



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

MEETING DATE: Wednesday, September 27, 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, August 23, 2023

Recommendation: Approve

C. CITY STAFF REPORT

D. NEW BUSINESS

2. President's Report. (Paul Lanyi)

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

Recommendation: Receive and File

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

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

b. LAIF investment fund and transfers between accounts.

Recommendation: Receive and File.

4. Boiler Replacement. (Neil Cadman)

Review and consider the estimate provided by the Stanley Louis Company to replace the boiler system on the southern area of the Park Vista facility.

Recommendation: Approve and authorize up to \$15,000 to replace a boiler at the Park Vista Senior Housing Facility, and request the City Council to approve and authorize the expenditure.

5. Ratify Payment to AmTrust E&S Insurance Services, Inc. for Required Annual General Liability Insurance. (Neil Cadman)

The City of El Segundo requires that Cadman Group maintain general liability insurance for the Park Vista facility. On September 20, 2023, Cadman Group paid the invoice for general liability insurance in accordance with the terms and conditions required by the City of El Segundo. The invoice is attached for reference.

Recommendation: Discuss and ratify payment from Cadman Group to AmTrust E&S Insurance Services, Inc. for the city-required general liability insurance.

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, October 25, 2023

Wednesday, November 22, 2023

Wednesday, December 27, 2023

ITEM 1
MINUTES

MINUTES OF THE MEETING
El Segundo Senior Citizen Housing Board Corporation
Wednesday,
August 23, 2023
Park Vista Senior Housing
615 E. Holly Avenue, El Segundo, CA 90245

CALL TO ORDER:

The meeting was called to order at 3:30 p.m. by Board President Paul Lanyi.

ROLL CALL

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

A. PUBLIC COMMUNICATION

- Park Vista resident Val Smith gave special thanks to Theresa and Daisy for making sure that the Anniversary Party ran smooth. She was also thankful for the Anniversary Party.

B. APPROVAL OF MEETING MINUTES

1. Paula Lanyi motioned and seconded by Paula Rotolo to approve the July 26, 2023, Meeting Minutes. Motion to approve passed 3-0.

C. CITY STAFF REPORT

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

- Public Works Director Elias Sassoon acknowledged and introduced the project manager Arianne Bola who was in attendance at the meeting before he gave the executive summary. He stated that it has changed based on the recommendations to replace two boilers and no upgrades or changes to the plumbing, based on the analysis that the water lines and waste lines are in working condition. Elias stated that one of the boilers had been replaced in 2017 and is currently looking at the warranty of the second boiler with Cadman Group.
- Paul inquired if the Engineer provided an estimate on the life span of the pipes. Elias stated that no he did not.
- Paul inquired on the cost of the boiler and if progress can be reported back to the board at the next meeting. Elias stated that there should be a substantial cost saving from the pipe project of around \$50k. He stated that he has already been working with Cadman Group.
- Neil stated that the boiler company is Stanley Lewis and that he will provide his report directly to Elias. Park Vista has two boilers in place, and one was replaced in 2017.

D. NEW BUSINESS

3. President's Report. (Paul Lanyi)

- Paul inquired about the status of the retrofit balcony study Neil stated that it is state law and it will be done in the near future.

- Paul inquired about the cost. Neil did not have a cost at this time but he did mention that the inspection is scheduled to start in 2024 and every seven years thereafter.
- Paul indicate that some of the units did not allow them to conduct their annual inspection which is violation to term of their lease. It was noted that if tenant continue not allow for inspection, then they may be served with a 48 hour notice to vacate the unit.
- Paul notices to of vacate in the reported means. Neil stated that a resident submitted a notice.
- Paul asked if there is a 15-year plan in place now that the Finance Director has left. Michael stated that the city has advertised the position twice to find a Finance Director, but once a Director has been appointed, then you can sit down and go over budget cycle and plan.
- Paul stated before the Finance Director left, he made a recommendation that \$100k of funds be moved into the 504 funds account. Michael clarified that the amount would be \$200k.

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

- Paul inquired about the expenses for AT&T since it was his understanding that we switched to Spectrum. Neil stated there the process, but it has been a hard switch.

Receive and file: Motion carried 3-0

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

- Tim inquired how Neil was notified.
- Neil stated he received the invoice, then emailed Michael and Gregg for direction. Michael informed him to pay it and then we can have the board ratify.

Ratify the Payment: Motion carried 3-0

6. 2022 Tax Exempt Filing. (Neil Cadman)

- Neil signed tax forms and documents for 2022

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

- Michael Allen stated that any activity planned in or on facility grounds that includes patio areas that are not controlled access are not prohibited by guidance of City Attorney offices.
- Paul offered his home on Whitting Street for the residents to use if they wanted to have a garage sale, and asked residents to email him for more information.

E. UNFINISHED BUSINESS

- None.

F. MANAGEMENT REPORT (Cadman Representative)

- Anniversary Party Saturday, August 19th. He hopes to see Board Member and Council Member in attendance.

G. BOARD MEMBER REPORT

- Tim gave update on his inspections and noted that everyone was complimentary of Theresa.
- Paula stated she saw minor issues and residents also spoke highly of Theresa.

ADJOURMENT: 4:12 pm

NEXT MEETING: Wednesday, September 27, 2023

ITEM 3
FINANCIAL STATEMENTS AND LAIF



PARK VISTA

Financial Reporting Analysis

August 2023

Gross Income: \$81,298.07

Gross Expenses: \$138,437.69

Expenses for the month were normal except for the following:

- *Maintenance of \$17,634.20 comprised of normal operations, vacancy preparation work, etc..*
- *Water bills of \$7,162.94 in August.*
- *\$7,423.96 in Advertising & Promotion including Board approved food the Anniversary Party*
- *Earthquake insurance premium of \$76,578.00.*

Net Income: (\$57,139.62)

Total Account Balances: \$1,856,101.26

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: 97.9% occupied on 8/1/2023
97.9% occupied on 8/31/2023**

Move-outs: 0

Move-ins: 1

Notices to Vacate: 0

Budget Comparison Notes:

Operations: Operations for the month was a net \$2,974.96 over budget for August, and \$132,793.48 over budget YTD.

Income

- **Income for the month of August \$7,474.99 over budget for August and 76,685.28 over budget YTD.**

Expenses:

- **Overall \$8,356.45 over budget for August, and \$34,338.56 under budget YTD.**
- **Maintenance \$134.20 over budget for August, and \$9,168.23 under budget YTD.**
- **Electricity over budget for August by \$653.40. \$1,987.45 under budget YTD.**
- **No gas bills in August. \$2,971.49 under budget YTD despite much higher gas bill rates that was not anticipated earlier this year.**
- **Cable Television under budget.**
- **Water \$8,180.61 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: Aug 2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
RENT				
Rent Income	74,905.00	98.99	582,388.26	93.72
Parking Income	1,559.46	2.06	12,745.88	2.05
Total RENT	76,464.46	101.05	595,134.14	95.77
Prepayment	-1,307.01	-1.73	-586.41	-0.09
NSF Bank Fees Collected	25.00	0.03	100.00	0.02
Application Fee Income	0.00	0.00	-40.00	-0.01
Laundry Income	484.20	0.64	7,410.87	1.19
Miscellaneous Income	0.00	0.00	19,400.00	3.12
Total Operating Income	75,666.65	100.00	621,418.60	100.00
Expense				
Fire Service	0.00	0.00	735.00	0.12
Maintenance	17,634.20	23.31	130,831.77	21.05
Elevator service	0.00	0.00	8,016.68	1.29
Gardening	1,236.59	1.63	14,697.62	2.37
Management Fees	15,500.00	20.48	118,842.72	19.12
Pest Control	452.80	0.60	2,414.60	0.39
Insurance - Property	0.00	0.00	0.00	0.00
Earthquake Insurance	76,578.00	101.20	76,578.00	12.32
Licenses and Permits	75.00	0.10	175.00	0.03
Electricity	2,903.40	3.84	16,012.55	2.58
Gas	0.00	0.00	15,028.51	2.42
Water	7,162.94	9.47	28,486.07	4.58
Telephone/Internet	2,690.00	3.56	21,974.37	3.54
Cable/Television	1,083.62	1.43	33,263.60	5.35
Office Supplies	197.18	0.26	3,089.07	0.50
Advertising & Promotion	7,423.96	9.81	10,830.76	1.74
Bank Service Fees	0.00	0.00	24.00	0.00
Janitorial Service	0.00	0.00	61.20	0.01
Professional Fees	5,500.00	7.27	5,500.00	0.89
Total Operating Expense	138,437.69	182.96	486,561.52	78.30
NOI - Net Operating Income	-62,771.04	-82.96	134,857.08	21.70

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Other Income & Expense				
Other Income				
Interest on Bank Accounts	5,631.42	7.44	39,744.60	6.40
Total Other Income	<u>5,631.42</u>	<u>7.44</u>	<u>39,744.60</u>	<u>6.40</u>
Net Other Income	<u>5,631.42</u>	<u>7.44</u>	<u>39,744.60</u>	<u>6.40</u>
Total Income	81,298.07	107.44	661,163.20	106.40
Total Expense	138,437.69	182.96	486,561.52	78.30
Net Income	<u>-57,139.62</u>	<u>-75.51</u>	<u>174,601.68</u>	<u>28.10</u>

Balance Sheet

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

As of: 08/31/2023

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	643,866.97
Park Vista Reserve Account - LAIF	1,212,234.29
Total Cash	1,856,101.26
Tenant Account Receivable	100.00
Building Improvements	1,031,873.00
Equipment	149,355.00
Furnishings	153,863.00
Personal Property	-0.05
Accumulated Depreciation	-850,766.00
TOTAL ASSETS	2,340,526.21
LIABILITIES & CAPITAL	
Liabilities	
Security Deposit Interest	-530.00
Pet Deposit	3,725.00
Key Deposit	1,800.00
Security Deposit	66,517.00
Passthrough Cash Account	-1,036.00
Accounts Payable	30,698.00
Total Liabilities	101,174.00
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	174,601.68
Calculated Prior Years Retained Earnings	1,933,259.58
Total Capital	2,239,352.21
TOTAL LIABILITIES & CAPITAL	2,340,526.21

Bill Detail

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

Payees: All

Payment Type: All

Created By: All

GL Accounts: All

Bill Status: All

Date Type: Bill Date

Date Range: 08/01/2023 to 08/31/2023

Automated AP: All

Show Reversed Transactions: No

Project: All

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
2120 - Passthrough Cash Account												
	08/10/2023	08/10/2023	2120 - Passthrough Cash Account	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	110	Moore, Mary Ann	544.00	0.00	6671	08/11/2023	Mary Ann Moore, Park Vista - 110: Move Out Refund	
	08/10/2023	08/10/2023	2120 - Passthrough Cash Account	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	308	Stephens, Kenneth	270.00	0.00	6672	08/11/2023	Kenneth Stephens, Park Vista - 308: Move Out Refund	
							814.00	0.00				
6210 - Maintenance												
PETTY CASH	08/02/2023	08/02/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Estrada, Teresa	7.68	0.00	6669	08/02/2023	Petty Cash 7/26/23 - Home Depot supplies	
PETTY CASH	08/02/2023	08/02/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Estrada, Teresa	86.79	0.00	6669	08/02/2023	Petty Cash 6/30/22 - Home Depot supplies	
PETTY CASH	08/02/2023	08/02/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Estrada, Teresa	54.31	0.00	6669	08/02/2023	Petty Cash 7/26/22 - Sherwin Williams paint for front building	
455554362	08/03/2023	08/03/2023	6210 - Maintenance	Park Vista - 615 E. Holly		L.A. Hydro Jet & Rooter	101.00	0.00	FA92-7672	08/10/2023	Cabled kitchen drain	Drain/Pipe Clog

