



AGENDA
CITY OF EL SEGUNDO
SENIOR CITIZEN HOUSING CORPORATION
BOARD
3:30 PM
PARK VISTA - PETER & EDNA FREEMAN ROOM
615 E. HOLLY AVENUE
EL SEGUNDO, CA 90245
OCTOBER 23, 2024

MEMBERS OF SENIOR CITIZEN HOUSING CORPORATION BOARD

Paul Lanyi, President
Timothy Whelan, Vice President
Denise Fessenbecker
Julia Newman
Paula Rotolo

The Senior Citizen Housing Corporation Board, with certain statutory exceptions, can only take action upon properly posted and listed agenda items. Any writings or documents given to a majority of the Senior Citizen Housing Corporation Board, regarding any matter on this agenda, that the City received after issuing the agenda packet are available for public inspection in the Park Vista lobby, Joslyn Center, and the El Segundo Public Library during normal business hours. Such documents may also be posted on the City's website at www.elsegundo.org and additional copies will be available at the meeting.

Unless otherwise noted in the agenda, the public can only comment on city-related business that is within the jurisdiction of the Senior Citizen Housing Corporation Board and/or items listed on the agenda during the Public Communications portion of the Meeting. 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. Please include the meeting date and item number in the subject line. The time limit for comments is five (5) minutes per person. Before speaking to the Senior Citizen Housing Corporation Board, please state: your name, residence, and organization/group you represent, if desired. Please respect the time limits.

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

PUBLIC COMMUNICATION – (Related to City Business Only – 5-minute limit per person, 30-minute limit total) *Individuals who have received value of \$50 or more to communicate to the **Senior Citizen Housing Corporation Board** on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the **Senior Citizen Housing Corporation Board** . Failure to do so shall be a misdemeanor and punishable by a fine of \$250. While all comments are welcome, the Brown Act does not allow action on any item not on the agenda.*

PLEDGE OF ALLEGIANCE

A. CONSENT

1. **Approval of Meeting Minutes**

Recommendation –

1. Approve the Meeting Minutes for the September 24, 2024, meeting.
2. Alternatively, discuss and take other action related to this item.

B. UNFINISHED BUSINESS

C. NEW BUSINESS

2. **Financial Statements**

Recommendation –

1. Receive and file the status of reports including, but not limited to, statements, invoices, and finances for August 2024 and September 2024.
2. Receive and file the LAIF investment fund and transfer between accounts.
3. Alternatively, discuss and take other action related to this item.

3. **Annual Market Rent Survey and Adjustment of Rental Rates for New, Incoming Tenants**

Recommendation –

1. Review and consider the annual market rent survey.
2. Discuss and possible action regarding adjustment to rental rates for new, incoming tenants.
3. Alternatively, discuss and take other action related to this item.

4. **Move All Funds in Excess of \$100,000.00 From the Park Vista Checking**

Account at Citizens Business Bank To the LAIF Account With the City

Recommendation –

1. Discuss and approve the move of all funds in excess of \$100,000.00 from the Park Vista Checking Accounting at Citizens Business Bank To the LAIF Account With the City.
2. Alternatively, discuss and take other action related to this item.

5. Ratify Payment to AmTrust E&S Insurance Services, Inc. For Required Annual General Liability Insurance

Recommendation –

1. Discuss and ratify payment from the Cadman Group to AmTrust E&S Insurance Services, Inc. for general liability insurance in accordance with the terms and conditions required by the City of El Segundo.
2. Alternatively, discuss and take other action related to this item.

6. Update on the Facilities Assessment Update Report

Recommendation –

1. Receive and file the update on the facilities assessment plan with regard to actual upgrades performed and the cost associated with those upgrades and provide directions, as needed.
2. Alternatively, discuss and take other action related to this item.

D. REPORTS - COMMUNITY DEVELOPMENT DEPARTMENT

7. November and December 2024 Board Meetings

Recommendation –

1. Discuss the possible cancelation of the November and December Board meetings, and decide whether to conduct a special meeting at a new time or adjourn until the regular meeting on January 22, 2025.
2. Alternatively, discuss and take other action related to this item.

8. Upcoming Events

Recommendation –

1. Receive and file the update about upcoming events at the Joslyn Center and citywide.
2. Alternatively, discuss and take other action related to this item.

9. Housing Element Status Presentation

Recommendation –

1. Receive and file the progress report and implementation regarding the adopted City's Housing Element for 2021-2029 period.
2. Alternatively, discuss and take other action related to this item.

E. REPORTS – SENIOR CITIZENS HOUSING BOARD

10. President's Report

Recommendation –

1. Receive and file reports regarding correspondence, meetings, and business related to Park Vista.
2. Alternatively, discuss and take other action related to this item.

F. REPORTS – MANAGEMENT (CADMAN GROUP)

11. Management Report

Recommendation –

1. File and receive the report from the Cadman Group regarding Park Vista operations and management.
2. Alternatively, discuss and take other action related to this item.

ADJOURNMENT

POSTED:
DATE:
TIME:
BY:

MINUTES OF THE MEETING
El Segundo Senior Citizen Housing Board Corporation
Wednesday,
August 28, 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 Paul Lanyi.

ROLL CALL

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

A. PUBLIC COMMUNICATION. (Suggestion Box Comments)

None.

B. APPROVAL OF MEETING MINUTES

Denise Fessenbecker modified the August 28, 2024, minutes under public communication Item #A to read “that this unrealistic in this economy to pay \$2,500” and not “\$6,500”.

1. Denise Fessenbecker motion with modification and Tim Whelan second, to approve the August 28, 2024, Meeting Minutes. The motion passed 4-0.

C. CITY STAFF REPORT

2. Upcoming Events. (Ryan Delgado)

- Ryan introduced the new Chess Club to residents, which will begin on October 16, 2024, at 1:00 PM. He also shared that 10 residents participated in the first day-tripper event on Saturday, September 21st, at the Los Angeles Arboretum. The next day-tripper event is scheduled for October 19th at the Getty Villa Center, with a \$10 per person transportation fee.
- The Women's Club will host a pumpkin carving event during the Halloween Frolic on October 26th.
- The updated polling location will be at the El Segundo Library. It will be open on November 2nd and 4th from 10:00 AM to 7:00 PM, and on November 5th from 7:00 AM to 8:00 PM. To schedule transportation to the polling site, contact the Joslyn Center.

Receive and file: Motion carried 4-0

D. NEW BUSINESS

3. President's Report. (Paul Lanyi)

- Paul mentioned the upcoming Park Vista Anniversary party on September 28th and asked if all City Council members had been notified.
- Paul suggested merging the November and December special meetings with a start time of 7:00 PM. Michael noted that a date has not yet been set.
- Paul questioned the ratification of a \$50k payment for earthquake and flood insurance, noting that the documents show a payment of over \$80,885. Neil clarified that it covers two separate policies.
- Paul inquired about the dates on the draft audit document, which reflect 2023 and 2022. Neil stated that he would address this in his management report.

Receive and file: Motion carried 4-0

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

Will be addressed at the next meeting.

Receive and file: Motion carried 4-0

5. Ratify Payment to the City of El Segundo for Required Earthquake and Flood Insurance during FY 2024-2025; Authorize Future Premium Payments upon Invoice by City of El Segundo. (Neil Cadman)

- Neil provided an update on the \$80k payment, stating that although the invoice had not yet been received, he believed it would be prudent to ratify the payment now.
- Paul stated that he believed that earthquake insurance was budgeted for \$50k for the previous year. Neil clarified that the budget included \$37,000 for flood insurance and \$78,000 for earthquake insurance, totaling \$115,000. Paul inquired if a cushion was added to the budget for the upcoming year. Neil confirmed that he always includes a 10% cushion, which will cause the budget to exceed the initial estimate for the upcoming year. As a result, we will be over budget.
- Neil confirmed that he would proceed with the payment. Paul emphasized the need to ratify the earthquake insurance payment.
- Denise made a motion to ratify the business liability insurance payment when it arrives, as needed by Neil.
- Michael reminded the board that general liability insurance would be due next. He suggested that the next agenda item could include language specifying a "not to exceed" amount if necessary.

Denise Fresenbecker motioned to ratify the payment, and Paula Rotolo seconded. The motion to approve the liability insurance payment passed 4-0.

E. UNFINISHED BUSINESS

6. 2023 Draft Financial Audit. (Neil Cadman)

- Neil provided an update on the wording for the audit approval.
- Neil mentioned that the board president would need to sign the document. The City will provide a copy to the Cadman Group and send the original to Vickey Cao, the Finance Manager.

Receive and file: Motion carried 4-0

F. MANAGEMENT REPORT (Neil Cadman)

- The Hawaiian-themed Anniversary Party will be held this Saturday, September 28th. A Park Vista resident thanked the committee members for reaching out to the community and securing gift cards from 10 local businesses.
- Amazon lockers have now been installed. Brief instructions were provided on how to retrieve packages from the lockers.
- Neil mentioned that the financial analysis report for September is going to look a little skewed due to the budget of insurance items in August for the city by \$96k under budget for expenses. Paul asked if the year-to-date figures would be fine, and Neil confirmed that they would be.
- Neil asked to agendaize an item for the October meeting. He noted that the Citizen Business bank account currently has over \$900k. He proposed reducing the balance to \$150k and transferring the rest to the LAIF account, as the funds are not earning interest.

