

Meeting of the El Segundo Senior Citizen Housing Board Corporation

Agenda

Wednesday, September 25, 2019 at 7:00
pm Park Vista Senior Housing
615 E. Holly Avenue
El Segundo, CA 90245

Senior Citizen Housing Board

Paul Lanyi, President
Martin Stone, Vice President
Paula Rotolo, CFO
Jim Latta, Board Member
Patricia Gerber, Board Member

City Council

Mayor, Drew Boyles
Mayor Pro Tem, Carol Pirsztuk
Council Member, Dr. Don Brann
Council Member, Chris Pimentel
Council Member, Scot Nicol

Scott Mitnick - City Manager
Gregg Kovacevich - Board Representative per City Attorney, Mark Hensley
Neil Cadman - Cadman Group
Meredith Petit - Director, Recreation & Parks Department
Arecia Hester - Recreation Superintendent / City Liaison
Monse Palacios - Senior Administrative Analyst/City Liaison

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AGENDA

El Segundo Senior Citizen Housing Board Corporation Wednesday, September 25, 2019 at 7:00 pm

Park Vista Senior Housing 615 E. Holly Avenue, El Segundo, CA 90245

Please note that, with limited statutory exceptions, the El Segundo Senior Housing Board may not discuss or take action on any item that does not appear on the agenda.

There are two opportunities for public comment during each meeting. During the first public communication item at the beginning of the meeting, any member of the public may address the Board as to any item appearing on the agenda. During the second public communications item near the close of the meeting, any member of the public may address the Board as to any item of interest that is not on the agenda but which is within the subject matter jurisdiction of the Senior Housing Board. Members of the public may speak for up to five minutes during each public communication item. Before speaking to the Board, you are requested, but not required, to give your name and address (or organization you represent). Please respect the five-minute time limit.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact *Monse Palacios, Senior Administrative Analyst, at (310) 524-2882. Notification 48 hours prior to the meeting will enable the Housing Corporation to make reasonable arrangements to ensure accessibility to this meeting.*

CALL TO ORDER: 7:00 pm

ROLL CALL

A. PUBLIC COMMUNICATION

At this time, members of the public may speak to any item on the agenda only. Before speaking, you are requested, but not required, to state your name and address for the record. If you represent an organization or a third party, please so state.

B. APPROVAL OF MEETING MINUTES

- 1. Regular Meeting Wednesday, July 24, 2019**
Recommendation: Approval

C. NEW BUSINESS

- 1. President's Report**
Reports regarding correspondence, meetings, and business related to Park Vista.
Recommendation: Receive and File
- 2. Financial Statements and LAIF (Local Agency Investment Fund)**
Discussion, review and status report including, but not limited to, statements, invoices, finances, LAIF investment fund and transfers between accounts.
Recommendation: Receive and File

3. November and December Senior Housing Board Meetings

Discussion and recommendation to cancel the Senior Citizen Housing Board Corporation meetings for November and December due to conflicts with holidays. The option can remain to have Special Meetings in one or both months if needed.

Recommendation: Discussion and Possible Action

4. Washer and Dryer Contract

Discussion, review and possible action regarding the current contract for the Park Vista washer and dryer machines.

Recommendation: Discussion and Possible Action

5. Edison Appliance Offer

Discussion, review and possible recommendation regarding the offer from Edison to replace existing Park Vista apartment refrigerators with free energy efficient refrigerators.

Recommendation: Discussion and Possible Action

C. UNFINISHED BUSINESS

1. 2018 Park Vista Audit and Audit Fee

Discussion, review and possible action regarding the acceptance of the 2018 audit as well as the payment of the \$5000 audit fee.

Recommendation: Discussion and Possible Action

2. Transfer of Funds

Update from Neil on the recommendation from Joe Lillio regarding the transfer of \$150,000 from the Park Vista account to the LAIF account due to the current account reaching its maximum.

Recommendation: Discussion and Possible Action

D. MANAGEMENT REPORT

Report from the Cadman Group regarding Park Vista operations and management. Unless otherwise listed on the agenda, the Board may not discuss or take action on matters raised in the management report, but may vote to place an item on a future agenda for discussion and possible action.