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		Service Inc					lines to clear deep clog.	
40803	08/03/2023	08/03/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	401	Total Maintenance Group, Inc.	120.00	0.00	7C69-C35A	08/16/2023	Vacancy prep 401; 1b/1b full unit cleaning before new tenant move- in.	
5489	08/04/2023	08/04/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		V&E Carpet Care	350.00	0.00	635F-29D0	08/23/2023	Afterhours weekend call for emergency carpet cleaning due to Tenant's accident on common area carpeting.	
9216480877	08/07/2023	08/07/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	108.80	0.00	6670	08/07/2023	New kitchen faucet for Unit #103	
9216375261	08/07/2023	08/07/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	118.87	0.00	6670	08/07/2023	Maintenance supplies	
9216761951	08/11/2023	08/11/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	22.96	0.00	6674	08/11/2023	Maintenance supplies	
9216693029	08/11/2023	08/11/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	202.12	0.00	6674	08/11/2023	Maintenance supplies	
9216693028	08/11/2023	08/11/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	130.38	0.00	6674	08/11/2023	Maintenance supplies	
46106	08/11/2023	08/11/2023	6210 - Maintenance	Park Vista - 615 E. Holly		Southbay Industrial	59.54	0.00	3000000369	08/14/2023	Maintenance supplies	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				Avenue El Segundo, CA 90245		Hardware						
46111	08/11/2023	08/11/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	14.76	0.00	3000000369	08/14/2023	Maintenance supplies	
47653	08/11/2023	08/11/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	14.76	0.00	3000000369	08/14/2023	Maintenance supplies	
46093	08/11/2023	08/11/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	21.00	0.00	3000000369	08/14/2023	Maintenance supplies	
46103	08/11/2023	08/11/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	26.80	0.00	3000000369	08/14/2023	Maintenance supplies	
9217047585	08/15/2023	08/15/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	139.70	0.00	6676	08/15/2023	Maintenance supplies	
9217047586	08/15/2023	08/15/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	199.85	0.00	6676	08/15/2023	Maintenance supplies	
9217110568	08/15/2023	08/15/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	271.33	0.00	6676	08/15/2023	Maintenance supplies	
9217136445	08/15/2023	08/15/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	28.00	0.00	6676	08/15/2023	Vacancy Prep for Unit #110	
9217140245	08/15/2023	08/15/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA		HD Supply	137.41	0.00	6676	08/15/2023	Vacancy Prep for Unit #110	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
9217140247	08/15/2023	08/15/2023	6210 - Maintenance	90245 Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	93.94	0.00	6676	08/15/2023	Vacancy Prep for Unit #110	
9217140246	08/15/2023	08/15/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	102.26	0.00	6676	08/15/2023	Vacancy Prep for Unit #110	
9217140243	08/15/2023	08/15/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	139.29	0.00	6676	08/15/2023	Vacancy Prep for Unit #110	
9217140244	08/15/2023	08/15/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	169.08	0.00	6676	08/15/2023	Vacancy Prep for Unit #110	
9217140242	08/15/2023	08/15/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	180.66	0.00	6676	08/15/2023	Vacancy Prep for Unit #110	
9217140241	08/15/2023	08/15/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	133.16	0.00	6676	08/15/2023	Maintenance supplies	
232163	08/16/2023	08/16/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		The Stanley Louis Company	95.00	0.00	6365-E1E4	08/23/2023	Maintenance parts and service balance due for boiler service on roof.	
3848	08/21/2023	08/21/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		OC-LA Appliance Solutions	170.00	0.00	7FC0-2116	09/12/2023	Service call and repair to oven to leave working again normally.	
9217220783	08/22/2023	08/22/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El		HD Supply	5.79	0.00	6681	08/22/2023	Maintenance supplies	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
9217275505	08/22/2023	08/22/2023	6210 - Maintenance	Segundo, CA 90245 Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	14.18	0.00	6681	08/22/2023	Maintenance supplies	
232915	08/22/2023	08/22/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		The Stanley Louis Company	0.00	811.00			Necessary maintenance repairs made to the south boiler tank and anodes.	
586870	08/23/2023	08/23/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Frank Hauling & Maintenance	200.00	0.00	7FC3-7000	09/12/2023	Hauled away large furniture and trash items left in trash chute rooms by tenants.	
9217307883	08/23/2023	08/23/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	179.58	0.00	6682	08/23/2023	New disposal for Unit #312	
9217307882	08/23/2023	08/23/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	136.96	0.00	6682	08/23/2023	Vacancy prep #308	
9217409670	08/23/2023	08/23/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	1,171.65	0.00	6682	08/23/2023	New gas range and hood for Unit #316	
9217473078	08/23/2023	08/23/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	93.94	0.00	6682	08/23/2023	Vacancy prep #308	
9217473069	08/23/2023	08/23/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	790.59	0.00	6682	08/23/2023	New refrigerator for Unit #110 Vacancy	
9217473075	08/23/2023	08/23/2023	6210 - Maintenance	Park Vista - 615 E. Holly		HD Supply	187.16	0.00	6682	08/23/2023	Vacancy prep for Unit #308	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
9217473074	08/23/2023	08/23/2023	6210 - Maintenance	Avenue El Segundo, CA 90245 Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	169.71	0.00	6682	08/23/2023	Vacancy prep for Unit #308	
9217473073	08/23/2023	08/23/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	120.45	0.00	6682	08/23/2023	Vacancy prep for Unit #308	
9217473071	08/23/2023	08/23/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	847.53	0.00	6682	08/23/2023	Vacancy prep for Unit #110 - New Dishwasher	
9217473076	08/23/2023	08/23/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	847.53	0.00	6682	08/23/2023	Vacancy prep for Unit #308 - New Dishwasher	
9217473067	08/23/2023	08/23/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	54.17	0.00	6682	08/23/2023	Maintenance supplies	
9217473068	08/23/2023	08/23/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	51.47	0.00	6682	08/23/2023	Vacancy Prep #308	
9217473070	08/23/2023	08/23/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	790.59	0.00	6682	08/23/2023	New refrigerator for Unit #308	
9217473072	08/23/2023	08/23/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	664.67	0.00	6682	08/23/2023	New gas range for Unit #308	
9217473077	08/23/2023	08/23/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA		HD Supply	163.70	0.00	6682	08/23/2023	Maintenance supplies	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
539003	08/26/2023	08/26/2023	6210 - Maintenance	90245 Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	305	Garcia, Gerardo	260.00	0.00	3000000382	09/12/2023	Emergency afterhours call to clear clog in kitchen, cleaned and cleared pipe to main line by snake.	
539028	08/26/2023	08/26/2023	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	203	Garcia, Gerardo	280.00	0.00	3000000382	09/12/2023	Emergency service to clear clog in unit by removing toilet, snaked to sewer main line, replace hardware in toilet, put toilet back and new wax ring.	
							10,329.12	811.00				
6250 - Gardening												
5944	08/07/2023	08/07/2023	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	1,184.59	0.00	67B0-37B4	08/07/2023	Monthly Service - July	
5944	08/07/2023	08/07/2023	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	52.00	0.00	67B0-37B4	08/07/2023	Extra supplies and approved work for July - (1) 50lb lawn fertilizer	
							1,236.59	0.00				
6270 - Management Fees												
	08/01/2023	08/01/2023	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	15,500.00	0.00	ACH	08/01/2023	Management Fees for 08/2023	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
6315 - Pest Control												
154982	08/01/2023	08/01/2023	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Al & Sons Termite and Pest Control Inc.	175.00	0.00	3000000364	08/01/2023	Vermin Service 7/20/23	
19527	08/16/2023	08/16/2023	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	315	Golden One Pest Control	200.00	0.00	6363-FF14	08/23/2023	Unit treated for roaches, 30 day warranty, #315.	
438951	08/23/2023	08/23/2023	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Terminix	77.80	0.00	3000000378	08/23/2023	Monthly Service - August	
							452.80	0.00				
6321 - Earthquake Insurance												
004580	08/11/2023	08/11/2023	6321 - Earthquake Insurance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo	76,578.00	0.00	6675	08/11/2023	EQ/Flood Program Insurance 2023/2024	
6384 - Licenses and Permits												
95-4021714	08/30/2023	08/30/2023	6384 - Licenses and Permits	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Department of Justice	75.00	0.00	6685	08/30/2023	Form RRF-1 - State Charity Registration Number 58975	
6410 - Electricity												
700394170456	08/18/2023	08/18/2023	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	2,736.89	0.00	6678	08/18/2023	Service 7/12/23 - 8/9/23	
700587779325	08/18/2023	08/18/2023	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Edison	81.22	0.00	6679	08/18/2023	Service 6/12/23 - 7/11/23	
700587779325	08/18/2023	08/18/2023	6410 - Electricity	Park Vista - 615 E. Holly Avenue El		Edison	85.29	0.00	6679	08/18/2023	Service 7/12/23 - 8/9/23	

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			2,903.40	0.00				
6430 - Water												
075-18321-000	08/10/2023	08/10/2023	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	5,978.78	0.00	ACH	08/10/2023	Service 5/15/ 23 - 7/13/23	
075-18481-000	08/10/2023	08/10/2023	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	1,026.28	0.00	ACH	08/10/2023	Service 5/15/ 23 - 7/13/23	
075-18531-000	08/10/2023	08/10/2023	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	78.94	0.00	ACH	08/10/2023	Service 5/15/ 23 - 7/13/23	
075-18411-000	08/10/2023	08/10/2023	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	78.94	0.00	ACH	08/10/2023	Service 5/15/ 23 - 7/13/23	
							7,162.94	0.00				
6445 - Telephone/Internet												
287272447593	08/01/2023	08/01/2023	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	23.50	0.00	3000000365	08/01/2023	Service 7/17/ 23 - 8/16/23	
145150448	08/11/2023	08/11/2023	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	117.54	0.00	3000000370	08/14/2023	Service 7/27/ 23 - 8/26/23	
310-640-7156	08/15/2023	08/15/2023	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	1,453.97	0.00	3000000372	08/15/2023	Service 8/5/ 23 - 9/4/23	
310-322-5036	08/15/2023	08/15/2023	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El		AT&T	1,005.23	0.00	3000000372	08/15/2023	Service 8/4/ 23 - 9/3/23	