G. BOARD MEMBER REPORT

None.

ADJOURNMENT: 4:02 pm

NEXT REGULAR MEETING: Wednesday, October 23, 2024



PARK VISTA

Financial Reporting Analysis

August 2024

Gross Income: \$81,789.01

Gross Expenses: \$57,942.61

Expenses for the month were normal except for the following:

- *Maintenance of \$17,589.85. Normal operations with no major vacancy preparation but it was time for deep cleaning of all common area carpets for \$2,000.00.*
- *Water bills of \$8,725.98 in August.*

Net Income: \$23,846.40

Total Account Balances: \$2,225.825.04 *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: 99% occupied on 8/1/2024
97.9% occupied on 8/31/2024**

Move-outs: 1

Move-ins: 0

Notices to Vacate: 1

Budget Comparison Notes:

Operations: Operations for the month was a net \$98,676.48 OVER budget for August, however it is because \$85,000 was budgeted for insurance in August, but the City did not send the invoice. I will be paid in September or October.

Income

- **Income for the month of August \$3,533.68 over budget for August and \$33,985.19 over budget YTD.**

Expenses:

- **Overall expenses for August off because of the insurance issue.**
- **Maintenance \$89,85 over budget for August and \$39,261.02 over budget YTD.**
- **Electricity under budget for August by \$2,332.87 and \$5,565.29 under budget YTD.**
- **Gas under budget by \$98.26 for August and \$5,835.42 under budget YTD.**
- **Cable Television under budget by \$631.62 for August and \$13,077.77 under budget YTD.**
- **Water is \$3,003.34 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 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
Operating Income & Expense				
Income				
RENT				
Rent Income	83,650.00	102.28	638,090.10	96.59
Parking Income	1,596.57	1.95	12,946.24	1.96
Passthrough Charges	0.00	0.00	-30.00	0.00
Total RENT	85,246.57	104.23	651,006.34	98.55
Maintenance Charge (Income Account)	0.00	0.00	831.95	0.13
Prepayment	-3,976.82	-4.86	4,218.95	0.64
NSF Bank Fees Collected	0.00	0.00	25.00	0.00
Application Fee Income	30.00	0.04	90.00	0.01
Laundry Income	489.26	0.60	4,411.56	0.67
Miscellaneous Income	0.00	0.00	0.00	0.00
Total Operating Income	81,789.01	100.00	660,583.80	100.00
Expense				
Fire Service	0.00	0.00	2,032.26	0.31
Fire Extinguisher Service	0.00	0.00	838.71	0.13
Maintenance	17,589.85	21.51	179,261.02	27.14
Elevator service	0.00	0.00	10,338.60	1.57
Gardening	1,236.59	1.51	10,269.72	1.55
Management Fees	15,750.00	19.26	130,500.00	19.76
Pest Control	82.17	0.10	2,126.42	0.32
Earthquake Insurance	0.00	0.00	0.00	0.00
Licenses and Permits	0.00	0.00	450.00	0.07
Electricity	17.13	0.02	13,234.71	2.00
Gas	1,901.74	2.33	10,164.58	1.54
Water	8,725.98	10.67	32,996.66	5.00
Telephone/Internet	0.00	0.00	1,419.13	0.21
Cable/Television	5,618.38	6.87	36,922.23	5.59
Office Supplies	197.09	0.24	4,196.88	0.64
Advertising & Promotion	823.68	1.01	1,363.68	0.21
Legal Expenses (Expense account)	0.00	0.00	811.95	0.12
Bank Service Fees	0.00	0.00	0.00	0.00
Janitorial Service	0.00	0.00	0.00	0.00
Professional Fees	6,000.00	7.34	6,000.00	0.91
Total Operating	57,942.61	70.84	442,926.55	67.05

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Expense				
NOI - Net Operating Income	23,846.40	29.16	217,657.25	32.95
Other Income & Expense				
Other Income				
Interest on Bank Accounts	0.00	0.00	39,759.89	6.02
Total Other Income	0.00	0.00	39,759.89	6.02
Net Other Income	0.00	0.00	39,759.89	6.02
Total Income	81,789.01	100.00	700,343.69	106.02
Total Expense	57,942.61	70.84	442,926.55	67.05
Net Income	23,846.40	29.16	257,417.14	38.97

Balance Sheet

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

As of: 08/30/2024

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	951,276.46
Park Vista Reserve Account - LAIF	1,274,548.58
Total Cash	2,225,825.04
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	2,710,249.99
LIABILITIES & CAPITAL	
Liabilities	
Security Deposit Interest	-530.00
Pet Deposit	4,125.00
Key Deposit	1,820.00
Security Deposit	75,199.00
Passthrough Cash Account	-946.00
Accounts Payable	30,698.00
Total Liabilities	110,366.00
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	257,417.14
Calculated Prior Years Retained Earnings	2,210,975.90
Total Capital	2,599,883.99
TOTAL LIABILITIES & CAPITAL	2,710,249.99

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: 08/01/2024 to 08/30/2024

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
2120 - Passthrough Cash Account												
	08/12/2024	08/12/2024	2120 - Passthrough Cash Account	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	405	Butler, Tina	512.00	0.00	6786	08/12/2024	Tina Butler, Park Vista - 405: Move Out Refund	
4550 - Application Fee Income												
	08/12/2024	08/12/2024	4550 - Application Fee Income	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	0.00	30.00			Application Fee Income for 08/2024	
6210 - Maintenance												
057532	08/06/2024	08/06/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Garcia, Gerardo	160.00	0.00	3000000509	08/09/2024	Afterhours emergency for toilet not working; replace hardware inside tank, left working again.	
9228366334	08/06/2024	08/06/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	404	HD Supply	40.42	0.00	6778	08/07/2024	Towel bars	
9228366334	08/06/2024	08/06/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	40.42	0.00	6780	08/08/2024	Maintenance supplies; towel bars for bathrooms.	
02940	08/06/2024	08/06/2024	6210 -	Park Vista -		Hernandez	2,900.00	0.00	2902-54E4	08/09/2024	Annual deep	

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		Carpet Care					cleaning of carpet flooring including hallways and stairs on floors 1-5.	
287560	08/06/2024	08/06/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	505	Montalvo, Uriel	350.00	0.00	A35D-7688	08/15/2024	Replaced broken cast iron pipes behind kitchen sink and dishwasher wall previously leaking.	Pipe Leak
211645	08/06/2024	08/06/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	406	Montalvo, Uriel	95.00	0.00	9FE0-DE88	08/21/2024	Repaired low water pressure issue in kitchen faucet.	
211644	08/06/2024	08/06/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	425.00	0.00	9FE0-DE88	08/21/2024	Removed damaged garden light post, supplied and installed new LED post lamp 6" x 42" (height).	
211639	08/06/2024	08/06/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	450.00	0.00	9FE0-DE88	08/21/2024	Welding the new metal fence tubing, sanded, primed, and painted, to match the existing one.	
211636	08/06/2024	08/06/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	450.00	0.00	9FE0-DE88	08/21/2024	Removed all damaged metal fencing, 40'-50' feet of new fencing fabricated and installed on west side	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
											park area.	
211634	08/06/2024	08/06/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	328	Montalvo, Uriel	150.00	0.00	9FE0-DE88	08/21/2024	Replaced faucet in bathroom and pop-out drain.	
211633	08/06/2024	08/06/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	328	Montalvo, Uriel	350.00	0.00	9FE0-DE88	08/21/2024	Removed broken sink, supplied and installed new porcelain bathroom sink and reinstalled pipes.	
211629	08/06/2024	08/06/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	214	Montalvo, Uriel	150.00	0.00	9FE0-DE88	08/21/2024	Removed dishwasher and reinstalled it after adjustments made.	
211619	08/06/2024	08/06/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	205	Montalvo, Uriel	220.00	0.00	9FE0-DE88	08/21/2024	Replaced Co2/smoke detector.	Smoke Detector
242269	08/06/2024	08/06/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		The Stanley Louis Company	195.00	0.00	64BB-27AE	08/14/2024	Urgent service call for possible leaking coming from boiler on roof.	Pipe Leak
9228518840	08/07/2024	08/07/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	121.62	0.00	6780	08/08/2024	Maintenance supplies; painting supplies.	
057528	08/08/2024	08/08/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	328	Garcia, Gerardo	260.00	0.00	3000000511	08/14/2024	Patch, primer and paint hole where plumbing repairs were previously made after drying out area, hauled away old	Wall Damage

