92	0.00	3000000414	11/22/2023	Service 11/8/23 - 12/7/23	
							2,319.70	0.00				
Total							45,608.73	1,600.23				

Budget - Comparative

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

Period Range: Nov 2023 to Nov 2023

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	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Income								
RENT								
Rent Income	77,036.00	69,000.00	8,036.00	11.65%	68,579.00	68,000.00	579.00	0.85%
Parking Income	1,622.00	1,550.00	72.00	4.65%	1,530.00	1,550.00	-20.00	-1.29%
Total RENT	78,658.00	70,550.00	8,108.00	11.49%	70,109.00	69,550.00	559.00	0.80%
Vacancy	0.00	-2,916.66	2,916.66	100.00%	0.00	-2,250.00	2,250.00	100.00%
Prepayment	555.12	0.00	555.12	0.00%	-1,614.50	0.00	-1,614.50	0.00%
Laundry Income	1,215.65	458.33	757.32	165.23%	419.75	375.00	44.75	11.93%
Total Budgeted Operating Income	80,428.77	68,091.67	12,337.10	18.12%	68,914.25	67,675.00	1,239.25	1.83%
Expense								
Fire Service	6,526.81	833.33	-5,693.48	-683.22%	0.00	300.00	300.00	100.00%
Fire Extinguisher Service	1,412.78	0.00	-1,412.78	0.00%	0.00	0.00	0.00	0.00%
Maintenance	9,575.86	17,500.00	7,924.14	45.28%	12,624.02	17,500.00	4,875.98	27.86%
Elevator service	0.00	1,000.00	1,000.00	100.00%	250.00	1,500.00	1,250.00	83.33%
Gardening	1,184.59	1,458.33	273.74	18.77%	1,184.59	1,250.00	65.41	5.23%
Management Fees	16,500.00	16,000.00	-500.00	-3.13%	16,000.00	16,000.00	0.00	0.00%
Pest Control	175.00	500.00	325.00	65.00%	245.00	400.00	155.00	38.75%
Licenses and Permits	0.00	54.16	54.16	100.00%	0.00	0.00	0.00	0.00%
Electricity	1,954.55	2,250.00	295.45	13.13%	1,733.23	1,700.00	-33.23	-1.95%
Gas	996.88	2,250.00	1,253.12	55.69%	1,135.26	1,500.00	364.74	24.32%
Water	0.00	4,583.33	4,583.33	100.00%	0.00	3,750.00	3,750.00	100.00%
Telephone/ Internet	4,260.85	2,500.00	-1,760.85	-70.43%	2,676.68	1,500.00	-1,176.68	-78.45%
Cable/Television	2,319.70	6,250.00	3,930.30	62.88%	5,371.88	5,000.00	-371.88	-7.44%
Office Supplies	0.00	250.00	250.00	100.00%	81.59	150.00	68.41	45.61%