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								
337000205336	08/18/2023	08/18/2023	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AT&T	89.76	0.00	3000000377	08/22/2023	Service 8/9/23 - 9/8/23	
							2,690.00	0.00				
6455 - Cable/Television												
8448 30 006 0255251	08/11/2023	08/11/2023	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	23.72	0.00	3000000371	08/14/2023	Service 7/30/23 - 8/29/23	
8448 30 006 0017008	08/18/2023	08/18/2023	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	1,059.90	0.00	3000000376	08/22/2023	Service 8/4/23 - 9/3/23	
							1,083.62	0.00				
7420 - Office Supplies												
35991	08/22/2023	08/22/2023	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	81.69	0.00	822	08/22/2023	PV Quill Invoice: 33677890 - coffee supplies	
35991	08/22/2023	08/22/2023	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	115.49	0.00	822	08/22/2023	Quill INV33858114 - wall shelf	
							197.18	0.00				
7450 - Advertising & Promotion												
PETTY CASH	08/02/2023	08/02/2023	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Estrada, Teresa	85.00	0.00	6669	08/02/2023	Petty Cash 7/4/23 - Ralphs - 4th of July BBQ Supplies	
PETTY CASH	08/02/2023	08/02/2023	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Estrada, Teresa	400.00	0.00	6669	08/02/2023	Cash for Tips 2023 Anniversary party	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
228970650	08/04/2023	08/04/2023	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Vox DJs, Inc.	797.50	0.00	1758-60CC	08/04/2023	Anniversary Party - Remaining balance	
35965	08/11/2023	08/11/2023	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	2,350.00	0.00	ACH	08/11/2023	2023 Anniversary Party Catering Deposit	
35965	08/11/2023	08/11/2023	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	300.00	0.00	ACH	08/11/2023	Contact Information reward gift cards	
35965	08/11/2023	08/11/2023	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	328.80	0.00	ACH	08/11/2023	anniversary Party gift cards	
20230164	08/15/2023	08/15/2023	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Studio Printing	175.20	0.00	3000000373	08/15/2023	March Issue - Flyer and August Issue Flyer	
35991	08/22/2023	08/22/2023	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	83.10	0.00	822	08/22/2023	Anniversary Party supplies - Amazon	
35991	08/22/2023	08/22/2023	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	201.30	0.00	822	08/22/2023	Anniversary Party supplies - Amazon	
35991	08/22/2023	08/22/2023	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	45.98	0.00	822	08/22/2023	PV Quill Invoice: 33655523 - Table runners	
35991	08/22/2023	08/22/2023	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	93.56	0.00	822	08/22/2023	Quill INV 33876840 Anniversary Party supplies - Amazon	
35991	08/22/2023	08/22/2023	7450 - Advertising &	Park Vista - 615 E. Holly		Cadman Group	188.04	0.00	822	08/22/2023	Quill INV 33878405	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
			Promotion	Avenue El Segundo, CA 90245							Anniversary Party supplies - Amazon	
35992	08/22/2023	08/22/2023	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	2,375.48	0.00	822	08/22/2023	Anniversary party Catering balance	
							7,423.96	0.00				
7620 - Professional Fees												
0018686-IN	08/23/2023	08/23/2023	7620 - Professional Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Hoffman Short Rubin Dewinter Sanderson	5,500.00	0.00	6684	08/23/2023	1PARKVI - Audit of financial statements 2022	
Total							131,946.61	811.00				

Budget - Comparative

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

Period Range: Aug 2023 to Aug 2023

Comparison Period Range: Aug 2022 to Aug 2022

Additional Account Types: Asset, Cash, Liability, Capital

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Income								
RENT								
Rent Income	74,905.00	69,000.00	5,905.00	8.56%	67,953.00	68,000.00	-47.00	-0.07%
Parking Income	1,559.46	1,550.00	9.46	0.61%	1,550.00	1,550.00	0.00	0.00%
Total RENT	76,464.46	70,550.00	5,914.46	8.38%	69,503.00	69,550.00	-47.00	-0.07%
Vacancy	0.00	-2,916.67	2,916.67	100.00%	0.00	-2,250.00	2,250.00	100.00%
Prepayment	-1,307.01	0.00	-1,307.01	0.00%	-3,072.50	0.00	-3,072.50	0.00%
NSF Bank Fees Collected	25.00	0.00	25.00	0.00%	0.00	0.00	0.00	0.00%
Laundry Income	484.20	458.33	25.87	5.64%	1,139.97	375.00	764.97	203.99%
Total Budgeted Operating Income	75,666.65	68,091.66	7,574.99	11.12%	67,570.47	67,675.00	-104.53	-0.15%
Expense								
Fire Service	0.00	833.33	833.33	100.00%	255.00	300.00	45.00	15.00%
Maintenance	17,634.20	17,500.00	-134.20	-0.77%	13,370.43	17,500.00	4,129.57	23.60%
Elevator service	0.00	1,000.00	1,000.00	100.00%	0.00	1,500.00	1,500.00	100.00%
Gardening	1,236.59	1,458.33	221.74	15.21%	1,184.59	1,250.00	65.41	5.23%
Management Fees	15,500.00	15,500.00	0.00	0.00%	15,500.00	15,500.00	0.00	0.00%
Pest Control	452.80	500.00	47.20	9.44%	420.00	400.00	-20.00	-5.00%
Insurance - Property	0.00	0.00	0.00	0.00%	55,197.00	0.00	-55,197.00	0.00%
Earthquake Insurance	76,578.00	65,000.00	-11,578.00	-17.81%	0.00	0.00	0.00	0.00%
Licenses and Permits	75.00	54.17	-20.83	-38.45%	450.00	0.00	-450.00	0.00%
Electricity	2,903.40	2,250.00	-653.40	-29.04%	2,600.75	1,700.00	-900.75	-52.99%
Gas	0.00	2,250.00	2,250.00	100.00%	1,230.10	1,500.00	269.90	17.99%
Water	7,162.94	4,583.33	-2,579.61	-56.28%	7,151.58	3,750.00	-3,401.58	-90.71%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Telephone/ Internet	2,690.00	2,500.00	-190.00	-7.60%	3,422.15	1,500.00	-1,922.15	-128.14%
Cable/Television	1,083.62	6,250.00	5,166.38	82.66%	21.57	5,000.00	4,978.43	99.57%
Office Supplies	197.18	250.00	52.82	21.13%	0.00	150.00	150.00	100.00%
Uniforms	0.00	0.00	0.00	0.00%	0.00	40.00	40.00	100.00%
Advertising & Promotion	7,423.96	6,000.00	-1,423.96	-23.73%	0.00	6,000.00	6,000.00	100.00%
Entertainment	0.00	3,500.00	3,500.00	100.00%	0.00	2,000.00	2,000.00	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	5,500.00	625.00	-4,875.00	-780.00%	5,500.00	1,500.00	-4,000.00	-266.67%
Total Budgeted Operating Expense	138,437.69	130,081.24	-8,356.45	-6.42%	106,303.17	59,601.25	-46,701.92	-78.36%
Total Budgeted Operating Income	75,666.65	68,091.66	7,574.99	11.12%	67,570.47	67,675.00	-104.53	-0.15%
Total Budgeted Operating Expense	138,437.69	130,081.24	-8,356.45	-6.42%	106,303.17	59,601.25	-46,701.92	-78.36%
NOI - Net Operating Income	-62,771.04	-61,989.58	-781.46	-1.26%	-38,732.70	8,073.75	-46,806.45	-579.74%
Other Income								
Interest on Bank Accounts	5,631.42	1,875.00	3,756.42	200.34%	2,256.37	200.00	2,056.37	1,028.19%
Total Budgeted Other Income	5,631.42	1,875.00	3,756.42	200.34%	2,256.37	200.00	2,056.37	1,028.19%
Net Other Income	5,631.42	1,875.00	3,756.42	200.34%	2,256.37	200.00	2,056.37	1,028.19%
Total Budgeted Income	81,298.07	69,966.66	11,331.41	16.20%	69,826.84	67,875.00	1,951.84	2.88%
Total Budgeted Expense	138,437.69	130,081.24	-8,356.45	-6.42%	106,303.17	59,601.25	-46,701.92	-78.36%
Net Income	-57,139.62	-60,114.58	2,974.96	4.95%	-36,476.33	8,273.75	-44,750.08	-540.87%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Cash								
Cash in Bank	-62,068.04	0.00	62,068.04	0.00%	-39,589.70	0.00	39,589.70	0.00%
Park Vista Reserve Account - LAIF	5,631.42	0.00	-5,631.42	0.00%	2,256.37	0.00	-2,256.37	0.00%
Total Budgeted Cash	-56,436.62	0.00	56,436.62	0.00%	-37,333.33	0.00	37,333.33	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%	-70.00	0.00	-70.00	0.00%
Security Deposit	673.00	0.00	673.00	0.00%	-1,462.00	0.00	-1,462.00	0.00%
Passthrough Cash Account	0.00	0.00	0.00	0.00%	875.00	0.00	875.00	0.00%
Total Budgeted Liability	703.00	0.00	703.00	0.00%	-857.00	0.00	-857.00	0.00%

**EL SEGUNDO SENIOR CITIZENS HOUSING
DEVELOPMENT CORPORATION**

350 MAIN STREET, EL SEGUNDO, CA 90245

September 11, 2023

RE: Interest Income from Deposit with the City, per Agreement for Investment of Funds

Dear President:

The deposit and interest for the quarter/month ending is as follows:	Q3-2023	August-23 Original
Beginning balance at June 30, 2023		\$ 1,201,185.69
Accrued: Interest (Posted quarterly)		11,048.60
Add: Deposits		
Less: Withdrawals		
TOTAL IN LAIF/CAMP - G/L# 504-101-0000-0004:	As of 8/31/2023	\$ 1,212,234.29

Accrued Interest (posted quarterly by the 15th day following quarter):						
Interest Earned	July	@	5.310%	Actual	CAMP for 31 days	5,417.18
Interest Earned	August	@	5.520%	Actual	CAMP for 31 days	5,631.42
Interest Earned	September	@		Actual	CAMP for 30 days	-
Accrued Interest	quarter to date					11,048.60

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

ITEM 4
BOILER REPLACEMENT



"A name to trust for quality service"

2230 Amapola Ct., Suite #6, Torrance, CA 90501
www.stanleylouis.com

Phone (310) 412-0332 / Fax (310) 725-5147
State Contractor LIC #469936 C4, C46 & C36

08-28-2023

Cadman Group
214 Main Street #361
El Segundo, CA 90245

Job site:

El Segundo Senior Housing
615 E Holly Ave
El Segundo, CA 90245

At your request this is a break down for the boilers and upcoming repairs that will be needed.

North Boiler Serial # 1312369952

Boiler on maintenance contract in fair to good condition. Boiler is 10 years old with approximately 5-8 years with normal maintenance, repairs and up keep.

South Boiler System Serial #0501231429:

Boiler on maintenance contract in fair to poor condition with 0-3 years left with normal maintenance, repairs and up keep.

Below is a bid for replacement.

Remove and haul away the existing boiler including disposal.

Provide and install (1) new Raypak space saver HD-401 boiler with bronze headers, stainless steel pump, outdoor top, cal code.

Plumb in the boiler using type L copper, unions and ball valves and connect to the existing copper plumbing.

Reconfigure the gas line and install a drip leg & reconfigure the electrical to accommodate the new boiler and connect to the existing flex.