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
											damaged drywall.	
9228587805	08/08/2024	08/08/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	202.58	0.00	6780	08/08/2024	Bulbs 40W-T12-Maintenance supplies for the building.	
9228366335	08/08/2024	08/08/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	119.33	0.00	6780	08/08/2024	Maintenance supplies for the building.	
9228366336	08/08/2024	08/08/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	423	HD Supply	179.58	0.00	6780	08/08/2024	New garbage disposal	
287574	08/08/2024	08/08/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	509	Montalvo, Uriel	150.00	0.00	9FE0-DE88	08/21/2024	Updated kitchen lamp light to LED.	
287571	08/08/2024	08/08/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	423	Montalvo, Uriel	220.00	0.00	9FE0-DE88	08/21/2024	Snaked kitchen drain line to main line to clear clog and stop dishwasher back-up in unit.	
287570	08/08/2024	08/08/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	504	Montalvo, Uriel	150.00	0.00	9FE0-DE88	08/21/2024	Removed old leaking kitchen faucet and installed new one with new supply lines for hot and cold.	
287569	08/08/2024	08/08/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	326	Montalvo, Uriel	180.00	0.00	9FE0-DE88	08/21/2024	Removed old toilet, assembled new toilet and installed it with new wax ring. Hauled away old toilet.	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
287561	08/08/2024	08/08/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	250.00	0.00	9FE0-DE88	08/21/2024	Hauled away old non-working appliances from vacancy preps.	
46684	08/08/2024	08/08/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	83.40	0.00	3000000508	08/09/2024	Maintenance supplies; pop-up assembly, 3-pack 60w bulbs, white silicone tube.	
46735	08/08/2024	08/08/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	34.47	0.00	3000000508	08/09/2024	Maintenance supplies; nylon wheels, neck gaiter.	
46731	08/08/2024	08/08/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	92.35	0.00	3000000508	08/09/2024	Maintenance supplies; re-screen for patio door.	
46740	08/08/2024	08/08/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	6.13	0.00	3000000508	08/09/2024	Maintenance supplies; screws.	
46739	08/08/2024	08/08/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	8.97	0.00	3000000508	08/09/2024	Maintenance supplies; screws, washers.	
057510	08/12/2024	08/12/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	217	Garcia, Gerardo	260.00	0.00	3000000514	08/21/2024	After-hours emergency to unclog overflowing bathtub, cleared, dried and cleaned after.	
057512	08/12/2024	08/12/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	328	Garcia, Gerardo	1,650.00	0.00	3000000514	08/21/2024	Urgent plumbing repair; open up hallway wall, replace broken leaking drain	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
											pipes behind drywall, unlcog kitchen sink all the way to main line to clear clogging. Clean and haul away debris.	
057513	08/12/2024	08/12/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	418	Garcia, Gerardo	360.00	0.00	3000000514	08/21/2024	After hours urgent call for leaking garbage disposal into cabinet; replace garbage disposal, unclog kitchen sink, clean area affected.	
057517	08/12/2024	08/12/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Garcia, Gerardo	260.00	0.00	3000000514	08/21/2024	Unclog kitchen sink drain pipes all the way to main line, commercial snake needed.	
9228601837	08/12/2024	08/12/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	145.88	0.00	6782	08/14/2024	Maintenance supplies; plastic gloves package, sawzall blade, LED light packages (3).	
9228601838	08/12/2024	08/12/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	129.41	0.00	6782	08/14/2024	Maintenance supplies; new tub spouts (4), light bulb packages (2).	
9228601839	08/12/2024	08/12/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA		HD Supply	161.26	0.00	6782	08/14/2024	Maintenance supplies; various painting	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245							project supplies.	
057508	08/13/2024	08/13/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	111	Garcia, Gerardo	120.00	0.00	3000000514	08/21/2024	Unclogged bathroom sink.	
9228729216	08/13/2024	08/13/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	148.92	0.00	6782	08/14/2024	Maintenance supplies; kitchen faucet.	
287591	08/15/2024	08/15/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	150.00	0.00	9FE0-DE88	08/21/2024	Repaired drywall behind dishwasher where repairs were made previously and dried out.	
287590	08/15/2024	08/15/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	450.00	0.00	516F-BC26	09/09/2024	Removed drywall in order to track active leak behind dishwasher of unit into garage below, replaced damaged copper pipe found broken and leaking.	
287589	08/15/2024	08/15/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	213	Montalvo, Uriel	250.00	0.00	516F-BC26	09/09/2024	Replaced shower valve cartridge mixer, finish hardware plate, and handles.	
287585	08/15/2024	08/15/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	408	Montalvo, Uriel	150.00	0.00	516F-BC26	09/09/2024	Troubleshoot and repair ceiling light fixture problem.	
287584	08/15/2024	08/15/2024	6210 - Maintenance	Park Vista - 615 E. Holly	218	Montalvo, Uriel	165.00	0.00	516F-BC26	09/09/2024	Replaced kitchen	

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							ceiling light ballast for (3) lights.	
287555	08/15/2024	08/15/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	250.00	0.00	6E47-4A0C	08/23/2024	Removed and hauled away 55 gallon water barrels full of water and big metal shelves.	
9228892668	08/21/2024	08/21/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	71.16	0.00	6787	08/23/2024	Maintenance supplies; carpet cleaner shampoo with extraction formula	
9228892669	08/21/2024	08/21/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	179.58	0.00	6787	08/23/2024	Maintenance supplies; garbage disposal.	
9228892670	08/21/2024	08/21/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	85.25	0.00	6787	08/23/2024	Maintenance supplies; cleaning rags.	
9228892671	08/21/2024	08/21/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	114.98	0.00	6787	08/23/2024	Maintenance supplies; two handle bath faucet with pop-up.	
287593	08/21/2024	08/21/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	120.00	0.00	516F-BC26	09/09/2024	Repaired main entrance lighting fixture.	
9229099790	08/23/2024	08/23/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	65.69	0.00	6788	08/26/2024	Maintenance supplies; new sink.	
9229020338	08/23/2024	08/23/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El		HD Supply	117.01	0.00	6788	08/26/2024	Maintenance supplies; vertical patio	

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							blinds.	
9229020339	08/23/2024	08/23/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	117.01	0.00	6788	08/26/2024	Maintenance supplies; vertical patio blinds.	
9229020340	08/23/2024	08/23/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	147.81	0.00	6788	08/26/2024	Maintenance supplies; ceiling fan light fixture.	
9229020341	08/23/2024	08/23/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	623.06	0.00	6788	08/26/2024	Vacancy prep #405; new refrigerator.	
9229020342	08/23/2024	08/23/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	831.11	0.00	6788	08/26/2024	Vacancy prep #405; new dishwasher.	
9229020343	08/23/2024	08/23/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	25.50	0.00	6788	08/26/2024	Maintenance supplies; steel wool sponges, insect trap.	
9229020344	08/23/2024	08/23/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	58.46	0.00	6788	08/26/2024	Maintenance supplies; shower head.	
37600	08/26/2024	08/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	100.72	0.00	826	08/26/2024	Quill INV 39866576 - cleaning supplies	
9229128003	08/26/2024	08/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	114.98	0.00	6790	09/09/2024	Maintenance supplies; two handle bath faucet with popup.	
9229128004	08/26/2024	08/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	97.30	0.00	6790	09/09/2024	Maintenance supplies; chrome plated push pull drain	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
											stoppers, overflow plate for tub, plungers.	
9229128006	08/26/2024	08/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	117.01	0.00	6790	09/09/2024	Maintenance supplies; vertical blinds for window vacancy prep #405..	
287620	08/26/2024	08/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	328	Montalvo, Uriel	75.00	0.00	516F-BC26	09/09/2024	Unjammed and reset garbage disposal.	
287615	08/26/2024	08/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	450.00	0.00	516F-BC26	09/09/2024	Refinished (3) conference tables used in common area.	
287612	08/26/2024	08/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	311	Montalvo, Uriel	180.00	0.00	516F-BC26	09/09/2024	Snaked toilet to clear deep clog between units, emergency call.	
287551	08/26/2024	08/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	425.00	0.00	516F-BC26	09/09/2024	Removed damaged garden light post, supplied and installed new 6' x 42' (height) LED light post in west side garden.	
	08/29/2024	08/29/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	179.58	0.00	6790	09/09/2024	Maintenance supplies; garbage disposal vacancy prep #405.	
9229254294	08/29/2024	08/29/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA		HD Supply	179.58	0.00	6790	09/09/2024	Maintenance supplies; garbage disposal	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245							vacancy prep #505.	
9229254295	08/29/2024	08/29/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	162.91	0.00	6790	09/09/2024	Maintenance supplies; elongated toilet seat, LED three-light vanity fixture vacancy prep #405.	
9229215803	08/29/2024	08/29/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	181.18	0.00	6790	09/09/2024	Maintenance supplies; vertical blinds for window and patio vacancy prep #405.	
287642	08/29/2024	08/29/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	210	Montalvo, Uriel	150.00	0.00	516F-BC26	09/09/2024	Replaced kitchen ceiling ballast for (3) light bulbs to leave working again properly.	
287627	08/29/2024	08/29/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	219	Montalvo, Uriel	250.00	0.00	516F-BC26	09/09/2024	Replaced shower valve cartridge mixer, replaced finish hardware plate and both handles.	
							17,904.62	0.00				

6250 - Gardening

6340	08/01/2024	08/01/2024	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	1,236.59	0.00	2EAA-2A24	08/06/2024	Monthly Service - July	
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6270 - Management Fees