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	0.00	250.00	250.00	100.00%	0.00	250.00	250.00	100.00%
Bank Service Fees	0.00	6.25	6.25	100.00%	0.00	6.25	6.25	100.00%
Postage	0.00	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	44,907.02	56,331.23	11,424.21	20.28%	41,302.25	52,351.25	11,049.00	21.11%
Total Budgeted Operating Income	80,428.77	68,091.67	12,337.10	18.12%	68,914.25	67,675.00	1,239.25	1.83%
Total Budgeted Operating Expense	44,907.02	56,331.23	11,424.21	20.28%	41,302.25	52,351.25	11,049.00	21.11%
NOI - Net Operating Income	35,521.75	11,760.44	23,761.31	202.04%	27,612.00	15,323.75	12,288.25	80.19%
Other Income								
Interest on Bank Accounts	5,584.80	1,875.00	3,709.80	197.86%	3,722.93	200.00	3,522.93	1,761.47%
Total Budgeted Other Income	5,584.80	1,875.00	3,709.80	197.86%	3,722.93	200.00	3,522.93	1,761.47%
Net Other Income	5,584.80	1,875.00	3,709.80	197.86%	3,722.93	200.00	3,522.93	1,761.47%
Total Budgeted Income	86,013.57	69,966.67	16,046.90	22.94%	72,637.18	67,875.00	4,762.18	7.02%
Total Budgeted Expense	44,907.02	56,331.23	11,424.21	20.28%	41,302.25	52,351.25	11,049.00	21.11%
Net Income	41,106.55	13,635.44	27,471.11	201.47%	31,334.93	15,523.75	15,811.18	101.85%
Cash								
Cash in Bank	35,281.75	0.00	-35,281.75	0.00%	25,873.00	0.00	-25,873.00	0.00%
Park Vista Reserve Account - LAIF	5,584.80	0.00	-5,584.80	0.00%	3,722.93	0.00	-3,722.93	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	40,866.55	0.00	-40,866.55	0.00%	29,595.93	0.00	-29,595.93	0.00%
Liability								
Pet Deposit	0.00	0.00	0.00	0.00%	-200.00	0.00	-200.00	0.00%
Key Deposit	30.00	0.00	30.00	0.00%	10.00	0.00	10.00	0.00%
Security Deposit	-270.00	0.00	-270.00	0.00%	-1,549.00	0.00	-1,549.00	0.00%
Total Budgeted Liability	-240.00	0.00	-240.00	0.00%	-1,739.00	0.00	-1,739.00	0.00%

**EL SEGUNDO SENIOR CITIZENS HOUSING
DEVELOPMENT CORPORATION**

350 MAIN STREET, EL SEGUNDO, CA 90245

December 29, 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	November-23
		<u>Original</u>
Beginning balance at September 30, 2023		\$ 1,217,713.67
Accrued: Interest (Posted quarterly)		11,335.08
Add: Deposits		
Less: Withdrawals		
		<hr/>
TOTAL IN LAIF/CAMP - G/L# 504-101-0000-0004:	<u>As of</u> 11/30/2023	\$ 1,229,048.75

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	@	5.580%	Actual	CAMP for 30 days	5,584.80
Interest Earned	December	@		Actual	CAMP for 31 days	-
Accrued Interest	quarter to date					11,335.08

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



PARK VISTA

Financial Reporting Analysis

December 2023

Gross Income: \$83,811.99

Gross Expenses: \$55,941.01

Expenses for the month were normal except for the following:

- *Maintenance of \$14,717.95 comprised of normal operations and one major vacancy rehabilitation work of \$7,244.00.*
- *Water bills of \$7,573.66 in December.*
- *Capital expenditures of \$9,940.78 in December for balance due of the boiler replacement per Public Works project.*
- *Telephone bill refund of over \$10,000 due to overcharging and new contract with AT&T.*

Net Income: \$27,870.98

Total Account Balances: \$1,963,361.90

Upcoming major expenses: None!

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 12/1/2023
100% occupied on 12/31/2023**

Move-outs: 2

Move-ins: 1

Notices to Vacate: 0

Budget Comparison Notes:

Operations: Operations for the month was a net \$14,235.54 over budget for December, and \$233,766.32 over budget YTD primarily due to lower cable television cost and less maintenance than anticipated

Income

- **Income for the month of December \$9,980.38 over budget for December and \$62,697.43 over budget YTD.**

Expenses:

- **Overall \$10,331.00 under budget for December, and \$87,887.78 under budget YTD.**
- **Maintenance \$2,782.05 under budget for December, and \$13,801.71 under budget YTD.**
- **Electricity under budget for December by \$392.20. \$1,588.03 under budget YTD.**
- **Gas bills \$795.33 under budget to December; \$6,298.14 under budget YTD despite much higher gas bill rates that was not anticipated earlier this year.**
- **Cable Television under budget by \$33,300.31 for 2023.**
- **Water \$11,040.45 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: Dec 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	77,282.97	98.99	890,175.73	95.06
Parking Income	1,601.50	2.05	19,121.70	2.04
Total RENT	78,884.47	101.04	909,297.43	97.10
Maintenance Charge (Income Account)	0.00	0.00	101.00	0.01
Prepayment	-1,711.14	-2.19	-2,853.40	-0.30
NSF Bank Fees Collected	0.00	0.00	125.00	0.01
Application Fee Income	0.00	0.00	-40.00	0.00
Laundry Income	898.72	1.15	10,403.88	1.11
Miscellaneous Income	0.00	0.00	19,400.00	2.07
Total Operating Income	78,072.05	100.00	936,433.91	100.00
Expense				
Fire Service	6,710.74	8.60	14,227.55	1.52
Fire Extinguisher Service	0.00	0.00	1,412.78	0.15
Maintenance	14,717.95	18.85	196,198.29	20.95
Elevator service	1,569.30	2.01	14,380.28	1.54
Gardening	2,039.57	2.61	20,342.96	2.17
Management Fees	16,500.00	21.13	182,842.72	19.53
Pest Control	252.80	0.32	3,270.20	0.35
Insurance - Property	0.00	0.00	19,972.86	2.13
Earthquake Insurance	0.00	0.00	76,578.00	8.18
Licenses and Permits	0.00	0.00	195.00	0.02
Electricity	1,857.80	2.38	25,411.97	2.71
Gas	1,454.67	1.86	20,701.86	2.21
Water	7,573.66	9.70	43,959.55	4.69
Telephone/Internet	-10,117.51	-12.96	25,146.52	2.69
Cable/Television	2,199.89	2.82	41,699.69	4.45
Office Supplies	175.79	0.23	3,557.53	0.38
Advertising & Promotion	0.00	0.00	10,901.69	1.16
Legal Expenses (Expense account)	890.00	1.14	890.00	0.10
Bank Service Fees	0.00	0.00	36.00	0.00
Postage	175.57	0.22	175.57	0.02
Janitorial Service	0.00	0.00	61.20	0.01
Professional Fees	0.00	0.00	5,875.00	0.63

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Operating Expense	46,000.23	58.92	707,837.22	75.59
NOI - Net Operating Income	32,071.82	41.08	228,596.69	24.41
Other Income & Expense				
Other Income				
Interest on Bank Accounts	5,739.94	7.35	62,299.00	6.65
Total Other Income	5,739.94	7.35	62,299.00	6.65
Other Expense				
Capital Expenditures				
Plumbing	9,940.78	12.73	13,254.37	1.42
Total Capital Expenditures	9,940.78	12.73	13,254.37	1.42
Total Other Expense	9,940.78	12.73	13,254.37	1.42
Net Other Income	-4,200.84	-5.38	49,044.63	5.24
Total Income	83,811.99	107.35	998,732.91	106.65
Total Expense	55,941.01	71.65	721,091.59	77.00
Net Income	27,870.98	35.70	277,641.32	29.65

Balance Sheet

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

As of: 12/31/2023

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	728,573.21
Park Vista Reserve Account - LAIF	1,234,788.69
Total Cash	1,963,361.90
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	2,447,786.85
LIABILITIES & CAPITAL	
Liabilities	
Security Deposit Interest	-530.00
Pet Deposit	3,725.00
Key Deposit	1,830.00
Security Deposit	70,708.00
Passthrough Cash Account	-1,036.00
Accounts Payable	30,698.00
Total Liabilities	105,395.00
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	277,641.32
Calculated Prior Years Retained Earnings	1,933,259.58
Total Capital	2,342,391.85
TOTAL LIABILITIES & CAPITAL	2,447,786.85

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: 12/01/2023 to 12/31/2023

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												
23997	12/01/2023	12/01/2023	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		F.A.S.T. Fire Pro	890.00	0.00	8CE2-CFF4	12/26/2023	Annual fire alarm system test, compliance submission fee 2023.	
23990	12/01/2023	12/01/2023	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	219	F.A.S.T. Fire Pro	380.00	0.00	8CE2-CFF4	12/26/2023	Testing of stand alone smoke detector in unit 219.	
21095	12/01/2023	12/01/2023	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		F.A.S.T. Fire Pro	440.00	0.00	8CE2-CFF4	12/26/2023	Service call to retest supervision of fire monitoring phone lines after protection 1 repaired and failed before.	
22024	12/01/2023	12/01/2023	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		F.A.S.T. Fire Pro	330.00	0.00	8CE2-CFF4	12/26/2023	Annual backflow prevention device test for 2021 required by ES fire department. All 6 passed.	
22025	12/01/2023	12/01/2023	6000 - Fire Service	Park Vista - 615 E. Holly		F.A.S.T. Fire Pro	1,455.00	0.00	8CE2-CFF4	12/26/2023	Annual fire alarm system	