E. CITY STAFF REPORT

A general report from City staff.

F. RESIDENT SUGGESTION BOX ITEMS

A designated Board member and/or the management company will report on comments received in the resident suggestion box since the last meeting. The Board may not discuss or take action on any comment or suggestion, but may vote to place an item on a future agenda for discussion and possible action.

G. BOARD MEMBERS REPORT

A general report from the Senior Citizen Housing Board Members.

H. PUBLIC COMMUNICATION (5 Minute Limit)

At this time, members of the public may speak to any item of interest not appearing on the agenda but which is within the subject matter jurisdiction of the Senior Housing Board. Please note that State law prohibits the Board from discussing or taking action on any item that does not appear on the agenda.

Each member of the public may speak for a maximum of five minutes. Before speaking, you are requested, but not required, to please state your name and address for the record. If you represent an organization or a third party, please state it for the minutes.

NEXT REGULAR MEETINGS:
Wednesday, October 23, 2019
Wednesday, November 27, 2019
ADJOURNMENT
POSTED BY

**EL SEGUNDO SENIOR CITIZENS HOUSING
DEVELOPMENT CORPORATION**

350 MAIN STREET, EL SEGUNDO, CA 90245

August 21, 2019

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: | Q3-2019 | July-19 Original |
| Beginning balance at July 1, 2019 | | \$ 218,899.37 |
| Accrued: Interest (Posted quarterly) | | 442.29 |
| Add: Deposits | | |
| Less: Withdrawals | | |
| TOTAL IN LAIF - G/L# 504-101-0000-0004: | <u>As of</u> 7/31/2019 | <hr/> \$ 219,341.66 |

| | | | | | | |
|--|------------------------|---|--------|--------|--------------------------------|---------------|
| Accrued Interest (posted quarterly by the 15th day following quarter): | | | | | | |
| Interest Earned | July | @ | 2.379% | Actual | LAIF for 31 days | 442.29 |
| Interest Earned | August | @ | | Actual | LAIF for 31 days | - |
| Interest Earned | September | @ | | Actual | LAIF for 30 days | - |
| Accrued Interest | quarter to date | | | | | 442.29 |

Interest earned is based on the interest earnings rate the City of El Segundo received from the Local Agency Investment Fund (LAIF), the State administered pool 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
Deputy Treasurer II

Cc: Joseph Lillio, Director of Finance
Dave Davis, Finance Manager
Eva Gettler, Accounting Supervisor
Meredith Petit, Recreation and Parks Dept.
Neil Cadman, Facility Management for Park Vista
Arecia Hester, Recreation Superintendent
Monse Palacios, Senior Administrative Analyst

PARK VISTA

Financial Reporting Analysis

July 2019

Gross Income: \$61,593.27

No out of the ordinary issues with regards to income for the month

Gross Expenses: \$33,184.75

Expenses for the month were normal except for the following:

- *No Water bills.*
- *Maintenance of \$9,469.46 comprised of no vacancy prep work and the largest item was a final payment on the installation of the new flooring in the common area kitchen and several replacement appliances.*

Net Income: \$28,408.52

Total Account Balances: \$1,183,817.24

No known upcoming major expenses.

Total number of vacancies for the month: 96.9% occupied on 7/1/2019
96.9% occupied on 7/30/2019
2 notices to vacate received for 7/31 move-out.

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.

Budget Comparison Notes:

Income

- **Income now over budget by \$4,489.08 YTD.**

Expenses:

- **Maintenance is now right at budget YTD, \$1,194.46 over budget for July.**
- **Electricity YTD is under budget by \$3,754.20.**
- **Gas is over budget YTD by \$766.82. Annual budget does not alter for seasons in the year, therefore we anticipate this will stabilize, as the delta in actual versus budget is lowering monthly.**
- **Water: YTD \$6,811.29 under budget.**
- **Cable Television over budget by \$476.77. They raised fees again so the budget will not be met.**