	08/03/2024	08/03/2024	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El		Cadman Group	15,750.00	0.00	ACH	08/03/2024	Management Fees for 08/2024	
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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								
6315 - Pest Control												
449760836	08/15/2024	08/15/2024	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Terminix	82.17	0.00	3000000513	08/15/2024	Monthly Service - July	
6410 - Electricity												
700335296712	08/21/2024	08/21/2024	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	17.13	0.00	3000000515	08/21/2024	Service 7/12/ 24-8/11/24	
6420 - Gas												
056 105 3200 3	08/06/2024	08/06/2024	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		SoCalGas	915.71	0.00	6785	08/15/2024	Service 7/1/ 24 - 7/31/24	
6430 - Water												
075-18481-000	08/16/2024	08/16/2024	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	1,529.96	0.00	ACH	08/16/2024	Service 5/14/ 24 - 7/16/24	
075-18321-000	08/16/2024	08/16/2024	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	7,033.38	0.00	ACH	08/16/2024	Service 5/14/ 24/24 - 7/16/ 24	
075-18531-000	08/16/2024	08/16/2024	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	81.32	0.00	ACH	08/16/2024	Service 5/14/ 24 - 7/15/24	
075-18411-000	08/16/2024	08/16/2024	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	81.32	0.00	ACH	08/16/2024		
							8,725.98	0.00				

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
6455 - Cable/Television												
8448 30 006 0017008	08/14/2024	08/14/2024	6455 - Cable/ Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	5,368.16	0.00	3000000512	08/14/2024	Service 8/4/ 24-9/3/24	
	08/19/2024	08/19/2024	6455 - Cable/ Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	29.19	0.00	ACH	08/19/2024	Office	
37607	08/26/2024	08/26/2024	6455 - Cable/ Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	19.86	0.00	826	08/26/2024	Spectrum Gym	
8448 30 006 0397046	08/27/2024	08/27/2024	6455 - Cable/ Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	201.17	0.00	ACH	08/27/2024	Service 8/8/ 24-9/7/24	
							5,618.38	0.00				
7420 - Office Supplies												
37597	08/26/2024	08/26/2024	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	134.59	0.00	826	08/26/2024	Quill INV - 39515116 -Coffee and kitchen supplies	
37598	08/26/2024	08/26/2024	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	62.50	0.00	826	08/26/2024	IT Service - Drive Storage issue	
							197.09	0.00				
7450 - Advertising & Promotion												
37605	08/26/2024	08/26/2024	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	823.68	0.00	826	08/26/2024	Anniversary Party DJ 50% deposit	
7620 - Professional Fees												
0021105-IN	08/12/2024	08/12/2024	7620 - Professional Fees	Park Vista - 615 E. Holly Avenue El		Hoffman Short Rubin Dewinter	6,000.00	0.00	6783	08/14/2024	Audit services for year 12/31/23	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue	
				Segundo, CA 90245		Sanderson							
Total							57,783.35	30.00					

Budget - Comparative

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

Period Range: Aug 2024 to Aug 2024

Comparison Period Range: Aug 2023 to Aug 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
Income								
RENT								
Rent Income	83,650.00	78,690.00	4,960.00	6.30%	74,905.00	69,000.00	5,905.00	8.56%
Parking Income	1,596.57	1,622.00	-25.43	-1.57%	1,559.46	1,550.00	9.46	0.61%
Total RENT	85,246.57	80,312.00	4,934.57	6.14%	76,464.46	70,550.00	5,914.46	8.38%
Vacancy	0.00	-2,916.67	2,916.67	100.00%	0.00	-2,916.67	2,916.67	100.00%
Prepayment	-3,976.82	0.00	-3,976.82	0.00%	-1,307.01	0.00	-1,307.01	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	30.00	0.00	30.00	0.00%	0.00	0.00	0.00	0.00%
Laundry Income	489.26	860.00	-370.74	-43.11%	484.20	458.33	25.87	5.64%
Total Budgeted Operating Income	81,789.01	78,255.33	3,533.68	4.52%	75,666.65	68,091.66	7,574.99	11.12%
Expense								
Fire Service	0.00	833.33	833.33	100.00%	0.00	833.33	833.33	100.00%
Maintenance	17,589.85	17,500.00	-89.85	-0.51%	17,634.20	17,500.00	-134.20	-0.77%
Elevator service	0.00	1,250.00	1,250.00	100.00%	0.00	1,000.00	1,000.00	100.00%
Gardening	1,236.59	1,750.00	513.41	29.34%	1,236.59	1,458.33	221.74	15.21%
Management Fees	15,750.00	16,500.00	750.00	4.55%	15,500.00	15,500.00	0.00	0.00%
Pest Control	82.17	500.00	417.83	83.57%	452.80	500.00	47.20	9.44%
Earthquake Insurance	0.00	85,000.00	85,000.00	100.00%	76,578.00	65,000.00	-11,578.00	-17.81%
Licenses and Permits	0.00	50.00	50.00	100.00%	0.00	54.17	54.17	100.00%
Electricity	17.13	2,350.00	2,332.87	99.27%	2,903.40	2,250.00	-653.40	-29.04%
Gas	1,901.74	2,000.00	98.26	4.91%	0.00	2,250.00	2,250.00	100.00%
Water	8,725.98	4,500.00	-4,225.98	-93.91%	7,162.94	4,583.33	-2,579.61	-56.28%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Telephone/ Internet	0.00	2,750.00	2,750.00	100.00%	2,690.00	2,500.00	-190.00	-7.60%
Cable/Television	5,618.38	6,250.00	631.62	10.11%	1,083.62	6,250.00	5,166.38	82.66%
Office Supplies	197.09	400.00	202.91	50.73%	197.18	250.00	52.82	21.13%
Advertising & Promotion	823.68	7,000.00	6,176.32	88.23%	7,423.96	6,000.00	-1,423.96	-23.73%
Entertainment	0.00	3,500.00	3,500.00	100.00%	0.00	3,500.00	3,500.00	100.00%
Legal Expenses (Expense account)	0.00	300.00	300.00	100.00%	0.00	0.00	0.00	0.00%
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	20.83	20.83	100.00%
Professional Fees	6,000.00	625.00	-5,375.00	-860.00%	5,500.00	625.00	-4,875.00	-780.00%
Total Budgeted Operating Expense	57,942.61	153,085.41	95,142.80	62.15%	138,362.69	130,081.24	-8,281.45	-6.37%
Total Budgeted Operating Income	81,789.01	78,255.33	3,533.68	4.52%	75,666.65	68,091.66	7,574.99	11.12%
Total Budgeted Operating Expense	57,942.61	153,085.41	95,142.80	62.15%	138,362.69	130,081.24	-8,281.45	-6.37%
NOI - Net Operating Income	23,846.40	-74,830.08	98,676.48	131.87%	-62,696.04	-61,989.58	-706.46	-1.14%
Other Income								
Interest on Bank Accounts	0.00	2,500.00	-2,500.00	-100.00%	5,631.42	1,875.00	3,756.42	200.34%
Total Budgeted Other Income	0.00	2,500.00	-2,500.00	-100.00%	5,631.42	1,875.00	3,756.42	200.34%
Net Other Income	0.00	2,500.00	-2,500.00	-100.00%	5,631.42	1,875.00	3,756.42	200.34%
Total Budgeted Income	81,789.01	80,755.33	1,033.68	1.28%	81,298.07	69,966.66	11,331.41	16.20%
Total Budgeted Expense	57,942.61	153,085.41	95,142.80	62.15%	138,362.69	130,081.24	-8,281.45	-6.37%
Net Income	23,846.40	-72,330.08	96,176.48	132.97%	-57,064.62	-60,114.58	3,049.96	5.07%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Cash								
Cash in Bank	23,486.40	0.00	-23,486.40	0.00%	-61,993.04	0.00	61,993.04	0.00%
Park Vista Reserve Account - LAIF	0.00	0.00	0.00	0.00%	5,631.42	0.00	-5,631.42	0.00%
Total Budgeted Cash	23,486.40	0.00	-23,486.40	0.00%	-56,361.62	0.00	56,361.62	0.00%
Liability								
Pet Deposit	200.00	0.00	200.00	0.00%	0.00	0.00	0.00	0.00%
Key Deposit	-60.00	0.00	-60.00	0.00%	30.00	0.00	30.00	0.00%
Security Deposit	-530.00	0.00	-530.00	0.00%	673.00	0.00	673.00	0.00%
Passthrough Cash Account	30.00	0.00	30.00	0.00%	0.00	0.00	0.00	0.00%
Total Budgeted Liability	-360.00	0.00	-360.00	0.00%	703.00	0.00	703.00	0.00%



PARK VISTA

Financial Reporting Analysis

September 2024

Gross Income: \$90,165.43

Gross Expenses: \$69,624.28

Expenses for the month were normal except for the following:

- *Maintenance of \$14,603.93. Normal operations with limited vacancy preparation and installation of electrical wiring for the Amazon locker.*
- *Payment of \$21,810.97 for basic liability/fire insurance renewal.*
- *No water bills in September.*

Net Income: \$20,541.15

Total Account Balances: \$2,250,529.59 *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: 97.9% occupied on 9/1/2024
96.9% occupied on 9/30/2024**

Move-outs: 2

Move-ins: 0

Notices to Vacate: 2

Budget Comparison Notes:

**Operations: Operations for the month was a net \$2,178.78 under budget for September.
\$173,802.51 over budget for YTD.**

