



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

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MEETING DATE: Wednesday, July 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: [agnesho@elsegundo.org](mailto:agnesho@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.

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**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, June 26, 2024**

**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 reports including, but not limited to, statements, invoices, and finances for June 2024.

b. LAIF investment fund and transfers between accounts.

**Recommendation:** Receive and File

### **4. Review bids received for balcony inspection services and consider retaining a qualified contractor. (Neil Cadman)**

On September 17, 2018, California Governor Jerry Brown signed into law SB 721 ("The Balcony Inspection Bill"), which arose in response to the deaths of six UC Berkeley students in 2015 at an apartment complex due to the collapse of a balcony. The law took effect on January 1, 2019, and multi-family apartment buildings with three or more units must complete the first inspection by January 1, 2025. At the August 24, 2022 meeting, the Board directed Neil Cadman to obtain bids from several qualified inspection firms to comply with SB721. At the May 22, 2024, meeting, the Board authorized Neil Cadman to enter into an agreement with a vendor at a cost of up to \$10,000 for inspections to comply with SB721.

**Recommendation:** Receive an update on the bid process and any cost estimates to conduct the inspections and take necessary action to obtain a qualified inspection firm to comply with SB721.

## **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, August 28, 2024

Wednesday, September 25, 2024

Wednesday, October 23, 2024

**MINUTES OF THE MEETING**  
**El Segundo Senior Citizen Housing Board Corporation**  
**Wednesday,**  
**June 26, 2024**  
**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 Tim Whelan.

**ROLL CALL**

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

**A. PUBLIC COMMUNICATION. (Suggestion Box Comments)**

- Letter regarding two potential safety issues: 1) Leaning tree located on the southwest corner between the scoreboard and Park Vista; 2) Deteriorating rotten broken fence located at the same corner of Park Vista.

**B. APPROVAL OF MEETING MINUTES**

1. Denise Fessenbecker motioned, and Julia Newman seconded to approve the May 22, 2024, Meeting Minutes. The motion to approve passed 3-0.

**C. CITY STAFF REPORT**

**2. Upcoming Events. (Ryan Delgado)**

- Ryan was not in attendance
- Board member acknowledged the upcoming annual 4<sup>th</sup> of July event at Recreation and Park.

Receive and file: Motion carried 3-0

**D. NEW BUSINESS**

**3. President's Report. (Paul Lanyi)**

- Paul was not in attendance.
- Tim stated that at the City Council meeting on June 4<sup>th</sup>, the city earmarked \$200k into the budget. Michael confirmed that the annual \$200k will go into the 504-fund account.

**4. Financial Statement and LAIF (local Agency Investment Fund). (Neil Cadman)**

- Tim inquired about the maintenance expenses of \$10k despite no vacancies on the monthly report. Neil stated that there is still maintenance being done and some interior repairs along with appliances that are not a part of the vacancy preparations.
- Tim asked what happened to the elevators. Neil responded that they broke down.

Receive and file: Motion carried 3-0

**5. Current Security and Pet Deposit, and Parking Rates. (Neil Cadman)**

- Neil provided current rates: one-time \$30 card deposit fees on parking rates; exterior \$20.81; interior \$31.41; covered parking not behind the gate \$26.01.
- There is a one-time pet deposit fee of \$200.
- Security deposit is subject to one month's rent during the first year of tenancy.

Receive and file: Motion carried 3-0

**6. Budget Allocation for the Fourth of July Party. (Neil Cadman)**

- Tim inquired about what other parties were budgeted. Neil stated that the anniversary party budget is \$9,000.
- Neil asked the board if they wanted to consider funds not to exceed an amount. Denise asked what amount Neil would consider appropriate.
- Tim asked what had been set up for the potluck. Park Vista residents stated that they've requested a \$5.00 donation per person to cover food and one person has been designated to purchase additional items from Costco.
- Neil suggested that the board purchase \$200 worth of drinks for the events.
- A resident suggested that they get reimbursed for out-of-pocket expenses. Neil stated it is tricky for public money to be given directly to individuals. The resident asked about hiring her to cater the event. Neil responded that the City Attorney would require caterers to have a business license and insurance.
- Neil asked if the board would allow him to spend up to \$200 at his discretion for future events such as Labor Day.

Denise Fessenbecker motioned, and Julia Newman seconded to approve the authorization to spend up to \$200 at his discretion. The motion to approve passed 3-0.

**7. Amazon Locker Installation. (Neil Cadman)**

- Neil stated that Amazon has inspected the facility and approved the area for locker placement. The next step is to have the City Attorney review the contract.