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: Jul 2019

Accounting Basis: Cash

Level of Detail: Detail View

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|---------------------------------------|------------------|---------------------|-------------------|------------------------|
| Operating Income & Expense | | | | |
| Income | | | | |
| RENT | | | | |
| Rent Income | 57,934.00 | 94.77 | 411,371.45 | 95.70 |
| Parking Income | 2,028.00 | 3.32 | 14,186.00 | 3.30 |
| Total RENT | 59,962.00 | 98.09 | 425,557.45 | 99.00 |
| Maintenance Charge (Income Account) | 0.00 | 0.00 | 0.00 | 0.00 |
| Prepayment | 1,169.50 | 1.91 | 1,756.75 | 0.41 |
| NSF Bank Fees Collected | 0.00 | 0.00 | 100.00 | 0.02 |
| Laundry Income | 0.00 | 0.00 | 2,354.88 | 0.55 |
| Late Fee | 0.00 | 0.00 | 75.00 | 0.02 |
| Total Operating Income | 61,131.50 | 100.00 | 429,844.08 | 100.00 |
| Expense | | | | |
| Fire Service | 0.00 | 0.00 | 828.27 | 0.19 |
| Maintenance | 9,194.46 | 15.04 | 56,027.90 | 13.03 |
| Elevator service | 997.25 | 1.63 | 6,542.86 | 1.52 |
| Gardening | 979.00 | 1.60 | 7,455.20 | 1.73 |
| Management Fees | 14,500.00 | 23.72 | 99,700.00 | 23.19 |
| Pest Control | 996.00 | 1.63 | 2,722.00 | 0.63 |
| Insurance - Property | 0.00 | 0.00 | 19,345.00 | 4.50 |
| Licenses and Permits | 0.00 | 0.00 | 2,120.70 | 0.49 |
| Electricity | 76.07 | 0.12 | 6,745.80 | 1.57 |
| Gas | 819.70 | 1.34 | 7,416.82 | 1.73 |
| Water | 0.00 | 0.00 | 19,438.71 | 4.52 |
| Telephone/Internet | 831.85 | 1.36 | 6,210.37 | 1.44 |
| Cable/Television | 4,358.60 | 7.13 | 30,635.37 | 7.13 |
| Office Supplies | 333.27 | 0.55 | 1,699.94 | 0.40 |
| Advertising & Promotion | 98.55 | 0.16 | 266.44 | 0.06 |
| Bank Service Fees | 0.00 | 0.00 | 36.00 | 0.01 |
| Postage | 0.00 | 0.00 | 24.32 | 0.01 |
| Professional Fees | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Operating Expense | 33,184.75 | 54.28 | 267,215.70 | 62.17 |
| NOI - Net Operating Income | 27,946.75 | 45.72 | 162,628.38 | 37.83 |

Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|-----------------------------------|------------------|---------------------|-------------------|------------------------|
| Other Income & Expense | | | | |
| Other Income | | | | |
| Interest on Bank Accounts | 461.77 | 0.76 | 3,174.86 | 0.74 |
| Total Other Income | 461.77 | 0.76 | 3,174.86 | 0.74 |
| Other Expense | | | | |
| Capital Expenditures | | | | |
| Capital Improvements | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Capital Expenditures | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Other Expense | 0.00 | 0.00 | 0.00 | 0.00 |
| Net Other Income | 461.77 | 0.76 | 3,174.86 | 0.74 |
| Total Income | 61,593.27 | 100.76 | 433,018.94 | 100.74 |
| Total Expense | 33,184.75 | 54.28 | 267,215.70 | 62.17 |
| Net Income | 28,408.52 | 46.47 | 165,803.24 | 38.57 |