Income

- **Income for the month of September \$6,393.86 over budget for September and \$40,379.05 over budget YTD.**

Expenses:

- **Overall expenses for September \$11,588.87 primarily due to the payment of the insurance policy. YTD, 104,817.94 under budget.**
- **Maintenance \$2,896.07 under budget for September and \$36,364.95 over budget YTD.**
- **Electricity over budget for September by \$832.10 and \$4,733.19 under budget YTD.**
- **Gas under budget by \$1,139.15 for September and \$6,974.57 under budget YTD.**
- **Cable Television under budget by \$633.38 for September and \$13,711.15 under budget YTD.**
- **Water is \$7,503.34 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: Sep 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
Operating Income & Expense				
Income				
RENT				
Rent Income	82,535.57	97.50	720,625.67	96.70
Parking Income	1,693.74	2.00	14,639.98	1.96
Passthrough Charges	0.00	0.00	-30.00	0.00
Total RENT	84,229.31	99.50	735,235.65	98.66
Maintenance Charge (Income Account)	0.00	0.00	831.95	0.11
Prepayment	32.30	0.04	4,251.25	0.57
NSF Bank Fees Collected	0.00	0.00	25.00	0.00
Application Fee Income	-90.00	-0.11	0.00	0.00
Laundry Income	477.59	0.56	4,889.15	0.66
Miscellaneous Income	0.00	0.00	0.00	0.00
Total Operating Income	84,649.20	100.00	745,233.00	100.00
Expense				
Fire Service	0.00	0.00	2,032.26	0.27
Fire Extinguisher Service	0.00	0.00	838.71	0.11
Maintenance	14,603.93	17.25	193,864.95	26.01
Elevator service	1,614.12	1.91	11,952.72	1.60
Gardening	1,184.59	1.40	11,454.31	1.54
Management Fees	15,750.00	18.61	146,250.00	19.62
Pest Control	432.17	0.51	2,558.59	0.34
Insurance - Property	21,810.97	25.77	21,810.97	2.93
Earthquake Insurance	0.00	0.00	0.00	0.00
Licenses and Permits	0.00	0.00	450.00	0.06
Electricity	3,182.10	3.76	16,416.81	2.20
Gas	860.85	1.02	11,025.43	1.48
Water	0.00	0.00	32,996.66	4.43
Telephone/Internet	0.00	0.00	1,419.13	0.19
Cable/Television	5,616.62	6.64	42,538.85	5.71
Office Supplies	568.54	0.67	4,765.42	0.64
Advertising & Promotion	4,000.39	4.73	5,364.07	0.72
Legal Expenses (Expense account)	0.00	0.00	811.95	0.11
Bank Service Fees	0.00	0.00	0.00	0.00
Janitorial Service	0.00	0.00	0.00	0.00
Professional Fees	0.00	0.00	6,000.00	0.81

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Operating Expense	69,624.28	82.25	512,550.83	68.78
NOI - Net Operating Income	15,024.92	17.75	232,682.17	31.22
Other Income & Expense				
Other Income				
Interest on Bank Accounts	5,516.23	6.52	51,105.52	6.86
Total Other Income	5,516.23	6.52	51,105.52	6.86
Net Other Income	5,516.23	6.52	51,105.52	6.86
Total Income	90,165.43	106.52	796,338.52	106.86
Total Expense	69,624.28	82.25	512,550.83	68.78
Net Income	20,541.15	24.27	283,787.69	38.08

Balance Sheet

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

As of: 09/30/2024

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	964,635.38
Park Vista Reserve Account - LAIF	1,285,894.21
Total Cash	2,250,529.59
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	2,734,954.54
LIABILITIES & CAPITAL	
Liabilities	
Security Deposit Interest	-530.00
Pet Deposit	4,125.00
Key Deposit	1,830.00
Security Deposit	73,523.00
Passthrough Cash Account	-946.00
Accounts Payable	30,698.00
Total Liabilities	108,700.00
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	283,787.69
Calculated Prior Years Retained Earnings	2,210,975.90
Total Capital	2,626,254.54
TOTAL LIABILITIES & CAPITAL	2,734,954.54

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: 09/01/2024 to 09/30/2024

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
2120 - Passthrough Cash Account												
	09/05/2024	09/05/2024	2120 - Passthrough Cash Account	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	505	Burnett, Judith	849.00	0.00	6789	09/06/2024	Judith Burnett, Park Vista - 505: Move Out Refund	
	09/25/2024	09/25/2024	2120 - Passthrough Cash Account	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	319	Culbertson, Robert S.	256.48	0.00	6795	09/26/2024	Robert S. Culbertson, Park Vista - 319: Move Out Refund	
							1,105.48	0.00				
6210 - Maintenance												
9229318215	09/05/2024	09/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	98.98	0.00	6790	09/09/2024	Maintenance supplies; light bulb packages.	
287647	09/05/2024	09/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	312	Montalvo, Uriel	450.00	0.00	4C5A-7C70	09/18/2024	Emergency after-hours call of back-up into kitchen sink; removed dishwasher in unit and small piece of drywall to remove pipes behind wall, snake to main-line in order to clear deep clog, re-	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
											installed pipe and installed new drywall patch, dishwasher back.	
287645	09/05/2024	09/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	310	Montalvo, Uriel	150.00	0.00	4C5A-7C70	09/18/2024	Checked and traced leak coming from garage ceiling from unit #310 toilet, removed toilet to remove damaged old wax ring, installed new wax ring and re-installed toilet to stop leak.	
1120097	09/09/2024	09/09/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Fire Safety First	1,365.00	0.00	F3E3-C5C6	09/09/2024	Emergency repairs made to back elevator after found to not be working, troubleshoot, repaired smoke alarm in elevator + labor.	Alarm
248627	09/09/2024	09/09/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	323	Industrial Lock & Security Inc.	135.00	0.00	3000000519	09/18/2024	Rekey lock to match office key.	
248628	09/09/2024	09/09/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	327	Industrial Lock & Security Inc.	83.00	0.00	3000000519	09/18/2024	Rekey door to new keys.	
433217	09/09/2024	09/09/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	101	Montalvo, Uriel	150.00	0.00	4C5A-7C70	09/18/2024	Replaced garbage disposal.	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
433201	09/09/2024	09/09/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	312	Montalvo, Uriel	280.00	0.00	4C5A-7C70	09/18/2024	Replaced broken and leaking garbage disposal and connections.	
9229626843	09/11/2024	09/11/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	1,574.61	0.00	6792	09/16/2024	Vacancy prep #505; new dishwasher, new fridge.	
9229626845	09/11/2024	09/11/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	1,039.16	0.00	6792	09/16/2024	Vacancy prep #505; new gas range.	
9229595962	09/11/2024	09/11/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	103.90	0.00	6792	09/16/2024	New fan for the exercise room.	
46798	09/11/2024	09/11/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	245.06	0.00	3000000524	09/24/2024	Maintenance supplies; window and patio door rescreens vacancy prep #405.	
46802	09/11/2024	09/11/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	41.44	0.00	3000000525	09/24/2024	Maintenance supplies.	
9229661130	09/12/2024	09/12/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	505	HD Supply	203.54	0.00	6792	09/16/2024	Vacancy/ Prep- #505 New ceiling fan.	
9229661131	09/12/2024	09/12/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	505	HD Supply	168.61	0.00	6792	09/16/2024	Vacancy Prep- #505 New toilet	
9229661132	09/12/2024	09/12/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	505	HD Supply	114.75	0.00	6792	09/16/2024	New bathroom vanity lamp.	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245								
9229661133	09/12/2024	09/12/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	505	HD Supply	121.75	0.00	6792	09/16/2024	Vacancy/ Prep #505 New Range hood	
9229661134	09/12/2024	09/12/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	505	HD Supply	663.55	0.00	6792	09/16/2024	Unit #105 New fridge	
9229747057	09/13/2024	09/13/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	66.44	0.00	6792	09/16/2024	Maintenance supplies for the building.	
43800	09/13/2024	09/13/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Total Maintenance Group, Inc.	2,615.00	0.00	14D7-234C	09/24/2024	Licensed technician used to install proper outlets and junction box for new amazon lockers according to their specifications needed. Repair walls after work done.	
32559194	09/16/2024	10/16/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Carpet Concepts	0.00	1,235.10			Vacancy prep #405; new flooring installed for entire 1b/1b unit carpet in living, hall and bedroom and vinyl in kitchen and bath.	
70854	09/16/2024	10/16/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	105	Carpet Concepts	0.00	348.40			New vinyl flooring installed in kitchen to replace 10+ years old	Hard Floors