Place the boiler via crane.

Cost \$ 13,254.37

Note: If anything not mentioned above becomes necessary, an additional charge shall apply to the customer.

All other materials & parts: This quote is valid for up to 14 days. This short time frame is due to supply chain issues and manufacturer's price fluctuations. Prices are constantly changing and are subject to change due to pricing at the placement of order.

If a paid parking fee is required to access your property, parking fee will be at customer's expense. This cost is per visit per vehicle and will be added to contract price.

If the job proposed requires the use of a crane for the equipment load in/out, this will be specified and included in the price. This cost does not include street closure permits, travel permits, traffic control and/or lane closures. This will be at an additional cost and specified, if required, or if the city requires it.

Work to be performed during regular business hours.
Monday-Friday 8am to 4pm.

Overtime rates are not reflected in the amount given unless specified.

TERMS AND CONDITIONS

MECHANICS LIEN: Under the Mechanics Lien Law, any contractor or material supplier of labor, improving your property and not paid for his or her labor services or materials, has a right to place a lien on your home, land or property where the work was performed and to sue you in court to obtain payment.

This means that after a court hearing, your home, land and property could be sold by a court officer and the proceeds of the sale could be used to satisfy what you owe. This can happen even if you have paid your contract in full, if the contractor's subcontractors, laborer or suppliers remain unpaid.

To preserve their rights to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are each required to provide you with a document called a "Preliminary Notice." Contractors and laborers who contract with owners directly do not have to provide such notice since you are aware of their existence as an owner. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons or entities that may have a right to file a lien against your property, if they are not paid. In order to protect their lien rights, a contractor, or supplier of laborer must file a mechanics lien with the county recorder, which then becomes a lien against your property. Generally, the maximum time allowed for filling a mechanics lien against your property is 90 days after substantial completion of your project.

CONTRACTOR NOTICE: "STATE LAW REQUIRES ANYONE WHO CONTRACTS TO DO CONSTRUCTION WORK TO BE LICENSED BY THE CONTRACTORS' STATE LICENSE BOARD IN THE LICENSE CATEGORY IN WHICH THE CONTRACTOR IS GOING TO BE WORKING-IF THE TOTAL PRICE OF THE JOB IS \$500.00 OR MORE INCLUDING LABOR AND MATERIAL.

LICENSED CONTRACTORS ARE REGULATED BY LAWS DESIGNED TO PROTECT THE PUBLIC. IF YOU CONTRACT WITH SOMEONE WHO DOES NOT HAVE A LICENSE, THE CONTRACTORS STATE LICENSE BOARD MAY BE UNABLE TO ASSIST YOU WITH A COMPLAINT. YOUR ONLY REMEDY AGAINST AN UNLICENSED CONTRACTOR MAY BE IN CIVIL COURT AND YOU MAY BE LIABLE FOR DAMAGES ARISING OUT OF ANY INJURIES TO THE CONTRACTOR OR HIS OR HER EMPLOYEES.

MANUFACTURERS: The manufacturer's we represent reserve the right to change specifications as conditions warrant.

ORDER CHANGES OR CANCELLATIONS: Written changes or cancellations are required. Furthermore, should orders be changed after being placed with our suppliers, any material or labor charges as a result of the change or cancellation will be charged to the customer accordingly.

WATER DAMAGE: The Stanley Louis Company shall not be held responsible for water damage as a result of improper drains on premises, nor shall we be responsible for non-operative or faulty existing plumbing fixtures, parts and devices. Furthermore, The Stanley Louis Company is also not responsible for water damage due to pre-existing non-waterproofed sealed roofs or equipment rooms floors whereas water causes water damage, whether as a result of our work or others. A standard schedule fee applies to all service calls.

PAYMENT SCHEDULE: If you choose to pay by credit card, we will require you to fill out a credit card authorization form. A 25% deposit is required for ordering the equipment and the balance will be due in full upon completion of the contracted work. By signing below, this means you have read the contract and the payment schedule and agree to the terms. You also agree to have payment on jobsite, if considered a billing or "COD" client. If you are a billing client with a current billing account with our company, the maximum allowable billed portion is up to \$1,000.00, as any other monies exceeding \$1,000.00 will be due. You must sign on the signature line, return all pages of the contract and send a 25% deposit (if applicable) in order for this contract to be valid.

Once the 25% deposit is received and funds clear the bank, the equipment/material will be ordered and scheduling will be according to availability and receiving of the product.

Balance of payment is as follows:

"Non-permitted and/or service work" are balance due upon completion of work and is to be made available on the jobsite if not set up with net credit terms.

"Permitted and/or installation" jobs are balance due upon completion of work and is to be on jobsite, unless customer requests to retain 10% until the permit is finalized.

When permits are required, 10% of the permitted portions may be held. If retention is elected and the final inspection requires work, other than work specified, and not part of The Stanley Louis Company portion of work or contract, then the 10% retention portion is due.

If materials are delivered to the site and work has not commenced, an additional 50% is required upon delivery of equipment regardless of installation and operation. 90% of all permitted portions of the contract work are due upon completion, or any part put into service of permitted equipment only.

Please understand cities may require any exposed piping to be insulated as per local city code. If this becomes required, an additional cost will apply to the customer unless specified as part of the original contract.

100% of all unpermitted service work is due in full upon completion *except* customers that fall under net credit terms.

WARRANTY: Stanley Louis Company makes no warranties, expressed or implied, including any warranties or merchantability of fitness. The only warranty that will apply to materials sold

ITEM 5
RATIFY PAYMENT

AmTrust E&S Insurance Services, Inc.
COVERAGE QUOTE

Page 1 of 7
Effective Date: 10/9/2023

APPLICANT INFORMATION

NAME: City of El Segundo; El Segundo Senior Citizens Corp
MAILING ADDRESS: c/o Cadman Grp
 214 Main Street, #361
 El Segundo, CA 90245

PROGRAM PARAMETERS – GENERAL LIABILITY COVERAGE PART

POLICY PERIOD: 10/9/2023 to 10/9/2024
 (12:01 a.m. Standard Time on both dates at the address of the Named Insured noted above)
INSURANCE COMPANY: Associated Industries Insurance Company, Inc.(a member Of AmTrust Financial Group)
 A- (Excellent) XV
COVERAGE FORM: CG 00 01
 General Liability Coverage - Occurrence Form

PROGRAM STRUCTURE: \$5,000 Deductible Per Occurrence Including Loss Adjustment Expense
DEFENSE BASIS: In Addition to Limits of Liability
LIMITS OF LIABILITY:

General Liability

\$1,000,000 Bodily Injury & Property Damage Limit - Each Occurrence
 \$100,000 Damage To Premises Rented To You Limit - Any One Premises
 \$5,000 Medical Expense Limit - Any One Person
 \$1,000,000 Personal Injury & Advertising Injury Limit - Any One Person or Organization
 \$2,000,000 General Aggregate Limit
 \$2,000,000 Products/Completed Operations Aggregate Limit

PREMIUM

CURRENCY		US Dollars
GENERAL LIABILITY PREMIUM	\$	18,950.00
TOTAL DEPOSIT PREMIUM	\$	18,950.00
MINIMUM RETAINED PREMIUM		25%
MINIMUM RETAINED AUDIT PREMIUM		100%
TOTAL INCLUDING TAXES & FEES	\$	18,950.00
<i>Optional Terrorism Premium</i>	\$	569.00

PREMIUM CALCULATION

The premium indicated on this binder is an estimate policy premium. The final policy earned premium will be calculated at audit based on the following classifications and rates:

Audit Frequency: Not Applicable

Code	Description	Rate	Exposure	Exposure Basis
60010	Apartment Buildings	190.000	95	Units

AmTrust E&S Insurance Services, Inc.
COVERAGE QUOTE

Page 2 of 7
Effective Date: 10/9/2023

Name: City of El Segundo; El Segundo Senior Citizens Corp

FORMS & EXCLUSIONS APPLICABLE TO GENERAL LIABILITY

AESGL207 0822	HABITABILITY EXCLUSION
AESGL225 0418	ABSOLUTE AUTO, AIRCRAFT AND WATERCRAFT EXCLUSION
AESGL231 0322	MULTIPLE POLICIES NON-STACKING OF LIMITS ENDORSEMENT
AESGL233 0522	HUMAN TRAFFICKING EXCLUSION
AESPN 0811	ASSOCIATED INDUSTRIES INSURANCE COMPANY PRIVACY POLICY
CG0001 1207	COMMERCIAL GENERAL LIABILITY COVERAGE FORM
CG0068 0509	RECORDING AND DISTRIBUTION OF MATERIAL OR INFORMATION IN VIOLATION OF LAW EXCLUSION
CG0159 0692	CALIFORNIA CHANGES - EXCLUSION - FINANCIAL INSTITUTIONS
CG2107 0514	EXCLUSION – ACCESS OR DISCLOSURE OF CONFIDENTIAL OR PERSONAL INFORMATION AND DATA-RELATED LIABILITY
CG2132 0509	COMMUNICABLE DISEASE EXCLUSION
CG2136 0305	EXCLUSION - NEW ENTITIES
CG2144 0798	LIMITATION OF COVERAGE TO DESIGNATED PREMISES OR PROJECT
CG2146 0798	ABUSE OR MOLESTATION EXCLUSION
CG2147 1207	EMPLOYMENT-RELATED PRACTICES EXCLUSION
CG2149 0999	TOTAL POLLUTION EXCLUSION ENDORSEMENT
CG2175AES 0113	EXCLUSION OF CERTIFIED ACTS OF TERRORISM AND EXCLUSION OF OTHER ACTS OF TERRORISM COMMITTED OUTSIDE THE UNITED STATES
CG3234 0105	CALIFORNIA CHANGES
IL0003 0908	CALCULATION OF PREMIUM
IL0017 1198	COMMON POLICY CONDITIONS
ILN018 0122	CALIFORNIA FRAUD STATEMENT
NXGL004 0809	AMENDMENT - COMMON POLICY CONDITIONS
NXGL005 0420	POLICYHOLDER'S GUIDE TO REPORTING A CASUALTY CLAIM
NXGL007 0809	MINIMUM RETAINED AUDIT PREMIUM
NXGL008 0809	MINIMUM RETAINED PREMIUM
NXGL020 0809	EXCLUSION – ELECTROMAGNETIC FIELDS (EMF'S)
NXGL021 0809	EXCLUSION - PUNITIVE DAMAGES
NXGL037 0809	DEDUCTIBLE LIABILITY ENDORSEMENT – INCLUDING EXPENSE (PER OCCURRENCE/OFFENSE)
NXGL045 0818	EXCLUSION – ASSAULT AND BATTERY
NXGL058 0809	EXCLUSION – ANIMALS
NXGL070 0809	EXCLUSION – CONSTRUCTION ACTIVITIES
NXGL071 0809	EXCLUSION – DISCRIMINATION
NXGL072 0818	EXCLUSION – FIREARMS
NXGL080 0809	EXCLUSION – RESIDENTIAL CONVERSION
NXGL086 0809	TOTAL LIQUOR LIABILITY EXCLUSION
NXGL088 0809	EXCLUSION – PROPERTY ENTRUSTED
NXGL122 0809	EXCLUSION – INJURY TO EMPLOYEES, CONTRACTOR, EMPLOYEES OF A CONTRACTOR
NXGL127 0809	EXCLUSION – CROSS SUITS (INSUREDS)
NXGL165 0910	SPECIAL REQUIREMENTS FOR SUBCONTRACTORS
NXGL167 0918	STANDARD ADDITIONAL EXCLUSIONS
NXGL198 0113	EXCLUSION – TOTAL PROFESSIONAL SERVICES

AmTrust E&S Insurance Services, Inc.
COVERAGE QUOTE

Page 3 of 7
Effective Date: 10/9/2023

Name: City of El Segundo; El Segundo Senior Citizens Corp

CONDITIONS & SUBJECTIVES

A copy of the disclosure form signed by the applicant must be submitted with the request to bind coverage.