Balance Sheet

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

As of: 07/31/2019

Accounting Basis: Cash

| Account Name | Balance |
|--|---------------------|
| ASSETS | |
| Cash | |
| Cash in Bank | 661,905.75 |
| Park Vista - Grandpoint Account | 183,635.93 |
| Park Vista Business Checking Account - CHASE | 11,100.00 |
| Park Vista Reserve Account - LAIF | 219,341.66 |
| Park Vista Money Market Account - CHASE | 107,833.90 |
| Total Cash | 1,183,817.24 |
| Building Improvements | 1,046,041.00 |
| Equipment | 144,679.00 |
| Furnishings | 153,863.00 |
| Personal Property | 39.95 |
| Accumulated Depreciation | -811,284.00 |
| TOTAL ASSETS | 1,717,156.19 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Pet Deposit | 4,125.00 |
| Key Deposit | 980.00 |
| Security Deposit | 48,646.00 |
| Passthrough Cash Account | -661.00 |
| Accounts Payable | 2,595.00 |
| Total Liabilities | 55,685.00 |
| Capital | |
| Owner Contribution | 35,996.00 |
| Owner Distribution | -35,996.00 |
| Retained Earnings | 184,881.95 |
| Prior Years Retained Earnings | 12,696.00 |
| Calculated Retained Earnings | 165,803.24 |
| Calculated Prior Years Retained Earnings | 1,298,090.00 |
| Total Capital | 1,661,471.19 |
| TOTAL LIABILITIES & CAPITAL | 1,717,156.19 |

Bill Detail

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

Payees: All

Payment Type: All

GL Accounts: All

Bill Status: All

Date Type: Bill Date

Date Range: 07/01/2019 to 07/31/2019

| Reference | Bill Date | Due Date | Account | Property | Unit | Payee Name | Paid | Unpaid | Check # | Paid Date | Description |
|--|------------|------------|---------------------------------|---|------|----------------------|---------------|-------------|------------|------------|--|
| 2120 - Passthrough Cash Account | | | | | | | | | | | |
| | 07/11/2019 | 07/11/2019 | 2120 - Passthrough Cash Account | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 315 | McCarthy, Donna | 270.00 | 0.00 | 5288 | 07/12/2019 | Donna McCarthy, Park Vista - 315: Move Out Refund |
| | 07/11/2019 | 07/11/2019 | 2120 - Passthrough Cash Account | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 325 | Norlund, Patricia A. | 478.00 | 0.00 | 5289 | 07/12/2019 | Patricia A. Norlund, Park Vista - 325: Move Out Refund |
| | 07/11/2019 | 07/11/2019 | 2120 - Passthrough Cash Account | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 418 | Ravis, Adrienne | 200.00 | 0.00 | 5290 | 07/12/2019 | Adrienne Ravis, Park Vista - 418: Move Out Refund |
| | | | | | | | 948.00 | 0.00 | | | |
| 6210 - Maintenance | | | | | | | | | | | |
| 9173264876 | 07/03/2019 | 07/03/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 131.31 | 0.00 | 5287 | 07/03/2019 | Janitorial supplies |
| 3238 | 07/03/2019 | 07/03/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Kirk Flooring | 1,748.10 | 0.00 | 3000000102 | 07/03/2019 | Final payment; balance of new flooring to common area kitchen on 1st floor |
| 29045 | 07/09/2019 | 07/09/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Cadman Group | 20.36 | 0.00 | ACH | 07/09/2019 | Quill Invoice: 7828619 - LED flashlight |
| PETTY CASH | 07/12/2019 | 07/12/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El | | Estrada, Teresa | 87.37 | 0.00 | 5294 | 07/12/2019 | Petty Cash - maintenance supplies |

Bill Detail

| Reference | Bill Date | Due Date | Account | Property | Unit | Payee Name | Paid | Unpaid | Check # | Paid Date | Description |
|------------|------------|------------|-----------------------|---|------|------------------------------------|--------|--------|-----------|------------|--|
| | | | | Segundo, CA 90245 | | | | | | | |
| PETTY CASH | 07/12/2019 | 07/12/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Estrada, Teresa | 14.77 | 0.00 | 5294 | 07/12/2019 | Petty Cash - maintenance supplies |
| 41868 | 07/12/2019 | 07/12/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Southbay Industrial Hardware | 32.84 | 0.00 | 5291 | 07/12/2019 | Maintenance supplies |
| 41832 | 07/12/2019 | 07/12/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Southbay Industrial Hardware | 48.16 | 0.00 | 5291 | 07/12/2019 | Maintenance supplies |
| 933039 | 07/16/2019 | 07/16/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 418 | Frank Hauling & Maintenance | 275.00 | 0.00 | F926-3FBA | 07/16/2019 | Vacancy prep #418: entire unit furniture/ personal belongings haul away |
| 933040 | 07/16/2019 | 07/16/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Frank Hauling & Maintenance | 150.00 | 0.00 | F926-3FBA | 07/16/2019 | Hauling appliances |
| 9173654550 | 07/16/2019 | 07/16/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 158.77 | 0.00 | 5295 | 07/16/2019 | New toilet tank and toilet bowl for unit #315 |
| 9173552984 | 07/16/2019 | 07/16/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 144.85 | 0.00 | 5295 | 07/16/2019 | Maintenance supplies |
| 9173634850 | 07/16/2019 | 07/16/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 31.37 | 0.00 | 5295 | 07/16/2019 | Maintenance supplies |
| 9173654548 | 07/16/2019 | 07/16/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 158.77 | 0.00 | 5295 | 07/16/2019 | New toilet tank and toilet bow for unit #220 |