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
											previous flooring stained by previous overflows for current resident.	
9229798439	09/16/2024	09/16/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	77.59	0.00	6794	09/24/2024	Maintenance supplies; paint.	
Customer ID 1104	09/17/2024	09/17/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	-82.63	0.00	3000000524	09/24/2024	Credit for invoice 46615 paid twice	
9230004750	09/23/2024	09/23/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	175.12	0.00	6794	09/24/2024	Maintenance supplies; bathroom and kitchen faucets, fixtures.	
9230004752	09/23/2024	09/23/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	48.17	0.00	6794	09/24/2024	Maintenance supplies; vacancy prep #505 elongated toilet seat.	
433237	09/23/2024	09/23/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	250.00	0.00	7309-7E8A	10/07/2024	Hauled away bulky items left behind in trash rooms.	
433229	09/23/2024	09/23/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	450.00	0.00	7309-7E8A	10/07/2024	Paint 45 ft. of exterior metal fence and one gate (2 coats).	
433228	09/23/2024	09/23/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	450.00	0.00	14DA-8E4C	09/24/2024	Sand and primer 45 ft. of exterior metal fence and gate.	
37726	09/26/2024	09/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El		Cadman Group	144.47	0.00	9262	09/26/2024	Quill INV 39917633 - cleaning	

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							supplies	
37726	09/26/2024	09/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	136.85	0.00	9262	09/26/2024	Quill INV 39938243 - cleaning supplies	
37726	09/26/2024	09/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	11.60	0.00	9262	09/26/2024	Quill INV 38898347 - cleaning supplies	
37747	09/26/2024	09/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	74.45	0.00	9262	09/26/2024	Quill INV 40424997 - Tower Fan	
37747	09/26/2024	09/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	57.07	0.00	9262	09/26/2024	Quill INV 40450347 - Insect killer light	
37747	09/26/2024	09/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	23.14	0.00	9262	09/26/2024	Quill INV 40499899 -maintenance supplies	
37747	09/26/2024	09/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	19.71	0.00	9262	09/26/2024	Quill INV 40476231 - cleaning supplies	
CC070411	09/26/2024	10/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	217	Carpet Concepts	0.00	1,448.09			Vacancy prep #217 1+1; new carpet padding, carpet flooring in bedroom, hall and living area, new vinyl in bath in kitchen.	
9230042493	09/26/2024	09/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA		HD Supply	91.97	0.00	6796	10/07/2024	Maintenance supplies; new drop-in sink for bathroom	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245							vanity.	
9230129662	09/26/2024	09/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	165.27	0.00	6796	10/07/2024	Maintenance supplies; clorox bleach concentrate, paper towels, 40-45 gallon trash bags.	
9230129663	09/26/2024	09/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	65.69	0.00	6796	10/07/2024	Maintenance supplies; bathroom tissue.	
433250	09/26/2024	09/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	323	Montalvo, Uriel	350.00	0.00	7309-7E8A	10/07/2024	Replaced broken caste iron tee fitting inside kitchen wall and installed (2) new no hub clamps and snaked main kitchen drain line.	
43904	09/26/2024	09/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	324	Total Maintenance Group, Inc.	75.00	0.00	730C-849A	10/07/2024	Installed new supplied bathroom faucet.	
43903	09/26/2024	09/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	324	Total Maintenance Group, Inc.	390.00	0.00	730C-849A	10/07/2024	Supplied and installed (3) angle stops in bathroom.	
43658	09/26/2024	09/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	405	Total Maintenance Group, Inc.	10,957.00	0.00	6BA8-FDE4	10/09/2024	Vacancy prep #405 1+1; entire unit prep and paint walls, ceilings, cabinets, closets, patio, supply and install new connections and angle stops in bathroom	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
											and kitchen, resurface kitchen and bathroom counters, prepare and paint heater cover.	
43886	09/26/2024	09/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	405	Total Maintenance Group, Inc.	225.00	0.00	730C-849A	10/07/2024	Vacancy prep #405 1+1; entire unit deep cleaning for new tenant.	
9230169988	09/27/2024	09/27/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	16.41	0.00	6796	10/07/2024	Maintenance supplies; pest control glue traps.	
9230169989	09/27/2024	09/27/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	328.49	0.00	6796	10/07/2024	Maintenance supplies; new commercial carpet and flooring vacuum cleaner.	
242720	09/27/2024	09/27/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		The Stanley Louis Company	1,867.00	0.00	6BAA-D182	10/09/2024	Urgent boiler repair; supplied and installed new hot water circulating pump, replaced thermometer line.	

26,037.16 3,031.59

6245 - Elevator service

151401709126	09/20/2024	09/20/2024	6245 - Elevator service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Amtech Elevator Service	1,614.12	0.00	154C-ECBE	09/20/2024	Service 10/1/24 - 12/31/24	
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6250 - Gardening

	09/05/2024	09/05/2024	6250 - Gardening	Park Vista - 615 E. Holly		Octavio Rojas	1,184.59	0.00	12A7-3286	09/05/2024	Monthly Service -	
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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		Landscaping					August	

6270 - Management Fees

	09/03/2024	09/03/2024	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	15,750.00	0.00	ACH	09/03/2024	Management Fees for 09/2024	
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6315 - Pest Control

450465268	09/02/2024	09/02/2024	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Terminix	82.17	0.00	3000000516	09/03/2024	Monthly Service - August	
162366	09/06/2024	09/06/2024	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AI & Sons Termite and Pest Control Inc.	175.00	0.00	3000000517	09/06/2024	Vermin service 8/22/24	
162874	09/26/2024	09/26/2024	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AI & Sons Termite and Pest Control Inc.	175.00	0.00	3000000526	09/26/2024	Vermin Service 9/19/24	

432.17 0.00

6320 - Insurance - Property

16943	09/19/2024	09/19/2024	6320 - Insurance - Property	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Acisure B & B Premier Insurance Solutions	21,810.97	0.00	810D-4372	09/19/2024	General Liability Insurance renewal 10/9/24	
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6410 - Electricity

700335296712	09/18/2024	09/18/2024	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	217	Edison	19.54	0.00	3000000520	09/18/2024	service 8/12/24-9/10/24	
700335296712	09/18/2024	09/18/2024	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	405	Edison	14.80	0.00	3000000520	09/18/2024	service 8/12/24-9/10/24	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
700335296712	09/18/2024	09/18/2024	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	505	Edison	4.53	0.00	3000000520	09/18/2024	service 8/12/24-9/10/24	
700587779325	09/20/2024	09/20/2024	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	247.01	0.00	3000000522	09/20/2024	Service 7/12/24 - 9/10/24	
700394170456	09/20/2024	09/20/2024	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	2,896.22	0.00	3000000523	09/20/2024	Service 8/12/24 - 9/10/24	
							3,182.10	0.00				

6420 - Gas

056 105 3200 3	09/11/2024	09/11/2024	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		SoCalGas	860.85	0.00	3000000518	09/11/2024	Service 7/31/24-8/30/24	
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6455 - Cable/Television

8448 30 006 0017008	09/18/2024	09/18/2024	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	5,366.40	0.00	3000000521	09/19/2024	service 9/4/24-10/3/24	
	09/19/2024	09/19/2024	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	29.19	0.00	ACH	09/19/2024	Office	
37743	09/26/2024	09/26/2024	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	19.86	0.00	9262	09/26/2024	Spectrum - Gym account	
8448 30 006 0397046	09/27/2024	09/27/2024	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	201.17	0.00	ACH	09/27/2024	wifi	
							5,616.62	0.00				

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
7420 - Office Supplies												
37726	09/26/2024	09/26/2024	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	85.46	0.00	9262	09/26/2024	Quill INV 39938479 - Kitchen supplies	
37726	09/26/2024	09/26/2024	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	150.00	0.00	9262	09/26/2024	Quill INV 39982279 - Office supplies	
37726	09/26/2024	09/26/2024	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	14.22	0.00	9262	09/26/2024	Quill INV 39965852 - office supplies	
37726	09/26/2024	09/26/2024	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	25.82	0.00	9262	09/26/2024	Quill INV 40257243 - kitchen supplies	
37726	09/26/2024	09/26/2024	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	131.56	0.00	9262	09/26/2024	Quill INV 40277839 - kitchen supplies	
37747	09/26/2024	09/26/2024	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	22.99	0.00	9262	09/26/2024	Quill INV 4044419 - coffee supplies	
37747	09/26/2024	09/26/2024	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	138.49	0.00	9262	09/26/2024	Quill INV 40499906 - Coffee supplies and kitchen supplies	
							568.54	0.00				
7450 - Advertising & Promotion												
PETTY CASH	09/24/2024	09/24/2024	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Estrada, Teresa	400.00	0.00	6793	09/24/2024	Cash for Tips 2024 Anniversary party	
37725	09/26/2024	09/26/2024	7450 -	Park Vista -		Cadman	823.68	0.00	9262	09/26/2024	Anniversary	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
			Advertising & Promotion	615 E. Holly Avenue El Segundo, CA 90245		Group					Party -DJ balance due	
37724	09/26/2024	09/26/2024	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	142.94	0.00	9262	09/26/2024	Labor Day Party supplies	
37723	09/26/2024	09/26/2024	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	2,000.00	0.00	9262	09/26/2024	Anniversary Party Catering	
37722	09/26/2024	09/26/2024	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	530.00	0.00	9262	09/26/2024	Tenant Quarterly Meeting - Bagel	
37747	09/26/2024	09/26/2024	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	103.77	0.00	9262	09/26/2024	Quill INV 40500787 - anniversary Party supplies	
							4,000.39	0.00				
Total							82,162.99	3,031.59				