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							test in 2021 and compliance engine submission as required by law.	
23395	12/01/2023	12/01/2023	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		F.A.S.T. Fire Pro	1,390.00	0.00	8CE2-CFF4	12/26/2023	Annual fire sprinkler maintenance inspection retest, which passed and compliance engine submission fee 2022.	
23390	12/01/2023	12/01/2023	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		F.A.S.T. Fire Pro	416.00	0.00	8CE2-CFF4	12/26/2023	Annual portable fire extinguisher inspection and maintenance service (26) in 2022.	
23388	12/01/2023	12/01/2023	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		F.A.S.T. Fire Pro	569.74	0.00	8CE2-CFF4	12/26/2023	Annual portable fire extinguisher (26) inspection for 2021, replacement glass panel for extinguisher cabinet (1).	
23991	12/01/2023	12/01/2023	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		F.A.S.T. Fire Pro	300.00	0.00	8CE2-CFF4	12/26/2023	Quarterly fire sprinkler inspection, 4th quarter 2022.	
							6,170.74	0.00				
6210 - Maintenance												
652976	12/04/2023	12/04/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA		Montalvo, Uriel	200.00	0.00	8CEB-3BB2	12/26/2023	Replaced carbon monoxide/ smoke	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245							detector combos, supplied and installed.	
540611	12/04/2023	12/04/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Montalvo, Uriel	150.00	0.00	8CEB-3BB2	12/26/2023	Weekend emergency call; snaked kitchen sink to stop overflow and cleaned area after.	
540610	12/04/2023	12/04/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	95.00	0.00	8CEB-3BB2	12/26/2023	Replaced smoke detector.	Smoke Detector
540609	12/04/2023	12/04/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	502	Montalvo, Uriel	95.00	0.00	8CEB-3BB2	12/26/2023	Replaced smoke detector.	Smoke Detector
540606	12/04/2023	12/04/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	322	Montalvo, Uriel	150.00	0.00	8CEB-3BB2	12/26/2023	Emergency call to snake kitchen sink with commercial snake.	Drain/Pipe Clog
9220913343	12/07/2023	12/07/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	28.51	0.00	6719	12/08/2023	Janitorial Supplies.	
9220626024	12/07/2023	12/07/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	208	HD Supply	696.09	0.00	6719	12/08/2023	Vacancy/ prep- new refrigerator.	
41748	12/07/2023	12/07/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	208	Total Maintenance Group, Inc.	190.00	0.00	8CEE-75CA	12/26/2023	Vacancy prep 208 1b/1b full unit cleaning after construction.	
1720866	12/11/2023	12/11/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA		Frank Hauling & Maintenance	200.00	0.00	8CF0-4CBA	12/26/2023	Removed and haul awayed old appliances	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245							from vacancies to be replaced with new ones.	
9220626025	12/11/2023	12/11/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	412	HD Supply	25.50	0.00	6720	12/13/2023	New shower head.	
9220825936	12/11/2023	12/11/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	208	HD Supply	100.54	0.00	6720	12/13/2023	New Vertical blinds	
9220825931	12/11/2023	12/11/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	310	HD Supply	129.18	0.00	6720	12/13/2023	Maintenance supplies.	
9220825932	12/11/2023	12/11/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	312	HD Supply	101.06	0.00	6720	12/13/2023	New Smoke/Co combo alarm.	
9220825935	12/11/2023	12/11/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	412	HD Supply	51.16	0.00	6720	12/13/2023	New Vertical Blinds.	
9220825938	12/11/2023	12/11/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	43.15	0.00	6720	12/13/2023	Maintenance supplies.	
9220825933	12/11/2023	12/11/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	148.92	0.00	6720	12/13/2023	Maintenance supplies.	
9220825934	12/11/2023	12/11/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	114.98	0.00	6720	12/13/2023	Maintenance supplies.	
9220825937	12/11/2023	12/11/2023	6210 - Maintenance	Park Vista - 615 E. Holly		HD Supply	60.43	0.00	6720	12/13/2023	Janitor-Cleaning	