AmTrust E&S Insurance Services, Inc.

Surplus Lines Tax Paying Broker Information

Page 4 of 7
Effective Date: 10/9/2023

Name: City of El Segundo; El Segundo Senior Citizens Corp

Payment of state taxes and certain fees are the responsibility of the Surplus Lines Broker. Please record the broker/brokerage that will be reporting the taxes on behalf of this account.

Please check one box as it applies for the tax filing for this account

- Resident License
- Nonresident License

State of Tax Filing	Name & Address of License Holder	Surplus Lines License #	Expiration Date

Please advise the outcome of our proposal on or before the effective date. The accompanying quote is subject to the terms and conditions contained in the actual policy forms and endorsements.

IMPORTANT: AmTrust E&S Insurance Services, Inc. cannot bind coverage without receiving confirmation from a licensed agent.



Date: 9/8/2023

AmTrust E&S Insurance Services, Inc.

Confidentiality Notice: The information contained in this communication, including attachments, is privileged and confidential. It is intended only for the exclusive use of the addressee. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited.



INSURANCE SUPPLEMENT

AGENCY AmWINS - Redondo Beach GBA	CARRIER Associated Industries Insurance Company, Inc.(a member Of AmTrust Financial Group)	NAIC CODE 23140
QUOTE NUMBER 7296603	APPLICANT/NAMED INSURED City of El Segundo; El Segundo Senior Citizens Corp	

POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE

You are hereby notified that under the Terrorism Risk Insurance Act, as amended, you have a right to purchase insurance coverage for losses resulting from acts of terrorism. As defined in Section 102(1) of the Act: The term "act Of terrorism" means any act or acts that are certified by the Secretary of the Treasury—in consultation with the Secretary of Homeland Security, and the Attorney General of the United States—to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, Or infrastructure; to have resulted in damage within the United States, Or outside the United States in the case of certain air carriers Or vessels Or the premises of a United States mission; And to have been committed by an individual Or individuals as part of an effort to coerce the civilian population of the United States Or to influence the policy Or affect the conduct of the United States Government by coercion.

YOU SHOULD KNOW THAT WHERE COVERAGE Is PROVIDED BY THIS POLICY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM, SUCH LOSSES MAY BE PARTIALLY REIMBURSED BY THE UNITED STATES GOVERNMENT UNDER A FORMULA ESTABLISHED BY FEDERAL LAW. HOWEVER, YOUR POLICY MAY CONTAIN OTHER EXCLUSIONS WHICH MIGHT AFFECT YOUR COVERAGE, SUCH AS AN EXCLUSION FOR NUCLEAR EVENTS. UNDER THE FORMULA, THE UNITED STATES GOVERNMENT GENERALLY REIMBURSES 85% THROUGH 2015; 84% BEGINNING ON JANUARY 1, 2016; 83% BEGINNING ON JANUARY 1, 2017; 82% BEGINNING ON JANUARY 1, 2018; 81% BEGINNING ON JANUARY 1, 2019 And 80% BEGINNING ON JANUARY 1, 2020, OF COVERED TERRORISM LOSSES EXCEEDING THE STATUTORILY ESTABLISHED DEDUCTIBLE PAID BY THE INSURANCE COMPANY PROVIDING THE COVERAGE. THE PREMIUM CHARGED FOR THIS COVERAGE Is PROVIDED BELOW And DOES Not INCLUDE ANY CHARGES FOR THE PORTION OF LOSS THAT MAY BE COVERED BY THE FEDERAL GOVERNMENT UNDER THE ACT.

YOU SHOULD ALSO KNOW THAT THE TERRORISM RISK INSURANCE ACT, AS AMENDED, CONTAINS A \$100 BILLION CAP THAT LIMITS U.S. GOVERNMENT REIMBURSEMENT AS WELL AS INSURERS' LIABILITY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM WHEN THE AMOUNT OF SUCH LOSSES IN ANY ONE CALENDAR YEAR EXCEEDS \$100 BILLION. IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEED \$100 BILLION, YOUR COVERAGE MAY BE REDUCED.

Acceptance or Rejection of Terrorism Insurance Coverage

I hereby elect to purchase terrorism coverage for a prospective premium of \$ _____.

I hereby decline to purchase terrorism coverage for certified acts of terrorism. I understand that I will have no coverage for losses resulting from certified acts of terrorism.



Policyholder / Applicant's Signature



Print Name



Date

Policyholder / Applicant's Signature

Print Name

Date

Policyholder / Applicant's Signature

Print Name

Date

10/9/2023
Effective Date

Includes copyrighted material of the National Association of Insurance Commissioners, with its permission.

IMPORTANT NOTICE:

Date: 9/8/2023

Name: City of El Segundo; El Segundo Senior Citizens Corp

- 1. The insurance policy that you are applying to purchase is being issued by an insurer that is not licensed by the State of California. These companies are called “nonadmitted” or “surplus line” insurers.**

- 2. The insurer is not subject to the financial solvency regulation and enforcement that apply to California licensed insurers.**

- 3. The insurer does not participate in any of the insurance guarantee funds created by California law. Therefore, these funds will not pay your claims or protect your assets if the insurer becomes insolvent and is unable to make payments as promised.**

- 4. The insurer should be licensed either as a foreign insurer in another state in the United States or as a non-United States (alien) insurer. You should ask questions of your insurance agent, broker, or “surplus line” broker or contact the California Department of Insurance at the toll-free number 1-800-927-4357 or internet website www.insurance.ca.gov. Ask whether or not the insurer is licensed as a foreign or non-United States (alien) insurer and for additional information about the insurer. You may also visit the NAIC’s internet website at www.naic.org. The NAIC—the National Association of Insurance Commissioners—is the regulatory support organization created and governed by the chief insurance regulators in the United States.**

- 5. Foreign insurers should be licensed by a state in the United States and you may contact that state’s department of insurance to obtain more information about that insurer. You can find a link to each state from this NAIC internet website:
https://naic.org/state_web_map.htm.**

AmTrust E&S Insurance Services, Inc.
COVERAGE QUOTE

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Effective Date: 10/9/2023

Date: 9/8/2023

Name: City of El Segundo; El Segundo Senior Citizens Corp

6. For non-United States (alien) insurers, the insurer should be licensed by a country outside of the United States and should be on the NAIC's International Insurers Department (IID) listing of approved nonadmitted non-United States insurers. Ask your agent, broker, or "surplus line" broker to obtain more information about that insurer.

7. California maintains a "List of Approved Surplus Line Insurers (LASLI)." Ask your agent or broker if the insurer is on that list, or view that list at the internet website of the California Department of Insurance: www.insurance.ca.gov/01-consumers/120-company/07-lasli/lasli.cfm.

8. If you, as the applicant, required that the insurance policy you have purchased be effective immediately, either because existing coverage was going to lapse within two business days or because you were required to have coverage within two business days, and you did not receive this disclosure form and a request for your signature until after coverage became effective, you have the right to cancel this policy within five days of receiving this disclosure. If you cancel coverage, the premium will be prorated and any broker's fee charged for this insurance will be returned to you.

Date:  _____

Insured:  _____

D-1 (Effective January 1, 2020)



COMMERCIAL INSURANCE APPLICATION

APPLICANT INFORMATION SECTION

DATE (MM/DD/YYYY)
09/14/2023

AGENCY B & B Premier Insurance Solutions 27001 Agoura Road Suite 300 Calabasas CA 91301	CARRIER Associated Industries Ins Co		NAIC CODE
	COMPANY POLICY OR PROGRAM NAME		PROGRAM CODE
	POLICY NUMBER AES121573801		
CONTACT NAME: Tiffany Krupnik PHONE (A/C, No, Ext): (818) 223-8383 FAX (A/C, No): (818) 223-8181 E-MAIL ADDRESS: TiffanyK@BBPremierIns.com CODE: SUBCODE: AGENCY CUSTOMER ID: 00047913	UNDERWRITER		UNDERWRITER OFFICE
STATUS OF TRANSACTION		<input type="checkbox"/> QUOTE <input type="checkbox"/> BOUND (Give Date and/or Attach Copy): <input type="checkbox"/> CHANGE DATE TIME <input type="checkbox"/> CANCEL 10/09/2023 12:01	<input checked="" type="checkbox"/> RENEW <input checked="" type="checkbox"/> AM <input type="checkbox"/> PM

LINES OF BUSINESS

INDICATE LINES OF BUSINESS	PREMIUM		PREMIUM		PREMIUM
<input type="checkbox"/> BOILER & MACHINERY	\$			<input type="checkbox"/> CYBER AND PRIVACY	\$
<input type="checkbox"/> BUSINESS AUTO	\$			<input type="checkbox"/> FIDUCIARY LIABILITY	\$
<input type="checkbox"/> BUSINESS OWNERS	\$			<input type="checkbox"/> GARAGE AND DEALERS	\$
<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	\$			<input type="checkbox"/> LIQUOR LIABILITY	\$
<input type="checkbox"/> COMMERCIAL INLAND MARINE	\$			<input type="checkbox"/> MOTOR CARRIER	\$
<input type="checkbox"/> COMMERCIAL PROPERTY	\$			<input type="checkbox"/> TRUCKERS	\$
<input type="checkbox"/> CRIME	\$			<input type="checkbox"/> UMBRELLA	\$

ATTACHMENTS

<input type="checkbox"/> ACCOUNTS RECEIVABLE / VALUABLE PAPERS	<input type="checkbox"/> GLASS AND SIGN SECTION	<input type="checkbox"/> STATEMENT / SCHEDULE OF VALUES
<input type="checkbox"/> ADDITIONAL INTEREST SCHEDULE	<input type="checkbox"/> HOTEL / MOTEL SUPPLEMENT	<input type="checkbox"/> STATE SUPPLEMENT (If applicable)
<input type="checkbox"/> ADDITIONAL PREMISES INFORMATION SCHEDULE	<input type="checkbox"/> INSTALLATION / BUILDERS RISK SECTION	<input type="checkbox"/> VACANT BUILDING SUPPLEMENT
<input type="checkbox"/> APARTMENT BUILDING SUPPLEMENT	<input type="checkbox"/> INTERNATIONAL LIABILITY EXPOSURE SUPPLEMENT	<input type="checkbox"/> VEHICLE SCHEDULE
<input type="checkbox"/> CONDO ASSN BYLAWS (for D&O Coverage only)	<input type="checkbox"/> INTERNATIONAL PROPERTY EXPOSURE SUPPLEMENT	
<input type="checkbox"/> CONTRACTORS SUPPLEMENT	<input type="checkbox"/> LOSS SUMMARY	
<input type="checkbox"/> COVERAGES SCHEDULE	<input type="checkbox"/> OPEN CARGO SECTION	
<input type="checkbox"/> DEALERS SECTION	<input type="checkbox"/> PREMIUM PAYMENT SUPPLEMENT	
<input type="checkbox"/> DRIVER INFORMATION SCHEDULE	<input type="checkbox"/> PROFESSIONAL LIABILITY SUPPLEMENT	
<input type="checkbox"/> ELECTRONIC DATA PROCESSING SECTION	<input type="checkbox"/> RESTAURANT / TAVERN SUPPLEMENT	