Denise Fessenbecker motioned, and Julia Newman seconded to approve the Amazon locker installation. The motion to approve passed 3-0.

**8. Review bids received for balcony inspection services and consider retaining a qualified contractor. (Neil Cadman)**

- Neil stated that the inspector rescheduled the inspection to July and reiterated that last month the board gave him the authority not to exceed \$10,000 for the inspection contractor SB721.

**E. UNFINISHED BUSINESS**

**F. MANAGEMENT REPORT (Neil Cadman)**

- Neil provided major rehab before and after photos, which cost approximately \$9,000.
- Annual Inspection for July schedule: Denise will inspect the 1<sup>st</sup> & 5<sup>th</sup> floor on July 3rd; Tim will inspect the 3<sup>rd</sup> floor on July 17th; Julia will inspect the 4<sup>th</sup> floor on July 26th; Paul will inspect the 2<sup>nd</sup> floor on a pending date.
- Neil wanted to bring to the City Staff's attention that the portable water system located 2<sup>nd</sup> floor has not been touched in 7 years.

#### **G. BOARD MEMBER REPORT**

- None.

**ADJOURNMENT:** 4:13 pm

**NEXT REGULAR MEETING:** Wednesday, July 24, 2024



# PARK VISTA

## Financial Reporting Analysis

June 2024

**Gross Income:** \$89,778.17

**Gross Expenses:** \$64,890.93

*Expenses for the month were normal except for the following:*

- *Maintenance of \$27,710.04. Normal operations with vacancy preparation expenses for two units totaling approximately \$18,000.00. Photos of one such unit for about \$12,000 was shown to Board members at the May meeting.*
- *Water bills of \$8,879.10 in June.*

**Net Income:** \$24,887.24

**Total Account Balances:** \$2,169,975.20

*Upcoming major expenses: Anticipated roof upgrades if not under warranty.*

**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: 95.9% occupied on 6/1/2024  
96.9% occupied on 5/31/2024**

**Move-outs: 0**

**Move-ins: 2**

**Notices to Vacate: 0**

**Budget Comparison Notes:**

**Operations: Operations for the month was a net \$919.22 under budget for June, and \$49,913.96 over budget YTD.**

**Income**

- **Income for the month of June \$5,936.30 over budget for June and \$18,751.36 over budget YTD.**

**Expenses:**

- **Overall expenses \$6,855.52 over budget for June and \$31,162.60 under budget YTD.**
- **Maintenance \$10,210.04 over budget for June and \$16,258.72 over budget YTD.**
- **Electricity under budget for June by \$463.65 and \$3,661.21 under budget YTD.**
- **Gas bills \$950.48 under budget for June and \$3,737.16 under budget YTD.**
- **Cable Television under budget by \$881.84 for June and \$15,080.87 under budget YTD.**
- **Water is \$2,729.32 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:** Jun 2024

**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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
<b>RENT</b>				
Rent Income	79,133.40	93.99	470,597.90	96.27
Parking Income	1,627.91	1.93	9,730.58	1.99
Passthrough Charges	0.00	0.00	-30.00	-0.01
<b>Total RENT</b>	<b>80,761.31</b>	<b>95.93</b>	<b>480,298.48</b>	<b>98.25</b>
Maintenance Charge (Income Account)	831.95	0.99	831.95	0.17
Prepayment	1,986.99	2.36	4,138.00	0.85
NSF Bank Fees Collected	0.00	0.00	0.00	0.00
Application Fee Income	60.00	0.07	60.00	0.01
Laundry Income	551.38	0.65	3,510.88	0.72
Miscellaneous Income	0.00	0.00	0.00	0.00
<b>Total Operating Income</b>	<b>84,191.63</b>	<b>100.00</b>	<b>488,839.31</b>	<b>100.00</b>
<b>Expense</b>				
Fire Service	0.00	0.00	1,657.26	0.34
Maintenance	27,710.04	32.91	121,258.72	24.81
Elevator service	1,569.30	1.86	10,338.60	2.11
Gardening	1,666.59	1.98	7,848.54	1.61
Management Fees	16,500.00	19.60	99,000.00	20.25
Pest Control	175.00	0.21	1,612.08	0.33
Licenses and Permits	0.00	0.00	450.00	0.09
Electricity	1,886.35	2.24	10,438.79	2.14
Gas	1,049.52	1.25	8,262.84	1.69
Water	8,879.10	10.55	24,270.68	4.96
Telephone/Internet	199.92	0.24	1,419.13	0.29
Cable/Television	5,368.16	6.38	25,674.41	5.25
Office Supplies	0.00	0.00	3,466.94	0.71
Advertising & Promotion	0.00	0.00	540.00	0.11
Legal Expenses (Expense account)	-113.05	-0.13	811.95	0.17
Bank Service Fees	0.00	0.00	0.00	0.00
Janitorial Service	0.00	0.00	0.00	0.00
<b>Total Operating Expense</b>	<b>64,890.93</b>	<b>77.08</b>	<b>317,049.94</b>	<b>64.86</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>NOI - Net Operating Income</b>	19,300.70	22.92	171,789.37	35.14
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	5,586.54	6.64	33,908.93	6.94
<b>Total Other Income</b>	<b>5,586.54</b>	<b>6.64</b>	<b>33,908.93</b>	<b>6.94</b>
<b>Net Other Income</b>	<b>5,586.54</b>	<b>6.64</b>	<b>33,908.93</b>	<b>6.94</b>
Total Income	89,778.17	106.64	522,748.24	106.94
Total Expense	64,890.93	77.08	317,049.94	64.86
<b>Net Income</b>	<b>24,887.24</b>	<b>29.56</b>	<b>205,698.30</b>	<b>42.08</b>