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							supplies.	
540626	12/11/2023	12/11/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	409	Montalvo, Uriel	250.00	0.00	7883-B7A2	01/08/2024	Replaced wall heater pilot light assembly.	
9221020875	12/12/2023	12/12/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	318	HD Supply	47.84	0.00	6720	12/13/2023	New Thermostat	
9221020874	12/12/2023	12/12/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	653.90	0.00	6720	12/13/2023	New Carpet Cleaning spots machine.	
9220972113	12/12/2023	12/12/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	318	HD Supply	117.17	0.00	6720	12/13/2023	New range hood	
9220972111	12/12/2023	12/12/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	221	HD Supply	202.12	0.00	6720	12/13/2023	New Smoke/ Co alarm	
9220972112	12/12/2023	12/12/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	148.20	0.00	6724	12/26/2023	Janitor- Cleaning supplies.	
9220942862	12/12/2023	12/12/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	208	HD Supply	51.47	0.00	6725	12/26/2023	New gas line for new appliance.	
9220942861	12/12/2023	12/12/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	208	HD Supply	51.47	0.00	6726	12/26/2023	Gas kit for gas range.	
47823	12/12/2023	12/12/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA		Southbay Industrial Hardware	26.24	0.00	3000000428	01/03/2024	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								
47824	12/12/2023	12/12/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	194.88	0.00	3000000428	01/03/2024	Garbage disposal unit.	
9221112470	12/17/2023	12/17/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	208	HD Supply	117.01	0.00	6729	01/08/2024	Vertical blinds.	
9221112469	12/17/2023	12/17/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	208	HD Supply	62.33	0.00	6729	01/08/2024	Bedroom vertical blinds.	
540649	12/17/2023	12/17/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	217	Montalvo, Uriel	220.00	0.00	7883-B7A2	01/08/2024	Checked and replaced smoke/ carbon monoxide detector.	Smoke Detector
540650	12/17/2023	12/17/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	318	Montalvo, Uriel	150.00	0.00	7883-B7A2	01/08/2024	Replaced kitchen range hood.	
36509	12/21/2023	12/21/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	30.12	0.00	ACH	12/21/2023	Quill Inv 35786157 - cleaning supplies	
542711	12/21/2023	12/21/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	203	Montalvo, Uriel	195.00	0.00	7883-B7A2	01/08/2024	Emergency after hours call to unclog toilet about to overflow into unit.	
542709	12/21/2023	12/21/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	207	Montalvo, Uriel	220.00	0.00	7883-B7A2	01/08/2024	Checked and replaced carbon monoxide smoke detector in unit.	
542735	12/25/2023	12/25/2023	6210 - Maintenance	Park Vista - 615 E. Holly	402	Montalvo, Uriel	150.00	0.00	7883-B7A2	01/08/2024	Snaked bathroom	

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							sink between units to clear deep clog.	
542733	12/25/2023	12/25/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	110	Montalvo, Uriel	180.00	0.00	7883-B7A2	01/08/2024	Checked on heater issue, replaced wall heater thermostat and adjusted pilot flame to leave functioning properly again for tenant.	
542728	12/25/2023	12/25/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	405	Montalvo, Uriel	180.00	0.00	7883-B7A2	01/08/2024	Snaked bathroom sink main lines between units to clear clog.	
542727	12/25/2023	12/25/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	511	Montalvo, Uriel	250.00	0.00	7883-B7A2	01/08/2024	Removed front of unit door to re- align the metal door frame and allow for door to close properly again after re-installing.	
922134446	12/29/2023	12/29/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	52.08	0.00	6729	01/08/2024	Janitor supplies	
9221344463	12/29/2023	12/29/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	162.98	0.00	6729	01/08/2024	Janitor supplies.	