Budget - Comparative

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

Period Range: Sep 2024 to Sep 2024

Comparison Period Range: Sep 2023 to Sep 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
Income								
RENT								
Rent Income	82,535.57	78,690.00	3,845.57	4.89%	75,626.50	69,000.00	6,626.50	9.60%
Parking Income	1,693.74	1,622.00	71.74	4.42%	1,569.16	1,550.00	19.16	1.24%
Total RENT	84,229.31	80,312.00	3,917.31	4.88%	77,195.66	70,550.00	6,645.66	9.42%
Maintenance Charge (Income Account)	0.00	0.00	0.00	0.00%	101.00	0.00	101.00	0.00%
Vacancy	0.00	-2,916.66	2,916.66	100.00%	0.00	-2,916.66	2,916.66	100.00%
Prepayment	32.30	0.00	32.30	0.00%	983.79	0.00	983.79	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	-90.00	0.00	-90.00	0.00%	0.00	0.00	0.00	0.00%
Laundry Income	477.59	860.00	-382.41	-44.47%	375.60	458.33	-82.73	-18.05%
Total Budgeted Operating Income	84,649.20	78,255.34	6,393.86	8.17%	78,681.05	68,091.67	10,589.38	15.55%
Expense								
Fire Service	0.00	833.33	833.33	100.00%	0.00	833.33	833.33	100.00%
Maintenance	14,603.93	17,500.00	2,896.07	16.55%	8,952.09	17,500.00	8,547.91	48.85%
Elevator service	1,614.12	1,250.00	-364.12	-29.13%	4,794.30	1,000.00	-3,794.30	-379.43%
Gardening	1,184.59	1,750.00	565.41	32.31%	1,184.59	1,458.33	273.74	18.77%
Management Fees	15,750.00	16,500.00	750.00	4.55%	15,500.00	15,500.00	0.00	0.00%
Pest Control	432.17	500.00	67.83	13.57%	252.80	500.00	247.20	49.44%
Insurance - Property	21,810.97	0.00	-21,810.97	0.00%	19,972.86	0.00	-19,972.86	0.00%
Licenses and Permits	0.00	50.00	50.00	100.00%	0.00	54.16	54.16	100.00%
Electricity	3,182.10	2,350.00	-832.10	-35.41%	3,073.41	2,250.00	-823.41	-36.60%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Gas	860.85	2,000.00	1,139.15	56.96%	2,079.69	2,250.00	170.31	7.57%
Water	0.00	4,500.00	4,500.00	100.00%	0.00	4,583.33	4,583.33	100.00%
Telephone/ Internet	0.00	2,750.00	2,750.00	100.00%	4,247.32	2,500.00	-1,747.32	-69.89%
Cable/Television	5,616.62	6,250.00	633.38	10.13%	1,099.51	6,250.00	5,150.49	82.41%
Office Supplies	568.54	400.00	-168.54	-42.14%	120.19	250.00	129.81	51.92%
Advertising & Promotion	4,000.39	450.00	-3,550.39	-788.98%	70.93	250.00	179.07	71.63%
Legal Expenses (Expense account)	0.00	300.00	300.00	100.00%	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%
Total Budgeted Operating Expense	69,624.28	58,035.41	-11,588.87	-19.97%	61,359.69	55,831.23	-5,528.46	-9.90%
Total Budgeted Operating Income	84,649.20	78,255.34	6,393.86	8.17%	78,681.05	68,091.67	10,589.38	15.55%
Total Budgeted Operating Expense	69,624.28	58,035.41	-11,588.87	-19.97%	61,359.69	55,831.23	-5,528.46	-9.90%
NOI - Net Operating Income	15,024.92	20,219.93	-5,195.01	-25.69%	17,321.36	12,260.44	5,060.92	41.28%
Other Income								
Interest on Bank Accounts	5,516.23	2,500.00	3,016.23	120.65%	5,479.38	1,875.00	3,604.38	192.23%
Total Budgeted Other Income	5,516.23	2,500.00	3,016.23	120.65%	5,479.38	1,875.00	3,604.38	192.23%
Net Other Income	5,516.23	2,500.00	3,016.23	120.65%	5,479.38	1,875.00	3,604.38	192.23%
Total Budgeted Income	90,165.43	80,755.34	9,410.09	11.65%	84,160.43	69,966.67	14,193.76	20.29%
Total Budgeted Expense	69,624.28	58,035.41	-11,588.87	-19.97%	61,359.69	55,831.23	-5,528.46	-9.90%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Net Income	20,541.15	22,719.93	-2,178.78	-9.59%	22,800.74	14,135.44	8,665.30	61.30%
Cash								
Cash in Bank	13,358.92	0.00	-13,358.92	0.00%	18,808.36	0.00	-18,808.36	0.00%
Park Vista Reserve Account - LAIF	5,516.23	0.00	-5,516.23	0.00%	5,479.38	0.00	-5,479.38	0.00%
Total Budgeted Cash	18,875.15	0.00	-18,875.15	0.00%	24,287.74	0.00	-24,287.74	0.00%
Liability								
Key Deposit	10.00	0.00	10.00	0.00%	0.00	0.00	0.00	0.00%
Security Deposit	-1,676.00	0.00	-1,676.00	0.00%	1,487.00	0.00	1,487.00	0.00%
Total Budgeted Liability	-1,666.00	0.00	-1,666.00	0.00%	1,487.00	0.00	1,487.00	0.00%

**EL SEGUNDO SENIOR CITIZENS HOUSING
DEVELOPMENT CORPORATION**

350 MAIN STREET, EL SEGUNDO, CA 90245

October 14, 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:	Q3-2024	September-24
		<u>Original</u>
Beginning balance at June 30, 2024		\$ 1,268,697.62
Accrued: Interest (Posted quarterly)		17,196.59
Add: Deposits		
Less: Withdrawals		
TOTAL IN LAIF/CAMP - G/L# 504-101-0000-0004:	<u>As of</u> 9/30/2024	\$ 1,285,894.21

Accrued Interest (posted quarterly by the 15th day following quarter):						
Interest Earned	July	@	5.430%	Actual	CAMP for 31 days	5,850.96
Interest Earned	August	@	5.410%	Actual	CAMP for 31 days	5,829.40
Interest Earned	September	@	5.290%	Actual	CAMP for 30 days	5,516.23
Accrued Interest	quarter to date					17,196.59

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

AmTrust E&S Insurance Services, Inc.
COVERAGE QUOTE

Date: 9/18/2024

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: 10/9/2024 to 10/9/2025
(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	\$	20,848.00
TOTAL DEPOSIT PREMIUM	\$	20,848.00
MINIMUM RETAINED PREMIUM		25%
MINIMUM RETAINED AUDIT PREMIUM		100%
SURPLUS LINES TAX	\$	625.44
STAMPING FEE	\$	37.53
OTHER FEES	\$	300.00
TOTAL INCLUDING TAXES & FEES	\$	21,810.97
<i>Optional Terrorism Premium</i>	\$	625.00

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	219.450	95	Units

AmTrust E&S Insurance Services, Inc.
COVERAGE QUOTE

Page 2 of 7

Effective Date: 10/9/2024

Date: 9/18/2024

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

FORMS & EXCLUSIONS APPLICABLE TO GENERAL LIABILITY

AESGL225 0418	ABSOLUTE AUTO, AIRCRAFT AND WATERCRAFT EXCLUSION
AESGL231 0322	MULTIPLE POLICIES NON-STACKING OF LIMITS ENDORSEMENT
AESGL233 0522	HUMAN TRAFFICKING EXCLUSION
AESGL248 0723	EXCLUSION – FIREARM(S) OR WEAPON(S) - NEW FORM
AESGL252 1023	LESSOR'S RISK ONLY ENDORSEMENT - NEW FORM
AESGL256 0324	ABSOLUTE HABITABILITY EXCLUSION - Replaces Habitability Exclusion form AESGL207 0822
AESGL257 0324	CALIFORNIA STATUTORY EVICTION EXCLUSION - NEW FORM
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
CG4032 0523	EXCLUSION – PERFLUOROALKYL AND POLYFLUOROALKYL SUBSTANCES (PFAS) - NEW FORM
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
NXGL013 0809	EXCLUSION – RADON - NEW FORM
NXGL020 0809	EXCLUSION – ELECTROMAGNETIC FIELDS (EMF'S) - NEW FORM
NXGL021 0809	EXCLUSION - PUNITIVE DAMAGES - NEW FORM
NXGL037 0809	DEDUCTIBLE LIABILITY ENDORSEMENT – INCLUDING EXPENSE (PER OCCURRENCE/OFFENSE) - NEW FORM
NXGL045 0818	EXCLUSION – ASSAULT AND BATTERY
NXGL058 0809	EXCLUSION – ANIMALS
NXGL070 0809	EXCLUSION – CONSTRUCTION ACTIVITIES
NXGL071 0809	EXCLUSION – DISCRIMINATION
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)

AmTrust E&S Insurance Services, Inc.
COVERAGE QUOTE

Page 3 of 7

Date: 9/18/2024

Effective Date: 10/9/2024

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

NXGL161 0910	CLASSIFICATION LIMITATION ENDORSEMENT - NEW FORM
NXGL165 0910	SPECIAL REQUIREMENTS FOR SUBCONTRACTORSSTANDARD ADDIT
NXGL167 0918	IONAL EXCLUSIONS
NXGL198 0113	EXCLUSION – TOTAL PROFESSIONAL SERVICES

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: 10/9/2024

Date: 9/18/2024

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: 9/18/2024

AmTrust E&S Insurance Services, Inc.