## Balance Sheet

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

As of: 06/30/2024

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Cash in Bank	901,277.58
Park Vista Reserve Account - LAIF	1,268,697.62
<b>Total Cash</b>	<b>2,169,975.20</b>
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
<b>TOTAL ASSETS</b>	<b>2,654,400.15</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Security Deposit Interest	-530.00
Pet Deposit	3,925.00
Key Deposit	1,850.00
Security Deposit	71,268.00
Passthrough Cash Account	-976.00
Accounts Payable	30,698.00
<b>Total Liabilities</b>	<b>106,235.00</b>
<b>Capital</b>	
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	205,698.30
Calculated Prior Years Retained Earnings	2,210,975.90
<b>Total Capital</b>	<b>2,548,165.15</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>2,654,400.15</b>

**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:** 06/01/2024 to 06/30/2024

**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
<b>2120 - Passthrough Cash Account</b>												
	06/11/2024	06/11/2024	2120 - Passthrough Cash Account	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	217	Vasquez, Carmen	537.00	0.00	6768	06/11/2024	Carmen Vasquez, Park Vista - 217: Move Out Refund	
<b>4100 - Rent Income</b>												
	06/04/2024	06/04/2024	4100 - Rent Income	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	216	Berry , Judith A.	976.12	0.00	6765	06/04/2024	For overpayment of rent	
	06/04/2024	06/04/2024	4100 - Rent Income	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	318	Luna, Linda C.	1,324.00	0.00	6764	06/04/2024	For overpayment of rent	
	06/06/2024	06/06/2024	4100 - Rent Income	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	207	Haxton, Stephen	684.00	0.00	6766	06/06/2024	Over payment of rent	
							<b>2,984.12</b>	<b>0.00</b>				
<b>4550 - Application Fee Income</b>												
	06/30/2024	06/30/2024	4550 - Application Fee Income	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	0.00	60.00			Application Fee Income for 06/2024	
<b>6000 - Fire Service</b>												
24421	06/27/2024	06/27/2024	6000 - Fire	Park Vista -		F.A.S.T. Fire	375.00	0.00	5634-2C50	07/01/2024	Quarterly 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					sprinkler maintenance	
<b>6001 - Fire Extinguisher Service</b>												
24423	06/27/2024	06/27/2024	6001 - Fire Extinguisher Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		F.A.S.T. Fire Pro	838.71	0.00	5634-2C50	07/01/2024	Annual fire extinguisher maintenance	
<b>6210 - Maintenance</b>												
586883	06/03/2024	06/03/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	201	Frank Hauling & Maintenance	200.00	0.00	F38D-C132	06/18/2024	Haul away entire contents of unit #201 including patio and full closets and cabinets.	
246917	06/03/2024	06/03/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Industrial Lock & Security Inc.	151.95	0.00	3000000493	06/20/2024	Replace locks and keys to unit after former tenant vacated.	
176739	06/03/2024	06/03/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	200.00	0.00	F38B-A280	06/18/2024	Snaked kitchen sink in rec room to clear clog and back-up.	
42906	06/03/2024	06/03/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	220	Total Maintenance Group, Inc.	6,064.00	0.00	A883-E388	06/13/2024	Vacancy prep #220; 1+1 prep entire unit for painting, paint walls, ceiling, patio, cabinet, doors as needed, resurface kitchen and bathroom counters, replace angle stop valves in kitchen and	