POLICY INFORMATION

PROPOSED EFF DATE 10/09/2023	PROPOSED EXP DATE 10/09/2024	BILLING PLAN <input type="checkbox"/> DIRECT <input checked="" type="checkbox"/> AGENCY	PAYMENT PLAN	METHOD OF PAYMENT	AUDIT	DEPOSIT \$	MINIMUM PREMIUM \$	POLICY PREMIUM \$ 0.00
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APPLICANT INFORMATION

NAME (First Named Insured) AND MAILING ADDRESS (including ZIP+4) City of El Segundo; El Segundo Senior Citizens Corp. DBA Park Vista Apartments c/o Cadman Grp 214 Main Street, #361 El Segundo CA 90245		GL CODE	SIC	NAICS	FEIN OR SOC SEC #
		BUSINESS PHONE #: (310)606-5894			
		WEBSITE ADDRESS			
<input type="checkbox"/> CORPORATION	<input type="checkbox"/> JOINT VENTURE	<input type="checkbox"/> NOT FOR PROFIT ORG	<input type="checkbox"/> SUBCHAPTER "S" CORPORATION		
<input type="checkbox"/> INDIVIDUAL	<input type="checkbox"/> LLC NO. OF MEMBERS AND MANAGERS: _____	<input type="checkbox"/> PARTNERSHIP	<input type="checkbox"/> TRUST		
NAME (Other Named Insured) AND MAILING ADDRESS (including ZIP+4)		GL CODE	SIC	NAICS	FEIN OR SOC SEC #
		BUSINESS PHONE #:			
		WEBSITE ADDRESS			
<input type="checkbox"/> CORPORATION	<input type="checkbox"/> JOINT VENTURE	<input type="checkbox"/> NOT FOR PROFIT ORG	<input type="checkbox"/> SUBCHAPTER "S" CORPORATION		
<input type="checkbox"/> INDIVIDUAL	<input type="checkbox"/> LLC NO. OF MEMBERS AND MANAGERS: _____	<input type="checkbox"/> PARTNERSHIP	<input type="checkbox"/> TRUST		
NAME (Other Named Insured) AND MAILING ADDRESS (including ZIP+4)		GL CODE	SIC	NAICS	FEIN OR SOC SEC #
		BUSINESS PHONE #:			
		WEBSITE ADDRESS			
<input type="checkbox"/> CORPORATION	<input type="checkbox"/> JOINT VENTURE	<input type="checkbox"/> NOT FOR PROFIT ORG	<input type="checkbox"/> SUBCHAPTER "S" CORPORATION		
<input type="checkbox"/> INDIVIDUAL	<input type="checkbox"/> LLC NO. OF MEMBERS AND MANAGERS: _____	<input type="checkbox"/> PARTNERSHIP	<input type="checkbox"/> TRUST		

CONTACT INFORMATION

AGENCY CUSTOMER ID: 00047913

CONTACT TYPE: Inspection		CONTACT TYPE:	
CONTACT NAME: Neil Cadman		CONTACT NAME:	
PRIMARY PHONE # <input type="checkbox"/> HOME <input checked="" type="checkbox"/> BUS <input type="checkbox"/> CELL (310) 606-5894 151	SECONDARY PHONE # <input type="checkbox"/> HOME <input type="checkbox"/> BUS <input type="checkbox"/> CELL	PRIMARY PHONE # <input type="checkbox"/> HOME <input type="checkbox"/> BUS <input type="checkbox"/> CELL	SECONDARY PHONE # <input type="checkbox"/> HOME <input type="checkbox"/> BUS <input type="checkbox"/> CELL
PRIMARY E-MAIL ADDRESS: ncadman@cadmangroup.net		PRIMARY E-MAIL ADDRESS:	
SECONDARY E-MAIL ADDRESS:		SECONDARY E-MAIL ADDRESS:	

PREMISES INFORMATION (Attach ACORD 823 for Additional Premises)

LOC #	STREET	CITY LIMITS	INTEREST	# FULL TIME EMPL	ANNUAL REVENUES: \$
1	615 E. Holly Ave	<input type="checkbox"/> INSIDE	<input type="checkbox"/> OWNER		OCCUPIED AREA: SQ FT
BLD #	CITY: El Segundo	<input type="checkbox"/> OUTSIDE	<input type="checkbox"/> TENANT	# PART TIME EMPL	OPEN TO PUBLIC AREA: SQ FT
1	STATE: CA COUNTY: ZIP: 90245				TOTAL BUILDING AREA: SQ FT
DESCRIPTION OF OPERATIONS:					ANY AREA LEASED TO OTHERS? Y / N
LOC #	STREET	CITY LIMITS	INTEREST	# FULL TIME EMPL	ANNUAL REVENUES: \$
BLD #	CITY:	<input type="checkbox"/> INSIDE	<input type="checkbox"/> OWNER	# PART TIME EMPL	OCCUPIED AREA: SQ FT
	STATE:	<input type="checkbox"/> OUTSIDE	<input type="checkbox"/> TENANT		OPEN TO PUBLIC AREA: SQ FT
	COUNTY: ZIP:				TOTAL BUILDING AREA: SQ FT
DESCRIPTION OF OPERATIONS:					ANY AREA LEASED TO OTHERS? Y / N

NATURE OF BUSINESS

<input type="checkbox"/> APARTMENTS	<input type="checkbox"/> CONTRACTOR	<input type="checkbox"/> MANUFACTURING	<input type="checkbox"/> RESTAURANT	<input type="checkbox"/> SERVICE	DATE BUSINESS STARTED (MM/DD/YYYY)
<input type="checkbox"/> CONDOMINIUMS	<input type="checkbox"/> INSTITUTIONAL	<input type="checkbox"/> OFFICE	<input type="checkbox"/> RETAIL	<input type="checkbox"/> WHOLESALE	

DESCRIPTION OF PRIMARY OPERATIONS

Apartment House

RETAIL STORES OR SERVICE OPERATIONS % OF TOTAL SALES:	INSTALLATION, SERVICE OR REPAIR WORK %	OFF PREMISES INSTALLATION, SERVICE OR REPAIR WORK %
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DESCRIPTION OF OPERATIONS OF OTHER NAMED INSUREDS

ADDITIONAL INTEREST (Not all fields apply to all scenarios - provide only the necessary data) Attach ACORD 45 for more Additional Interests

INTEREST <input checked="" type="checkbox"/> ADDITIONAL INSURED <input type="checkbox"/> BREACH OF WARRANTY <input type="checkbox"/> CO-OWNER <input type="checkbox"/> EMPLOYEE AS LESSOR <input type="checkbox"/> LEASEBACK OWNER <input type="checkbox"/> LENDER'S LOSS PAYABLE <input type="checkbox"/> LIENHOLDER <input type="checkbox"/> LOSS PAYEE <input type="checkbox"/> MORTGAGEE <input type="checkbox"/> OWNER <input type="checkbox"/> REGISTRANT <input type="checkbox"/> TRUSTEE	NAME AND ADDRESS RANK:	EVIDENCE:	CERTIFICATE	POLICY	SEND BILL	INTEREST IN ITEM NUMBER	
	The Cadman Group 214 Main St #361					LOCATION:	BUILDING:
	El Segundo	CA 90245				VEHICLE:	BOAT:
	REFERENCE / LOAN #:	INTEREST END DATE:				AIRPORT:	AIRCRAFT:
	LIEN AMOUNT:	PHONE (A/C, No, Ext):				ITEM CLASS:	ITEM:
REASON FOR INTEREST:					ITEM DESCRIPTION		
					FAX (A/C, No):		
					E-MAIL ADDRESS:		

GENERAL INFORMATION

EXPLAIN ALL "YES" RESPONSES				Y / N
1a. IS THE APPLICANT A SUBSIDIARY OF ANOTHER ENTITY ?				N
<input type="text" value="PARENT COMPANY NAME"/>	<input type="text" value="RELATIONSHIP DESCRIPTION"/>	<input type="text" value="% OWNED"/>		
1b. DOES THE APPLICANT HAVE ANY SUBSIDIARIES?				N
<input type="text" value="SUBSIDIARY COMPANY NAME"/>	<input type="text" value="RELATIONSHIP DESCRIPTION"/>	<input type="text" value="% OWNED"/>		
2. IS A FORMAL SAFETY PROGRAM IN OPERATION?				Y
<input type="checkbox"/> SAFETY MANUAL <input type="checkbox"/> SAFETY POSITION <input type="checkbox"/> MONTHLY MEETINGS <input type="checkbox"/> OSHA <input type="checkbox"/>				
3. ANY EXPOSURE TO FLAMMABLES, EXPLOSIVES, CHEMICALS?				N
4. ANY OTHER INSURANCE WITH THIS COMPANY? (List policy numbers)				N
<input type="text" value="LINE OF BUSINESS"/>	<input type="text" value="POLICY NUMBER"/>	<input type="text" value="LINE OF BUSINESS"/>	<input type="text" value="POLICY NUMBER"/>	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
5. ANY POLICY OR COVERAGE DECLINED, CANCELLED OR NON-RENEWED DURING THE PRIOR THREE (3) YEARS FOR ANY PREMISES OR OPERATIONS? (Missouri Applicants - Do not answer this question)				N
<input type="checkbox"/> NON-PAYMENT <input type="checkbox"/> AGENT NO LONGER REPRESENTS CARRIER <input type="checkbox"/>				
<input type="checkbox"/> NON-RENEWAL <input type="checkbox"/> UNDERWRITING <input type="checkbox"/> CONDITION CORRECTED (Describe):				
6. ANY PAST LOSSES OR CLAIMS RELATING TO SEXUAL ABUSE OR MOLESTATION ALLEGATIONS, DISCRIMINATION OR NEGLIGENT HIRING?				N
7. DURING THE LAST FIVE YEARS (TEN IN RI), HAS ANY APPLICANT BEEN INDICTED FOR OR CONVICTED OF ANY DEGREE OF THE CRIME OF FRAUD, BRIBERY, ARSON OR ANY OTHER ARSON-RELATED CRIME IN CONNECTION WITH THIS OR ANY OTHER PROPERTY? (In RI, this question must be answered by any applicant for property insurance. Failure to disclose the existence of an arson conviction is a misdemeanor punishable by a sentence of up to one year of imprisonment).				N
8. ANY UNCORRECTED FIRE AND/OR SAFETY CODE VIOLATIONS?				N
<input type="text" value="OCCUR DATE"/>	<input type="text" value="EXPLANATION"/>	<input type="text" value="RESOLUTION"/>	<input type="text" value="RESOLVE DATE"/>	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
9. HAS APPLICANT HAD A FORECLOSURE, REPOSSESSION, BANKRUPTCY OR FILED FOR BANKRUPTCY DURING THE LAST FIVE (5) YEARS?				N
<input type="text" value="OCCUR DATE"/>	<input type="text" value="EXPLANATION"/>	<input type="text" value="RESOLUTION"/>	<input type="text" value="RESOLVE DATE"/>	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
10. HAS APPLICANT HAD A JUDGEMENT OR LIEN DURING THE LAST FIVE (5) YEARS?				
<input type="text" value="OCCUR DATE"/>	<input type="text" value="EXPLANATION"/>	<input type="text" value="RESOLUTION"/>	<input type="text" value="RESOLVE DATE"/>	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	
11. HAS BUSINESS BEEN PLACED IN A TRUST? NAME OF TRUST:				N
12. ANY FOREIGN OPERATIONS, FOREIGN PRODUCTS DISTRIBUTED IN USA, OR US PRODUCTS SOLD / DISTRIBUTED IN FOREIGN COUNTRIES? (If "YES", attach ACORD 815 for Liability Exposure and/or ACORD 816 for Property Exposure)				N
13. DOES APPLICANT HAVE OTHER BUSINESS VENTURES FOR WHICH COVERAGE IS NOT REQUESTED?				
14. DOES APPLICANT OWN / LEASE / OPERATE ANY DRONES? (If "YES", describe use)				
15. DOES APPLICANT HIRE OTHERS TO OPERATE DRONES? (If "YES", describe use)				