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INSURANCE SUPPLEMENT

AGENCY AmWINS - El Segundo GBA	CARRIER Associated Industries Insurance Company, Inc.(a member Of AmTrust Financial Group)	NAIC CODE 23140
QUOTE NUMBER 8461758	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
		10/9/2024 Effective Date

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IMPORTANT NOTICE:

Date: 9/18/2024

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.**

Date: 9/18/2024

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)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EXCLUSION – FIREARM(S) OR WEAPON(S)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The following Exclusion is added to **SECTION I – COVERAGES**, paragraph 2. Exclusions of **COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY**, and paragraph 2. Exclusions of **COVERAGE B – PERSONAL AND ADVERTISING INJURY LIABILITY**:

Notwithstanding any other provision of this policy, this insurance does not apply to:

Firearm(s) or Weapon(s)

Any claim or "suit" seeking damages for "bodily injury", "property damage", or "personal and advertising injury" arising, in whole or in part, from the use or threatened use of any "firearm(s)" or other "weapon(s)". This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured.

SECTION V – DEFINITIONS is amended to include the following:

- "Firearm(s)" means any device (including but not limited to antique or starter guns) which when discharged can expel a projectile by means of an explosive or is designed or may be readily converted to do so. This includes the frame or receiver of any such device or any firearm muffler or silencer.
- "Weapon(s)" means any instrument of an offensive or defensive nature that is designed or may be used to inflict injuries, including but not limited to a baton, bow, crossbow, arrow, knife, mace, TASER or any other type of stun gun.

We shall have no obligation to defend or indemnify any insured for any such claim or "suit" alleging damages out of the above regardless of any other cause that contributes in any sequence to the injury or damage.

All other terms, conditions and limitations of the policy remain unchanged.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

LESSOR'S RISK ONLY ENDORSEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. The insured hereby represents and warrants that:

1. Commercial general liability insurance coverage for "bodily injury", "property damage" and "personal and advertising injury" will be required for all "non-residential" tenants ("tenants" as used herein refers additionally to sub-tenants, if any);
2. The insured shall obtain certificates of insurance from all "non-residential" tenants;
3. Such insurance as described in 1. above will be in effect for the duration of the tenancy;
4. The insured will be named as an "additional insured" on the required coverages described in item 1. above; and
5. The minimum limits and coverages thus required of all "non-residential" tenants shall be:

REQUIRED LIMIT

COMMERCIAL GENERAL LIABILITY FORM

\$1,000,000

Each Occurrence

\$1,000,000

Personal & Advertising Injury

\$2,000,000

General Aggregate

B. It is hereby understood and agreed that:

1. Any coverage that might otherwise exist under this policy for claims against any insured based on or arising out of such "non-residential" tenancy is expressly excess over, and will not contribute with, the insurance required under this endorsement. No duty to defend or indemnify any insured under this policy for any claims that are or should be covered under the policies required of "non-residential" tenants under this endorsement will exist absent exhaustion of any such policies.
2. This insurance policy has been issued and coverage is conditioned upon the truth of the above representations and warranties, and no claim arising out of "non-residential" tenancy shall be payable unless the terms of this condition shall have been complied with.

For the purposes of this endorsement, the following definitions are added:

"Non-residential" means any occupancy other than residential apartments, single and multi-family dwellings, townhouses, duplexes, condominiums or cooperatives (including any project converted for individual or collective residential ownership), or any residential unit in a "mixed-use building".

"Mixed-use building" means any structure, including improvements thereto, which contains both residential unit(s) and commercial unit(s).

All other terms, conditions and limitations of the policy remain unchanged.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EXCLUSION – PERFLUOROALKYL AND POLYFLUOROALKYL SUBSTANCES (PFAS)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. The following exclusion is added to Paragraph 2. Exclusions of Section I – Coverage A – Bodily Injury And Property Damage Liability:

2. Exclusions

This insurance does not apply to:

Perfluoroalkyl And Polyfluoroalkyl Substances

- a. "Bodily injury" or "property damage" which would not have occurred, in whole or in part, but for the actual, alleged, threatened or suspected inhalation, ingestion, absorption, consumption, discharge, dispersal, seepage, migration, release or escape of, contact with, exposure to, existence of, or presence of, any "perfluoroalkyl or polyfluoroalkyl substances".
- b. Any loss, cost or expense arising, in whole or in part, out of the abating, testing for, monitoring, cleaning up, removing, containing, treating, detoxifying, neutralizing, remediating or disposing of, or in any way responding to or assessing the effects of, "perfluoroalkyl or polyfluoroalkyl substances", by any insured or by any other person or entity.

B. The following exclusion is added to Paragraph 2. Exclusions of Section I – Coverage B – Personal And Advertising Injury Liability:

2. Exclusions

This insurance does not apply to:

Perfluoroalkyl And Polyfluoroalkyl Substances

- a. "Personal and advertising injury" which would not have taken place, in whole or in part, but for the actual, alleged, threatened or suspected inhalation, ingestion, absorption, consumption, discharge, dispersal, seepage, migration, release or escape of, contact with, exposure to, existence of, or presence of, any "perfluoroalkyl or polyfluoroalkyl substances".
- b. Any loss, cost or expense arising, in whole or in part, out of the abating, testing for, monitoring, cleaning up, removing, containing, treating, detoxifying, neutralizing, remediating or disposing of, or in any way responding to or assessing the effects of, "perfluoroalkyl or polyfluoroalkyl substances", by any insured or by any other person or entity.

C. The following definition is added to the **Definitions** Section:

"Perfluoroalkyl or polyfluoroalkyl substances" means any:

- 1.** Chemical or substance that contains one or more alkyl carbons on which hydrogen atoms have been partially or completely replaced by fluorine atoms, including but not limited to:
 - a.** Polymer, oligomer, monomer or nonpolymer chemicals and their homologues, isomers, telomers, salts, derivatives, precursor chemicals, degradation products or by-products;

- b.** Perfluoroalkyl acids (PFAA), such as perfluorooctanoic acid (PFOA) and its salts, or perfluorooctane sulfonic acid (PFOS) and its salts;

- c.** Perfluoropolyethers (PFPE);

- d.** Fluorotelomer-based substances; or

- e.** Side-chain fluorinated polymers; or

- 2.** Good or product, including containers, materials, parts or equipment furnished in connection with such goods or products, that consists of or contains any chemical or substance described in Paragraph **C.1**.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EXCLUSION – RADON

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The following Exclusion is added to **SECTION I – COVERAGES**, paragraph **2. Exclusions** of **COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY**, and paragraph **2. Exclusions** of **COVERAGE B – PERSONAL AND ADVERTISING INJURY LIABILITY**:

2. Exclusions

This insurance does not apply to:

Radon

- (1)** Any liability for "bodily injury", "property damage", or "personal and advertising injury", including but not limited to occupational disease, disability, shock, mental anguish or mental injury, at any time arising out of the manufacture of, mining of, use of, sale of, installation of, removal of, distribution of, or exposure to radon, any radon material or any by-product, residue or compound containing radon; or
- (2)** Any obligation of the "insured" to indemnify any party because of damages arising out of "bodily injury", "property damage", or "personal and advertising injury", including but not limited occupational disease, disability, shock, mental anguish or mental injury, at any time as a result of the manufacture of, mining of, use of, sale of, installation of, removal of, distribution of, or exposure to radon, any radon material or any by-product, residue or compound containing radon; or
- (3)** Any obligation to defend any "suit" or claim against the "insured" alleging "bodily injury", "property damage", or "personal and advertising injury", including but not limited occupational disease, disability, shock, mental anguish or mental injury, resulting from or contributed to, by the manufacture of, mining of, use of, sale of, installation of, removal of, distribution of, or exposure to radon, any radon material or any by-product, residue or compound containing radon.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EXCLUSION – ELECTROMAGNETIC FIELDS (EMF'S)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. The following Exclusion is added to **SECTION I – COVERAGES**, paragraph 2. **Exclusions of COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY:**

2. Exclusions

This insurance does not apply to:

Electromagnetic Fields (EMF'S)

Any "bodily injury" or "property damage," or any other loss, cost (including defense costs) or expense arising out of exposure to an "electromagnetic field" in any form, including but not limited to liability for the installation, operations, repair, sale or manufacture or distribution of any kind of equipment or products producing or in any way involving the effects of an "electromagnetic field."

B. The following is added to **SECTION V – DEFINITIONS:**

"Electromagnetic field" means electric and magnetic fields generated by varying electrical current through any medium including but not limited to wires whether or not intended for the purpose of conducting electricity.

POLICY NUMBER:

**COMMERCIAL GENERAL LIABILITY
NX GL 161 09 10**

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

CLASSIFICATION LIMITATION ENDORSEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

Coverage under this contract is specifically limited to those classification codes listed in the Policy. No coverage is provided for any classification code or operation performed by the Named Insured not specifically listed in the Declaration of this Policy.

All other terms and conditions of the Policy remain unchanged.