6,292.33 0.00

6245 - Elevator service

151401422574	12/18/2023	12/18/2023	6245 - Elevator service	Park Vista - 615 E. Holly Avenue El		Amtech Elevator Service	1,569.30	0.00	427B-FC50	12/20/2023	Service 1/1/ 24 - 3/31/23	
--------------	------------	------------	-------------------------------	---	--	-------------------------------	----------	------	-----------	------------	------------------------------	--

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								
6250 - Gardening												
6100	12/04/2023	12/04/2023	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	1,184.59	0.00	8D06-5370	12/04/2023	Monthly Service - December	
6100	12/04/2023	12/04/2023	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	854.98	0.00	8D06-5370	12/04/2023	Extra supplies and approved work for Nov, 2023 - trimmed 3 pear trees, (3) 50 lb bags and plant fertilizer, (1) rose food, (1) rain bird popup sprinkler plus (2) inserts	
							2,039.57	0.00				
6270 - Management Fees												
	12/04/2023	12/04/2023	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	16,500.00	0.00	ACH	12/04/2023	Management Fees for 12/2023	
6315 - Pest Control												
157425	12/05/2023	12/05/2023	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Al & Sons Termite and Pest Control Inc.	175.00	0.00	3000000415	12/05/2023	Service 10/19/23-11/16/23	
440190975	12/26/2023	12/26/2023	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Terminix	77.80	0.00	3000000422	12/26/2023	Monthly Service - November	
							252.80	0.00				
6410 - Electricity												
700394170456	12/26/2023	12/26/2023	6410 -	Park Vista -		Edison	1,749.60	0.00	6722	12/26/2023	Service 11/8/	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
			Electricity	615 E. Holly Avenue El Segundo, CA 90245							23 - 12/10/23	
700587779325	12/26/2023	12/26/2023	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Edison	108.20	0.00	6723	12/26/2023	Service 11/8/23 - 12/10/23	
							1,857.80	0.00				
6420 - Gas												
075 005 3297 8	12/12/2023	12/12/2023	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Gas Company	8.72	0.00	3000000418	12/13/2023	Service 11/1/23-12/4/23	
056 105 3200 3	12/12/2023	12/12/2023	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Gas Company	1,445.95	0.00	3000000419	12/13/2023	Service 11/1/23-12/4/23	
							1,454.67	0.00				
6430 - Water												
075-18321-000	12/08/2023	12/08/2023	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	6,317.02	0.00	ACH	12/08/2023		
075-18481-000	12/08/2023	12/08/2023	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	1,098.76	0.00	ACH	12/08/2023		
075-18531-000	12/08/2023	12/08/2023	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	78.94	0.00	ACH	12/08/2023		
075-18411-000	12/08/2023	12/08/2023	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	78.94	0.00	ACH	12/08/2023		
							7,573.66	0.00				

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
6445 - Telephone/Internet												
287272447593	12/05/2023	12/05/2023	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	23.75	0.00	3000000416	12/05/2023	Service 11/17/23 - 12/16/23	
145150448	12/12/2023	12/12/2023	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	109.34	0.00	3000000417	12/13/2023	Service 11/27/23-12/26/23	
8448 30 006 0397046	12/26/2023	12/26/2023	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	199.92	0.00	3000000423	12/26/2023	Service 12/8/23 - 1/7/2024	
							333.01	0.00				
6455 - Cable/Television												
8448 30 006 0255251	12/13/2023	12/13/2023	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	80.11	0.00	3000000420	12/13/2023	Service 9/30/23 - 12/29/23	
8448 30 006 0017008	12/15/2023	12/15/2023	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	2,119.78	0.00	3000000421	12/20/2023	Service 12/4/23-1/3/24	
							2,199.89	0.00				
7420 - Office Supplies												
36509	12/21/2023	12/21/2023	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	146.69	0.00	ACH	12/21/2023	Quill Inv 35343880 - office supplies	
36509	12/21/2023	12/21/2023	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	29.10	0.00	ACH	12/21/2023	Quill Inv 35785162 - coffee and kitchen supplies	
							175.79	0.00				
7610 - Legal Expenses (Expense account)												
5724	12/27/2023	12/27/2023	7610 - Legal	Park Vista -		Joseph L.	890.00	0.00	3000000424	12/27/2023	Margaret M	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
			Expenses (Expense account)	615 E. Holly Avenue El Segundo, CA 90245		Cruz, APC					Winters #201 - 23IWUD02778	