REMARKS / PROCESSING INSTRUCTIONS (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

--

PRIOR CARRIER INFORMATION

YEAR	CATEGORY	GENERAL LIABILITY	AUTOMOBILE	PROPERTY	OTHER:
	CARRIER				
	POLICY NUMBER				
	PREMIUM	\$	\$	\$	\$
	EFFECTIVE DATE				
	EXPIRATION DATE				

PRIOR CARRIER INFORMATION (continued)

AGENCY CUSTOMER ID: 00047913

YEAR	CATEGORY	GENERAL LIABILITY	AUTOMOBILE	PROPERTY	OTHER:
	CARRIER				
	POLICY NUMBER				
	PREMIUM	\$	\$	\$	\$
	EFFECTIVE DATE				
	EXPIRATION DATE				
	CARRIER				
	POLICY NUMBER				
	PREMIUM	\$	\$	\$	\$
	EFFECTIVE DATE				
	EXPIRATION DATE				

LOSS HISTORY Check if none (Attach Loss Summary for Additional Loss Information)

ENTER ALL CLAIMS OR LOSSES (REGARDLESS OF FAULT AND WHETHER OR NOT INSURED) OR OCCURRENCES THAT MAY GIVE RISE TO CLAIMS FOR THE LAST _____ YEARS						TOTAL LOSSES: \$	
DATE OF OCCURRENCE	LINE	TYPE / DESCRIPTION OF OCCURRENCE OR CLAIM	DATE OF CLAIM	AMOUNT PAID	AMOUNT RESERVED	SUBROGATION Y/N	CLAIM OPEN Y/N

SIGNATURE

Copy of the Notice of Information Practices (Privacy) has been given to the applicant. (Not required in all states, contact your agent or broker for your state's requirements.)

PERSONAL INFORMATION ABOUT YOU, INCLUDING INFORMATION FROM A CREDIT OR OTHER INVESTIGATIVE REPORT, MAY BE COLLECTED FROM PERSONS OTHER THAN YOU IN CONNECTION WITH THIS APPLICATION FOR INSURANCE AND SUBSEQUENT AMENDMENTS AND RENEWALS. SUCH INFORMATION AS WELL AS OTHER PERSONAL AND PRIVILEGED INFORMATION COLLECTED BY US OR OUR AGENTS MAY IN CERTAIN CIRCUMSTANCES BE DISCLOSED TO THIRD PARTIES WITHOUT YOUR AUTHORIZATION. CREDIT SCORING INFORMATION MAY BE USED TO HELP DETERMINE EITHER YOUR ELIGIBILITY FOR INSURANCE OR THE PREMIUM YOU WILL BE CHARGED. WE MAY USE A THIRD PARTY IN CONNECTION WITH THE DEVELOPMENT OF YOUR SCORE. YOU MAY HAVE THE RIGHT TO REVIEW YOUR PERSONAL INFORMATION IN OUR FILES AND REQUEST CORRECTION OF ANY INACCURACIES. YOU MAY ALSO HAVE THE RIGHT TO REQUEST IN WRITING THAT WE CONSIDER EXTRAORDINARY LIFE CIRCUMSTANCES IN CONNECTION WITH THE DEVELOPMENT OF YOUR CREDIT SCORE. THESE RIGHTS MAY BE LIMITED IN SOME STATES. PLEASE CONTACT YOUR AGENT OR BROKER TO LEARN HOW THESE RIGHTS MAY APPLY IN YOUR STATE OR FOR INSTRUCTIONS ON HOW TO SUBMIT A REQUEST TO US FOR A MORE DETAILED DESCRIPTION OF YOUR RIGHTS AND OUR PRACTICES REGARDING PERSONAL INFORMATION. (Not applicable in AZ, CA, DE, KS, MA, MN, ND, NY, OR, VA, or WV. Specific ACORD 38s are available for applicants in these states.) (Applicant's Initials): _____

Applicable in AL, AR, DC, LA, MD, NM, RI and WV: Any person who knowingly (or willfully)* presents a false or fraudulent claim for payment of a loss or benefit or knowingly (or willfully)* presents false information in an application for insurance is guilty of a crime and may be subject to fines and confinement in prison. *Applies in MD Only.

Applicable in CO: It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Applicable in FL and OK: Any person who knowingly and with intent to injure, defraud, or deceive any insurer files a statement of claim or an application containing any false, incomplete, or misleading information is guilty of a felony (of the third degree)*. *Applies in FL Only.

Applicable in KS: Any person who, knowingly and with intent to defraud, presents, causes to be presented or prepares with knowledge or belief that it will be presented to or by an insurer, purported insurer, broker or any agent thereof, any written statement as part of, or in support of, an application for the issuance of, or the rating of an insurance policy for personal or commercial insurance, or a claim for payment or other benefit pursuant to an insurance policy for commercial or personal insurance which such person knows to contain materially false information concerning any fact material thereto; or conceals, for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act.

Applicable in KY, NY, OH and PA: Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information or conceals for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties (not to exceed five thousand dollars and the stated value of the claim for each such violation)*. *Applies in NY Only.

Applicable in ME, TN, VA and WA: It is a crime to knowingly provide false, incomplete or misleading information to an insurance company for the purpose of defrauding the company. Penalties (may)* include imprisonment, fines and denial of insurance benefits. *Applies in ME Only.

Applicable in NJ: Any person who includes any false or misleading information on an application for an insurance policy is subject to criminal and civil penalties.

Applicable in OR: Any person who knowingly and with intent to defraud or solicit another to defraud the insurer by submitting an application containing a false statement as to any material fact may be violating state law.

Applicable in PR: Any person who knowingly and with the intention of defrauding presents false information in an insurance application, or presents, helps, or causes the presentation of a fraudulent claim for the payment of a loss or any other benefit, or presents more than one claim for the same damage or loss, shall incur a felony and, upon conviction, shall be sanctioned for each violation by a fine of not less than five thousand dollars (\$5,000) and not more than ten thousand dollars (\$10,000), or a fixed term of imprisonment for three (3) years, or both penalties. Should aggravating circumstances [be] present, the penalty thus established may be increased to a maximum of five (5) years, if extenuating circumstances are present, it may be reduced to a minimum of two (2) years.

THE UNDERSIGNED IS AN AUTHORIZED REPRESENTATIVE OF THE APPLICANT AND REPRESENTS THAT REASONABLE INQUIRY HAS BEEN MADE TO OBTAIN THE ANSWERS TO QUESTIONS ON THIS APPLICATION. HE/SHE REPRESENTS THAT THE ANSWERS ARE TRUE, CORRECT AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE.

PRODUCER'S SIGNATURE <i>Tiffany Krupnik</i>	PRODUCER'S NAME (Please Print) Tiffany Krupnik for Gary Guenther	STATE PRODUCER LICENSE NO (Required in Florida)
APPLICANT'S SIGNATURE 	DATE 	NATIONAL PRODUCER NUMBER 8148307

AGENCY CUSTOMER ID: 00047913

LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page ____ of ____

AGENCY B & B Premier Insurance Solutions		NAMED INSURED City of El Segundo; El Segundo Senior Citizens Corp. DBA Park Vista Apartments	
POLICY NUMBER AES121573801			
CARRIER Associated Industries Ins Co	NAIC CODE	EFFECTIVE DATE: 10/09/2023	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 125 **FORM TITLE:** Commercial Application

Policy
Insured secured property coverage through the City at 2022 renewal.



COMMERCIAL GENERAL LIABILITY SECTION

DATE (MM/DD/YYYY)
09/14/2023

AGENCY B & B Premier Insurance Solutions		CARRIER Associated Industries Ins Co		NAIC CODE
POLICY NUMBER AES121573801	EFFECTIVE DATE 10/09/2023	APPLICANT / FIRST NAMED INSURED City of El Segundo; El Segundo Senior Citizens Corp. DBA Park Vista Apartments		

IMPORTANT - If CLAIMS MADE is checked in the COVERAGE / LIMITS section below, this is an application for a claims-made policy. Read all provisions of the policy carefully.