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
											bathroom, replace GFCI outlets, install new light fixtures.	
42983	06/03/2024	06/03/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	404	Total Maintenance Group, Inc.	190.00	0.00	F385-0826	06/18/2024	Vacancy prep #404 studio entire unit cleaning including appliances after move-out.	
42984	06/03/2024	06/03/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	328	Total Maintenance Group, Inc.	195.00	0.00	F385-0826	06/18/2024	Vacancy prep #328 1+1 entire unit cleaning after rehab.	
	06/04/2024	07/04/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	220	Carpet Concepts	1,442.29	0.00	3000000498	07/08/2024	Vacancy prep; #220 1+1 new carpeting throughout living area and bedroom, new vinyl in kitchen and bathroom.	Carpet
9225326220	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	510	HD Supply	179.58	0.00	6767	06/07/2024	Garbage disposal.	
9225326219	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	217	HD Supply	792.78	0.00	6767	06/07/2024	New refrigerator.	
9225519410	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	92.62	0.00	6767	06/07/2024	Maintenance supplies.	
9225519409	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	174.73	0.00	6767	06/07/2024	Maintenance supplies.	

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245								
9225519408	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	154.84	0.00	6767	06/07/2024	Maintenance supplies for the building.	
9225629529	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	44.23	0.00	6767	06/07/2024	Maintenance supplies.	
9225640750	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	113.88	0.00	6767	06/07/2024	Maintenance supplies for the building.	
9225737332	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	315	HD Supply	202.12	0.00	6767	06/07/2024	New Smoke alarm/Co Combo	
9225737333	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	411	HD Supply	162.91	0.00	6767	06/07/2024	New ceiling fan-Living room	
9225737331	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	90.13	0.00	6767	06/07/2024	Maintenance supplies for the building.	
9225812513	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	18.93	0.00	6767	06/07/2024	Maintenance supplies.	
9225822799	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	145.82	0.00	6767	06/07/2024	Maintenance supplies for the building.	
9225822798	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	328	HD Supply	2,476.89	0.00	6767	06/07/2024	Vacancy Prep- # 328 New Gas range, dishwasher machine and	

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
											refrigerator.	
9225822801	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	328	HD Supply	148.92	0.00	6767	06/07/2024	Kitchen faucet.	
9225822800	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	205.84	0.00	6767	06/07/2024	Maintenance supplies- New smoke alarms	
9225880933	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	328	HD Supply	114.96	0.00	6767	06/07/2024	New range hood	
9225880931	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	328	HD Supply	114.75	0.00	6767	06/07/2024	Bathroom light fixtures.	
9225880932	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	328	HD Supply	147.81	0.00	6767	06/07/2024	New living room ceiling fan.	
9226133955	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	512	HD Supply	205.84	0.00	6767	06/07/2024	New smoke detector.	
9226133956	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	220	HD Supply	147.81	0.00	6767	06/07/2024	New living room ceiling fan	
9226235349	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	84.29	0.00	6767	06/07/2024	Janitor supplies.	
9226412863	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	220	HD Supply	48.17	0.00	6767	06/07/2024	New toilet seat.	



**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
9226412864	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	220	HD Supply	114.75	0.00	6767	06/07/2024	Vacancy/ Prep -New light fixture.	
9226412865	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	220	HD Supply	236.40	0.00	6767	06/07/2024	New fire door closure.	
9226412862	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	201	HD Supply	60.20	0.00	6767	06/07/2024	Vacancy Prep- # 201 New toilet seat & spout	
9226461526	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	60.43	0.00	6767	06/07/2024	Maintenance supplies for the building.	
9226461527	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	201	HD Supply	114.96	0.00	6767	06/07/2024	Vacancy Prep- # 201 New Range Hood.	
9226491526	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	220	HD Supply	20.73	0.00	6767	06/07/2024	Vacancy/ Prep # 220 - New tub overflow plate Vertical blind	
9226491529	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	328	HD Supply	79.32	0.00	6767	06/07/2024	Maintenance supplies- Vacancy- Prep #328	
9226491527	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	220	HD Supply	117.01	0.00	6767	06/07/2024	Vacancy/ Prep # 220 Vertical blind	
9226491528	06/05/2024	06/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	201	HD Supply	117.01	0.00	6767	06/07/2024	Vacancy/ Prep # 201 Vertical blind	
48858	06/11/2024	06/11/2024	6210 -	Park Vista -	405	Gerhard	607.50	0.00	4214-9466	07/08/2024	Emergency	Drain/Pipe