7616 - Postage

	12/28/2023	12/28/2023	7616 - Postage	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	37.00	0.00	1228	12/28/2023	Q4	
	12/28/2023	12/28/2023	7616 - Postage	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	83.57	0.00	1228	12/28/2023	Q1	
	12/28/2023	12/28/2023	7616 - Postage	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	36.40	0.00	1228	12/28/2023	Q2	
	12/28/2023	12/28/2023	7616 - Postage	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	18.60	0.00	1228	12/28/2023	Q3	
							175.57	0.00				
Total							47,485.13	0.00				

Budget - Comparative

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

Period Range: Dec 2023 to Dec 2023

Comparison Period Range: Dec 2022 to Dec 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	77,282.97	69,000.00	8,282.97	12.00%	69,012.00	68,000.00	1,012.00	1.49%
Parking Income	1,601.50	1,550.00	51.50	3.32%	1,550.00	1,550.00	0.00	0.00%
Total RENT	78,884.47	70,550.00	8,334.47	11.81%	70,562.00	69,550.00	1,012.00	1.46%
Vacancy	0.00	-2,916.66	2,916.66	100.00%	0.00	-2,250.00	2,250.00	100.00%
Prepayment	-1,711.14	0.00	-1,711.14	0.00%	2,569.50	0.00	2,569.50	0.00%
Application Fee Income	0.00	0.00	0.00	0.00%	40.00	0.00	40.00	0.00%
Laundry Income	898.72	458.33	440.39	96.09%	318.13	375.00	-56.87	-15.17%
Total Budgeted Operating Income	78,072.05	68,091.67	9,980.38	14.66%	73,489.63	67,675.00	5,814.63	8.59%
Expense								
Fire Service	6,710.74	833.33	-5,877.41	-705.29%	0.00	300.00	300.00	100.00%
Maintenance	14,717.95	17,500.00	2,782.05	15.90%	33,534.62	17,500.00	-16,034.62	-91.63%
Elevator service	1,569.30	1,000.00	-569.30	-56.93%	1,545.84	1,500.00	-45.84	-3.06%
Gardening	2,039.57	1,458.33	-581.24	-39.86%	1,920.59	1,250.00	-670.59	-53.65%
Management Fees	16,500.00	16,000.00	-500.00	-3.13%	16,000.00	16,000.00	0.00	0.00%
Pest Control	252.80	500.00	247.20	49.44%	245.00	400.00	155.00	38.75%
Licenses and Permits	0.00	54.16	54.16	100.00%	0.00	0.00	0.00	0.00%
Electricity	1,857.80	2,250.00	392.20	17.43%	2,001.08	1,700.00	-301.08	-17.71%
Gas	1,454.67	2,250.00	795.33	35.35%	1,641.99	1,500.00	-141.99	-9.47%
Water	7,573.66	4,583.33	-2,990.33	-65.24%	6,716.86	3,750.00	-2,966.86	-79.12%
Telephone/Internet	-10,117.51	2,500.00	12,617.51	504.70%	2,689.54	1,500.00	-1,189.54	-79.30%
Cable/Television	2,199.89	6,250.00	4,050.11	64.80%	5,371.88	5,000.00	-371.88	-7.44%
Office Supplies	175.79	250.00	74.21	29.68%	485.22	150.00	-335.22	-223.48%