COVERAGES	LIMITS	PREMIUMS
<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	GENERAL AGGREGATE \$ 2,000,000	PREMISES/OPERATIONS 18,050.00
<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCURRENCE	LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> LOCATION <input type="checkbox"/> PROJECT <input type="checkbox"/> OTHER:	
<input type="checkbox"/> OWNER'S & CONTRACTOR'S PROTECTIVE	PRODUCTS & COMPLETED OPERATIONS AGGREGATE \$ 2,000,000	PRODUCTS
DEDUCTIBLES	PERSONAL & ADVERTISING INJURY \$ 1,000,000	OTHER
<input type="checkbox"/> PROPERTY DAMAGE \$	EACH OCCURRENCE \$ 1,000,000	
<input type="checkbox"/> BODILY INJURY \$	DAMAGE TO RENTED PREMISES (each occurrence) \$ 100,000	TOTAL
<input type="checkbox"/> PER CLAIM <input checked="" type="checkbox"/> PER OCCURRENCE	MEDICAL EXPENSE (Any one person) \$ 5,000	18,050.00
	EMPLOYEE BENEFITS \$	
	Habitability EXCLUSION \$	

OTHER COVERAGES, RESTRICTIONS AND/OR ENDORSEMENTS (For hired/non-owned auto coverages attach the applicable state Business Auto Section, ACORD 137)

APPLICABLE ONLY IN WISCONSIN: IF NON-OWNED ONLY AUTO COVERAGE IS TO BE PROVIDED UNDER THE POLICY:

1. UM / UIM COVERAGE IS IS NOT AVAILABLE. 2. MEDICAL PAYMENTS COVERAGE IS IS NOT AVAILABLE.

SCHEDULE OF HAZARDS (ACORD 211, Schedule of Hazards, may be attached if more space is required)

LOC #	HAZ #	CLASS CODE	PREMIUM BASIS	EXPOSURE	TERR	RATE		PREMIUM	
						PREM / OPS	PRODUCTS	PREM / OPS	PRODUCTS
1		60010	U	95		190.00000		18,050.00	
CLASSIFICATION DESCRIPTION Units									
1			A	84742					
CLASSIFICATION DESCRIPTION									
1									
CLASSIFICATION DESCRIPTION									
RATING AND PREMIUM BASIS (P) PAYROLL - PER \$1,000/PAY (C) TOTAL COST - PER \$1,000/COST (U) UNIT - PER UNIT (S) GROSS SALES - PER \$1,000/SALES (A) AREA - PER 1,000/SQ FT (M) ADMISSIONS - PER 1,000/ADM (T) OTHER									

CLAIMS MADE (Explain all "Yes" responses)

EXPLAIN ALL "YES" RESPONSES	Y / N
1. PROPOSED RETROACTIVE DATE:	
2. ENTRY DATE INTO UNINTERRUPTED CLAIMS MADE COVERAGE:	
3. HAS ANY PRODUCT, WORK, ACCIDENT, OR LOCATION BEEN EXCLUDED, UNINSURED OR SELF-INSURED FROM ANY PREVIOUS COVERAGE?	
4. WAS TAIL COVERAGE PURCHASED UNDER ANY PREVIOUS POLICY?	

EMPLOYEE BENEFITS LIABILITY

1. DEDUCTIBLE PER CLAIM: \$	3. NUMBER OF EMPLOYEES COVERED BY EMPLOYEE BENEFITS PLANS:
2. NUMBER OF EMPLOYEES:	4. RETROACTIVE DATE:

CONTRACTORS

AGENCY CUSTOMER ID: 00047913

EXPLAIN ALL "YES" RESPONSES (For all past or present operations)					Y / N
1. DOES APPLICANT DRAW PLANS, DESIGNS, OR SPECIFICATIONS FOR OTHERS?					
2. DO ANY OPERATIONS INCLUDE BLASTING OR UTILIZE OR STORE EXPLOSIVE MATERIAL?					
3. DO ANY OPERATIONS INCLUDE EXCAVATION, TUNNELING, UNDERGROUND WORK OR EARTH MOVING?					
4. DO YOUR SUBCONTRACTORS CARRY COVERAGES OR LIMITS LESS THAN YOURS?					
5. ARE SUBCONTRACTORS ALLOWED TO WORK WITHOUT PROVIDING YOU WITH A CERTIFICATE OF INSURANCE?					
6. DOES APPLICANT LEASE EQUIPMENT TO OTHERS WITH OR WITHOUT OPERATORS?					
DESCRIBE THE TYPE OF WORK SUBCONTRACTED	\$ PAID TO SUB-CONTRACTORS:	% OF WORK SUBCONTRACTED:	# FULL-TIME STAFF:	# PART-TIME STAFF:	

PRODUCTS / COMPLETED OPERATIONS

PRODUCTS	ANNUAL GROSS SALES	# OF UNITS	TIME IN MARKET	EXPECTED LIFE	INTENDED USE	PRINCIPAL COMPONENTS

EXPLAIN ALL "YES" RESPONSES (For all past or present products or operations) PLEASE ATTACH LITERATURE, BROCHURES, LABELS, WARNINGS, ETC.						Y / N
1. DOES APPLICANT INSTALL, SERVICE OR DEMONSTRATE PRODUCTS?						
2. FOREIGN PRODUCTS SOLD, DISTRIBUTED, USED AS COMPONENTS? (If "YES", attach ACORD 815)						
3. RESEARCH AND DEVELOPMENT CONDUCTED OR NEW PRODUCTS PLANNED?						
4. GUARANTEES, WARRANTIES, HOLD HARMLESS AGREEMENTS?						
5. PRODUCTS RELATED TO AIRCRAFT/SPACE INDUSTRY?						
6. PRODUCTS RECALLED, DISCONTINUED, CHANGED?						
7. PRODUCTS OF OTHERS SOLD OR RE-PACKAGED UNDER APPLICANT LABEL?						
8. PRODUCTS UNDER LABEL OF OTHERS?						
9. VENDORS COVERAGE REQUIRED?						
10. DOES ANY NAMED INSURED SELL TO OTHER NAMED INSURED?						

ADDITIONAL INTEREST / CERTIFICATE RECIPIENT

ACORD 45 attached for additional names

INTEREST <input type="checkbox"/> ADDITIONAL INSURED <input type="checkbox"/> EMPLOYEE AS LESSOR <input type="checkbox"/> LENDER'S LOSS PAYABLE <input type="checkbox"/> LIENHOLDER <input type="checkbox"/> LOSS PAYEE <input type="checkbox"/> MORTGAGEE	NAME AND ADDRESS	RANK:	EVIDENCE:	CERTIFICATE	INTEREST IN ITEM NUMBER	
					LOCATION:	BUILDING:
					ITEM CLASS:	ITEM:
					ITEM DESCRIPTION	
	REFERENCE / LOAN #:					

GENERAL INFORMATION

EXPLAIN ALL "YES" RESPONSES (For all past or present operations)			Y / N
1. ANY MEDICAL FACILITIES PROVIDED OR MEDICAL PROFESSIONALS EMPLOYED OR CONTRACTED?			N
2. ANY EXPOSURE TO RADIOACTIVE/NUCLEAR MATERIALS?			N
3. DO/HAVE PAST, PRESENT OR DISCONTINUED OPERATIONS INVOLVE(D) STORING, TREATING, DISCHARGING, APPLYING, DISPOSING, OR TRANSPORTING OF HAZARDOUS MATERIAL? (e.g. landfills, wastes, fuel tanks, etc)			N
4. ANY OPERATIONS SOLD, ACQUIRED, OR DISCONTINUED IN LAST FIVE (5) YEARS?			N
5. DO YOU RENT OR LOAN EQUIPMENT TO OTHERS?			N
EQUIPMENT		TYPE OF EQUIPMENT	INSTRUCTION GIVEN (Y/N)
		SMALL TOOLS	LARGE EQUIPMENT
		SMALL TOOLS	LARGE EQUIPMENT
6. ANY WATERCRAFT, DOCKS, FLOATS OWNED, HIRED OR LEASED?			N
7. ANY PARKING FACILITIES OWNED/RENTED?			N
8. IS A FEE CHARGED FOR PARKING?			N
9. RECREATION FACILITIES PROVIDED?			N
10. ARE THERE ANY LODGING OPERATIONS INCLUDING APARTMENTS? (If "YES", answer the following):			
# APTS	TOTAL APT AREA Sq. Ft.	DESCRIBE OTHER LODGING OPERATIONS	
11. IS THERE A SWIMMING POOL ON PREMISES? (Check all that apply)			N
<input type="checkbox"/> APPROVED FENCE <input type="checkbox"/> LIMITED ACCESS <input type="checkbox"/> DIVING BOARD <input type="checkbox"/> SLIDE <input type="checkbox"/> ABOVE GROUND <input type="checkbox"/> IN GROUND <input type="checkbox"/> LIFE GUARD			
12. ARE SOCIAL EVENTS SPONSORED?			N
13. ARE ATHLETIC TEAMS SPONSORED?			
TYPE OF SPORT	CONTACT SPORT (Y/N)	AGE GROUP	TYPE OF SPORT
		<input type="checkbox"/> 13 - 18	
		<input type="checkbox"/> 12 & UNDER <input type="checkbox"/> OVER 18	
EXTENT OF SPONSORSHIP:			EXTENT OF SPONSORSHIP:
14. ANY STRUCTURAL ALTERATIONS CONTEMPLATED?			N
15. ANY DEMOLITION EXPOSURE CONTEMPLATED?			N

GENERAL INFORMATION (continued)

AGENCY CUSTOMER ID: 00047913

EXPLAIN ALL "YES" RESPONSES (For all past or present operations)				Y / N
16. HAS APPLICANT BEEN ACTIVE IN OR IS CURRENTLY ACTIVE IN JOINT VENTURES?				N
17. DO YOU LEASE EMPLOYEES TO OR FROM OTHER EMPLOYERS?				N
	WORKERS COMPENSATION COVERAGE CARRIED (Y/N)		WORKERS COMPENSATION COVERAGE CARRIED (Y/N)	
LEASE TO		LEASE FROM		
18. IS THERE A LABOR INTERCHANGE WITH ANY OTHER BUSINESS OR SUBSIDIARIES?				N
19. ARE DAY CARE FACILITIES OPERATED OR CONTROLLED?				N
20. HAVE ANY CRIMES OCCURRED OR BEEN ATTEMPTED ON YOUR PREMISES WITHIN THE LAST THREE (3) YEARS?				N
21. IS THERE A FORMAL, WRITTEN SAFETY AND SECURITY POLICY IN EFFECT?				Y
22. DOES THE BUSINESSES' PROMOTIONAL LITERATURE MAKE ANY REPRESENTATIONS ABOUT THE SAFETY OR SECURITY OF THE PREMISES?				N

REMARKS (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

SIGNATURE

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PRODUCER'S SIGNATURE <i>Tiffany Krupnik</i>	PRODUCER'S NAME (Please Print) Tiffany Krupnik for Gary Guenther	STATE PRODUCER LICENSE NO (Required in Florida)
APPLICANT'S SIGNATURE	DATE	NATIONAL PRODUCER NUMBER 8148307



INVOICE

Customer	City of El Segundo; El Segundo
Acct #	Senior Citizens Corp
Date	09/14/2023
Customer Service	Tiffany Krupnik
Page	1 of 1

City of El Segundo; El Segundo Senior Citizens Corp

Payment Information	
Invoice Summary	\$ 19,972.86
Payment Amount	
Payment for:	Invoice#1328330
AES121573801	

Thank You

Please detach and return with payment



Customer: City of El Segundo; El Segundo Senior Citizens Corp

Invoice	Effective	Transaction	Description	Amount
1328330	10/09/2023	Renew policy	Policy #AES121573801 10/09/2023-10/09/2024 Associated Industries Ins Co General Liability - Renew policy Inspection Fee - Renew policy General Agent Fee - Renew policy Surplus Lines Tax - Renew policy	18,950.00 165.00 250.00 607.86

PLEASE MAKE YOUR CHECK PAYABLE TO B&B INSURANCE. PAYMENT IS DUE UPON RECEIPT OF THIS INVOICE. THANK YOU!

Total
\$ 19,972.86

Thank You

B & B Premier Insurance Solutions	(818)223-8383	Date
27001 Agoura Road Suite 300 Calabasas, CA 91301	info@BBPremierIns.com	09/14/2023