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
			Maintenance	615 E. Holly Avenue El Segundo, CA 90245		Weise Plumbing Inc					plumbing call to clear back up in unit affecting kitchen sink, black sludge found to be clogging pipe affecting unit, snaked to clear several times between units of stack; kitchen drain line.	Clog
46550	06/11/2024	06/11/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	44.84	0.00	3000000499	07/08/2024	Maintenance supplies; fast set tube, joint knife, mud pan.	
46572	06/11/2024	06/11/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	375.95	0.00	3000000499	07/08/2024	Vacancy prep supplies; #404 re-screen (1) screened patio door and (1) new screen door.	
46597	06/11/2024	06/11/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	67.83	0.00	3000000499	07/08/2024	Maintenance supplies; microfiber, mounting tape, drywall patch, 4" scraper, 30" wrecking bar.	
46558	06/11/2024	06/11/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	33.47	0.00	3000000499	07/08/2024	Maintenance supplies; slip joint washers, wood screws.	
204851	06/13/2024	06/13/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	512	Montalvo, Uriel	200.00	0.00	4217-4422	07/08/2024	Replaced carbon monoxide and smoke detector combo alarm and battery.	

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
204869	06/18/2024	06/18/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	220	Montalvo, Uriel	150.00	0.00	4217-4422	07/08/2024	Snaked main kitchen sink line to clear clog causing back-up in vacant unit.	
43088	06/18/2024	06/18/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	220	Total Maintenance Group, Inc.	215.00	0.00	4219-082A	07/08/2024	Full cleaning after full rehab 1+1.	
9226552815	06/24/2024	06/24/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	792.78	0.00	6771	07/08/2024	Maintenance supplies; #201 vacancy new fridge.	
9226552816	06/24/2024	06/24/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	135.55	0.00	6771	07/08/2024	Maintenance supplies; ceiling fan with light fixture.	
9226596086	06/24/2024	06/24/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	62.33	0.00	6771	07/08/2024	Maintenance supplies; vertical patio door blinds.	
9226596087	06/24/2024	06/24/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	118.85	0.00	6771	07/08/2024	Maintenance supplies; vertical window blinds for vacancies.	
9226663492	06/24/2024	06/24/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	30.32	0.00	6771	07/08/2024	Maintenance supplies; safety gloves.	
9226670686	06/24/2024	06/24/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	1,985.24	0.00	6771	07/08/2024	Maintenance supplies #217; (1) free standing 20" gas range, (1) 18" dishwasher for vacancy.	
9226670690	06/24/2024	06/24/2024	6210 - Maintenance	Park Vista - 615 E. Holly		HD Supply	119.36	0.00	6771	07/08/2024	Maintenance supplies; (1)	

**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							vented range hood.	
9226670689	06/24/2024	06/24/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	179.58	0.00	6771	07/08/2024	Maintenance supplies; garbage disposal with cord extension.	
9226670691	06/24/2024	06/24/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	56.38	0.00	6771	07/08/2024	Maintenance supplies; lighting fixture for common area hall.	
9226670688	06/24/2024	06/24/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	130.84	0.00	6771	07/08/2024	Maintenance supplies; (1) ADA elongated toilet bowl.	
9226670687	06/24/2024	06/24/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	161.28	0.00	6771	07/08/2024	Maintenance supplies; (1) ceiling light fan fixture.	
9226744683	06/24/2024	06/24/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	114.75	0.00	6771	07/08/2024	Maintenance supplies; bathroom light fixture.	
9227047544	06/24/2024	06/24/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	6.56	0.00	6771	07/08/2024	Maintenance supplies.	
9227047542	06/24/2024	06/24/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	792.78	0.00	6771	07/08/2024	Maintenance supplies; vacancy prep new fridge #201.	
9227047541	06/24/2024	06/24/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	130.84	0.00	6771	07/08/2024	Maintenance supplies; elongated ADA toilet bowl.	
9227047543	06/24/2024	06/24/2024	6210 - Maintenance	Park Vista - 615 E. Holly		HD Supply	166.37	0.00	6771	07/08/2024	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							toilet seats, toilet roll holders.	
9227098899	06/24/2024	06/24/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	79.16	0.00	6771	07/08/2024	Maintenance supplies; cabinet pulls, light bulbs.	
9227098900	06/24/2024	06/24/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	135.55	0.00	6771	07/08/2024	Maintenance supplies; ceiling light fixture with fan.	
206603	06/24/2024	06/24/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	202	Montalvo, Uriel	150.00	0.00	4217-4422	07/08/2024	Wiring repaired in kitchen for light fixture, outlets.	
310-779-1026	06/25/2024	07/25/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	217	Carpet Concepts	0.00	1,448.09			Vacancy prep; new vinyl flooring throughout unit's bathroom and kitchen and commercial carpet in living areas and bedroom, 1+1.	
24420	06/27/2024	06/27/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		F.A.S.T. Fire Pro	1,730.51	0.00	4D47-A1C3	07/10/2024	Emergency service call for fire alarm panel in office, investigated and found damaged parts to be replaced with new parts + labor, approved by Fire Dept. and left working after repaired and	