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	0.00	250.00	250.00	100.00%	0.00	250.00	250.00	100.00%
Legal Expenses (Expense account)	890.00	0.00	-890.00	0.00%	0.00	0.00	0.00	0.00%
Bank Service Fees	0.00	6.25	6.25	100.00%	46.00	6.25	-39.75	-636.00%
Postage	175.57	20.83	-154.74	-742.87%	175.57	5.00	-170.57	-3,411.40%
Professional Fees	0.00	625.00	625.00	100.00%	0.00	1,500.00	1,500.00	100.00%
Total Budgeted Operating Expense	46,000.23	56,331.23	10,331.00	18.34%	72,374.19	52,351.25	-20,022.94	-38.25%
Total Budgeted Operating Income	78,072.05	68,091.67	9,980.38	14.66%	73,489.63	67,675.00	5,814.63	8.59%
Total Budgeted Operating Expense	46,000.23	56,331.23	10,331.00	18.34%	72,374.19	52,351.25	-20,022.94	-38.25%
NOI - Net Operating Income	32,071.82	11,760.44	20,311.38	172.71%	1,115.44	15,323.75	-14,208.31	-92.72%
Other Income								
Interest on Bank Accounts	5,739.94	1,875.00	3,864.94	206.13%	4,241.60	200.00	4,041.60	2,020.80%
Total Budgeted Other Income	5,739.94	1,875.00	3,864.94	206.13%	4,241.60	200.00	4,041.60	2,020.80%
Other Expense								
Capital Expenditures								
Plumbing	9,940.78	0.00	-9,940.78	0.00%	0.00	0.00	0.00	0.00%
Total Capital Expenditures	9,940.78	0.00	-9,940.78	0.00%	0.00	0.00	0.00	0.00%
Total Budgeted Other Expense	9,940.78	0.00	-9,940.78	0.00%	0.00	0.00	0.00	0.00%
Net Other Income	-4,200.84	1,875.00	-6,075.84	-324.04%	4,241.60	200.00	4,041.60	2,020.80%
Total Budgeted	83,811.99	69,966.67	13,845.32	19.79%	77,731.23	67,875.00	9,856.23	14.52%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Income								
Total Budgeted Expense	55,941.01	56,331.23	390.22	0.69%	72,374.19	52,351.25	-20,022.94	-38.25%
Net Income	27,870.98	13,635.44	14,235.54	104.40%	5,357.04	15,523.75	-10,166.71	-65.49%
Cash								
Cash in Bank	23,618.04	0.00	-23,618.04	0.00%	3,825.44	0.00	-3,825.44	0.00%
Park Vista Reserve Account - LAIF	5,739.94	0.00	-5,739.94	0.00%	4,241.60	0.00	-4,241.60	0.00%
Total Budgeted Cash	29,357.98	0.00	-29,357.98	0.00%	8,067.04	0.00	-8,067.04	0.00%
Liability								
Key Deposit	0.00	0.00	0.00	0.00%	30.00	0.00	30.00	0.00%
Security Deposit	1,487.00	0.00	1,487.00	0.00%	2,680.00	0.00	2,680.00	0.00%
Total Budgeted Liability	1,487.00	0.00	1,487.00	0.00%	2,710.00	0.00	2,710.00	0.00%

**EL SEGUNDO SENIOR CITIZENS HOUSING
DEVELOPMENT CORPORATION**

350 MAIN STREET, EL SEGUNDO, CA 90245

January 10, 2024

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	December-23
		<u>Original</u>
Beginning balance at September 30, 2023		\$ 1,217,713.67
Accrued: Interest (Posted quarterly)		17,075.02
Add: Deposits		
Less: Withdrawals		
		<hr/>
TOTAL IN LAIF/CAMP - G/L# 504-101-0000-0004:	<u>As of</u> 12/31/2023	\$ 1,234,788.69

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	@	5.580%	Actual	CAMP for 30 days	5,584.80
Interest Earned	December	@	5.550%	Actual	CAMP for 31 days	5,739.94
Accrued Interest	quarter to date					17,075.02

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