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
											passed after testing by Fire Dept.	
24052432-60	06/27/2024	06/27/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Superior Awning	1,099.14	0.00	4D58-72C3	07/10/2024	Balance of amount due after 50% downpayment after completion of job; new awning made and installed above patio on top of stack of units.	
42970	06/27/2024	06/27/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	201	Total Maintenance Group, Inc.	9,862.00	0.00	4D17-5F63	07/10/2024	Vacancy prep #201 1+1; full rehab of unit including new primer, patching, painting throughout including patio, cabinets, closets, heater cover. Supply and install new angle stops throughout, supply and install bathroom vanity, resurface kitchen counters.	
43036	06/27/2024	06/27/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	217	Total Maintenance Group, Inc.	9,257.00	0.00	4D17-5F63	07/10/2024	Vacancy prep #217 1+1; entire unit full primer, patching painting including cabinets inside and out, patio, repair entry	

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
											door and paint, replace bathroom vent fan, install new kitchen light fixture LED, install new toilet supply lines, repair molding.	
43164	06/27/2024	06/27/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	217	Total Maintenance Group, Inc.	85.00	0.00	4219-082A	07/08/2024	Installed light fixture.	
43165	06/27/2024	06/27/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	220	Total Maintenance Group, Inc.	380.00	0.00	4219-082A	07/08/2024	Supplied and replaced bathroom sink vanity and plumbing.	
43166	06/27/2024	06/27/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	103	Total Maintenance Group, Inc.	305.00	0.00	4219-082A	07/08/2024	Supplied and installed new bathroom ceiling exhaust fan/ light fixture.	
43167	06/27/2024	06/27/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	217	Total Maintenance Group, Inc.	380.00	0.00	4219-082A	07/08/2024	Supplied and installed new bathroom sink vanity and new plumbing, angle stops.	
43152	06/27/2024	06/27/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	217	Total Maintenance Group, Inc.	215.00	0.00	4219-082A	07/08/2024	Final cleaning after full rehab 1+1.	
43151	06/27/2024	06/27/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	201	Total Maintenance Group, Inc.	190.00	0.00	4219-082A	07/08/2024	Final cleaning after unit rehab.	

45,778.66      1,448.09

## Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
<b>6245 - Elevator service</b>												
151401614330	06/20/2024	06/20/2024	6245 - Elevator service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Amtech Elevator Service	1,569.30	0.00	CF24-3224	06/20/2024	Service 7/1/24 - 9/30/24	
<b>6250 - Gardening</b>												
6260	06/03/2024	06/03/2024	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	1,184.59	0.00	BC7D-2860	06/03/2024	Monthly Service - May	
6260	06/03/2024	06/03/2024	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	482.00	0.00	BC7D-2860	06/03/2024	Extra supplies and approved work for May - (50lb) lawn fertilizer, dug valve and replaced 1 1/4 superior valve	
							<b>1,666.59</b>	<b>0.00</b>				
<b>6270 - Management Fees</b>												
	06/04/2024	06/04/2024	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	16,500.00	0.00	ACH	06/04/2024	Management Fees for 06/2024	
<b>6315 - Pest Control</b>												
160699	06/03/2024	06/03/2024	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AI & Sons Termite and Pest Control Inc.	175.00	0.00	3000000488	06/03/2024	Vermin Service 5/23/24	
161207	06/26/2024	06/26/2024	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AI & Sons Termite and Pest Control Inc.	175.00	0.00	3000000496	07/01/2024	Vermin Service 6/20/24	
							<b>350.00</b>	<b>0.00</b>				
<b>6410 - Electricity</b>												
700394170456	06/18/2024	06/18/2024	6410 -	Park Vista -		Edison	1,788.06	0.00	3000000492	06/18/2024	Service 5/10/	



**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							24 - 6/10/24	
700587779325	06/24/2024	06/24/2024	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Edison	98.29	0.00	3000000495	06/24/2024	Service 5/10/24 - 6/10/24	
							<b>1,886.35</b>	<b>0.00</b>				
<b>6420 - Gas</b>												
056 105 3200 3	06/10/2024	06/10/2024	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Gas Company	1,049.52	0.00	3000000490	06/10/2024	service 5/1/24-5/31/24	
<b>6430 - Water</b>												
075-18321-000	06/11/2024	06/11/2024	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	7,365.14	0.00	ACH	06/11/2024		
075-18481-000	06/11/2024	06/11/2024	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	1,351.32	0.00	ACH	06/11/2024		
075-18531-000	06/11/2024	06/11/2024	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	81.32	0.00	ACH	06/11/2024		
	06/11/2024	06/11/2024	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	81.32	0.00	ACH	06/11/2024		
							<b>8,879.10</b>	<b>0.00</b>				
<b>6445 - Telephone/Internet</b>												
8448 30 006 0397046	06/27/2024	06/27/2024	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	199.92	0.00	ACH	06/27/2024	Service 6/8/24 - 7/7/24	

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
<b>6455 - Cable/Television</b>												
8448 30 006 0017008	06/13/2024	06/13/2024	6455 - Cable/ Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	5,368.16	0.00	3000000491	06/13/2024	Service 6/4/ 24-7/3/24	

<b>Total</b>							<b>87,982.43</b>	<b>1,508.09</b>				
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## Budget - Comparative

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

Period Range: Jun 2024 to Jun 2024

Comparison Period Range: Jun 2023 to Jun 2023

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
<b>Income</b>								
<b>RENT</b>								
Rent Income	79,133.40	78,690.00	443.40	0.56%	74,937.00	69,000.00	5,937.00	8.60%
Parking Income	1,627.91	1,622.00	5.91	0.36%	1,590.66	1,550.00	40.66	2.62%
<b>Total RENT</b>	<b>80,761.31</b>	<b>80,312.00</b>	<b>449.31</b>	<b>0.56%</b>	<b>76,527.66</b>	<b>70,550.00</b>	<b>5,977.66</b>	<b>8.47%</b>
Maintenance Charge (Income Account)	831.95	0.00	831.95	0.00%	0.00	0.00	0.00	0.00%
Vacancy	0.00	-2,916.67	2,916.67	100.00%	0.00	-2,916.67	2,916.67	100.00%
Prepayment	1,986.99	0.00	1,986.99	0.00%	6,238.20	0.00	6,238.20	0.00%
NSF Bank Fees Collected	0.00	0.00	0.00	0.00%	25.00	0.00	25.00	0.00%
Application Fee Income	60.00	0.00	60.00	0.00%	0.00	0.00	0.00	0.00%
Laundry Income	551.38	860.00	-308.62	-35.89%	4,778.85	458.33	4,320.52	942.67%
<b>Total Budgeted Operating Income</b>	<b>84,191.63</b>	<b>78,255.33</b>	<b>5,936.30</b>	<b>7.59%</b>	<b>87,569.71</b>	<b>68,091.66</b>	<b>19,478.05</b>	<b>28.61%</b>
<b>Expense</b>								
Fire Service	0.00	833.33	833.33	100.00%	0.00	833.33	833.33	100.00%
Maintenance	27,710.04	17,500.00	-10,210.04	-58.34%	18,628.88	17,500.00	-1,128.88	-6.45%
Elevator service	1,569.30	1,250.00	-319.30	-25.54%	1,545.84	1,000.00	-545.84	-54.58%
Gardening	1,666.59	1,750.00	83.41	4.77%	6,004.59	1,458.33	-4,546.26	-311.74%
Management Fees	16,500.00	16,500.00	0.00	0.00%	15,500.00	15,500.00	0.00	0.00%
Pest Control	175.00	500.00	325.00	65.00%	252.80	500.00	247.20	49.44%
Licenses and Permits	0.00	50.00	50.00	100.00%	0.00	54.17	54.17	100.00%
Electricity	1,886.35	2,350.00	463.65	19.73%	3,615.05	2,250.00	-1,365.05	-60.67%
Gas	1,049.52	2,000.00	950.48	47.52%	1,224.87	2,250.00	1,025.13	45.56%
Water	8,879.10	4,500.00	-4,379.10	-97.31%	7,295.82	4,583.33	-2,712.49	-59.18%

## Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Telephone/ Internet	199.92	2,750.00	2,550.08	92.73%	1,190.99	2,500.00	1,309.01	52.36%
Cable/Television	5,368.16	6,250.00	881.84	14.11%	1,912.27	6,250.00	4,337.73	69.40%
Office Supplies	0.00	400.00	400.00	100.00%	876.73	250.00	-626.73	-250.69%
Advertising & Promotion	0.00	450.00	450.00	100.00%	797.50	250.00	-547.50	-219.00%
Legal Expenses (Expense account)	-113.05	300.00	413.05	137.68%	0.00	0.00	0.00	0.00%
Bank Service Fees	0.00	6.25	6.25	100.00%	12.00	6.25	-5.75	-92.00%
Postage	0.00	20.83	20.83	100.00%	0.00	20.83	20.83	100.00%
Professional Fees	0.00	625.00	625.00	100.00%	0.00	625.00	625.00	100.00%
<b>Total Budgeted Operating Expense</b>	<b>64,890.93</b>	<b>58,035.41</b>	<b>-6,855.52</b>	<b>-11.81%</b>	<b>58,857.34</b>	<b>55,831.24</b>	<b>-3,026.10</b>	<b>-5.42%</b>
Total Budgeted Operating Income	84,191.63	78,255.33	5,936.30	7.59%	87,569.71	68,091.66	19,478.05	28.61%
Total Budgeted Operating Expense	64,890.93	58,035.41	-6,855.52	-11.81%	58,857.34	55,831.24	-3,026.10	-5.42%
<b>NOI - Net Operating Income</b>	<b>19,300.70</b>	<b>20,219.92</b>	<b>-919.22</b>	<b>-4.55%</b>	<b>28,712.37</b>	<b>12,260.42</b>	<b>16,451.95</b>	<b>134.19%</b>
<b>Other Income</b>								
Interest on Bank Accounts	5,586.54	2,500.00	3,086.54	123.46%	5,108.07	1,875.00	3,233.07	172.43%
<b>Total Budgeted Other Income</b>	<b>5,586.54</b>	<b>2,500.00</b>	<b>3,086.54</b>	<b>123.46%</b>	<b>5,108.07</b>	<b>1,875.00</b>	<b>3,233.07</b>	<b>172.43%</b>
<b>Net Other Income</b>	<b>5,586.54</b>	<b>2,500.00</b>	<b>3,086.54</b>	<b>123.46%</b>	<b>5,108.07</b>	<b>1,875.00</b>	<b>3,233.07</b>	<b>172.43%</b>
Total Budgeted Income	89,778.17	80,755.33	9,022.84	11.17%	92,677.78	69,966.66	22,711.12	32.46%
Total Budgeted Expense	64,890.93	58,035.41	-6,855.52	-11.81%	58,857.34	55,831.24	-3,026.10	-5.42%
<b>Net Income</b>	<b>24,887.24</b>	<b>22,719.92</b>	<b>2,167.32</b>	<b>9.54%</b>	<b>33,820.44</b>	<b>14,135.42</b>	<b>19,685.02</b>	<b>139.26%</b>

## Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
<b>Cash</b>								
Cash in Bank	20,374.70	0.00	-20,374.70	0.00%	28,712.37	0.00	-28,712.37	0.00%
Park Vista Reserve Account - LAIF	5,586.54	0.00	-5,586.54	0.00%	5,108.07	0.00	-5,108.07	0.00%
<b>Total Budgeted Cash</b>	<b>25,961.24</b>	<b>0.00</b>	<b>-25,961.24</b>	<b>0.00%</b>	<b>33,820.44</b>	<b>0.00</b>	<b>-33,820.44</b>	<b>0.00%</b>
<b>Liability</b>								
Key Deposit	-20.00	0.00	-20.00	0.00%	0.00	0.00	0.00	0.00%
Security Deposit	1,064.00	0.00	1,064.00	0.00%	0.00	0.00	0.00	0.00%
Passthrough Cash Account	30.00	0.00	30.00	0.00%	0.00	0.00	0.00	0.00%
<b>Total Budgeted Liability</b>	<b>1,074.00</b>	<b>0.00</b>	<b>1,074.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>

**EL SEGUNDO SENIOR CITIZENS HOUSING  
DEVELOPMENT CORPORATION**

350 MAIN STREET, EL SEGUNDO, CA 90245

July 12, 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:	Q2-2024	<b>June-24 Original</b>
Beginning balance at March 31, 2024		\$ 1,251,741.49
Accrued: Interest (Posted quarterly)		16,956.13
Add: Deposits		
Less: Withdrawals		
<b>TOTAL IN LAIF/CAMP - G/L# 504-101-0000-0004:</b>	<b>As of 6/30/2024</b>	<b>\$ 1,268,697.62</b>

Accrued Interest (posted quarterly by the 15th day following quarter):						
Interest Earned	April	@	5.440%	Actual	CAMP for 30 days	5,596.83
Interest Earned	May	@	5.430%	Actual	CAMP for 31 days	5,772.76
Interest Earned	June	@	5.430%	Actual	CAMP for 30 days	5,586.54
<b>Accrued Interest</b>	<b>quarter to date</b>					<b>16,956.13</b>

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: Paul Chung, 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