Bill Detail

| Reference | Bill Date | Due Date | Account | Property | Unit | Payee Name | Paid | Unpaid | Check # | Paid Date | Description |
|------------|------------|------------|--------------------|---|------|-----------------|--------|--------|-----------|------------|--|
| 9173739541 | 07/16/2019 | 07/16/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 158.77 | 0.00 | 5295 | 07/16/2019 | New toilet tank and toilet bow for unit #325 |
| 9173814187 | 07/16/2019 | 07/16/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 194.85 | 0.00 | 5295 | 07/16/2019 | Janitorial supplies |
| 9173818366 | 07/16/2019 | 07/16/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 68.52 | 0.00 | 5297 | 07/16/2019 | Vertical blinds for Unit #325 |
| 9173818367 | 07/16/2019 | 07/16/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 184.09 | 0.00 | 5297 | 07/16/2019 | Vertical blinds fro Units #315 and #418 |
| 9173818369 | 07/16/2019 | 07/16/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 196.08 | 0.00 | 5297 | 07/16/2019 | Maintenance supplies |
| 9173875822 | 07/16/2019 | 07/16/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 196.38 | 0.00 | 5297 | 07/16/2019 | Maintenance supplies |
| 9173875821 | 07/16/2019 | 07/16/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 60.84 | 0.00 | 5297 | 07/16/2019 | New range hood for Unit #315 |
| 9173931207 | 07/16/2019 | 07/16/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 783.47 | 0.00 | 5297 | 07/16/2019 | New fridge for Unit #315 |
| 299822 | 07/24/2019 | 07/24/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 409 | Garcia, Gerardo | 65.00 | 0.00 | C39C-EA4E | 07/24/2019 | Unclog overflowing toilet |
| 299825 | 07/24/2019 | 07/24/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El | 409 | Garcia, Gerardo | 95.00 | 0.00 | C39C-EA4E | 07/24/2019 | unclog kitchen sink, replace drain pipes on |

Bill Detail

| Reference | Bill Date | Due Date | Account | Property | Unit | Payee Name | Paid | Unpaid | Check # | Paid Date | Description |
|-----------|------------|------------|-----------------------|---|------|--------------------|--------|--------|-----------|------------|---|
| | | | | Segundo, CA 90245 | | | | | | | bathroom sink to fix leak |
| 299834 | 07/24/2019 | 07/24/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 104 | Garcia, Gerardo | 120.00 | 0.00 | C39C-EA4E | 07/24/2019 | Patch hole on hallway ceiling due to water damage |
| 299832 | 07/24/2019 | 07/24/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 322 | Garcia, Gerardo | 85.00 | 0.00 | C39C-EA4E | 07/24/2019 | Floor inspection; unclog kitchen sink - ran snake to clear slow draining fix |
| 610980 | 07/24/2019 | 07/24/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 220 | Garcia, Gerardo | 120.00 | 0.00 | C39C-EA4E | 07/24/2019 | Inspection Repair; install new toilet |
| 610981 | 07/24/2019 | 07/24/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Garcia, Gerardo | 180.00 | 0.00 | C39C-EA4E | 07/24/2019 | patch, primer, paint ceiling on lobby by entrance and hallway |
| 610982 | 07/24/2019 | 07/24/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 202 | Garcia, Gerardo | 285.00 | 0.00 | C39C-EA4E | 07/24/2019 | Emergency afterhours call; unclog kitchen sink, clean up floor/overflow water/sanitize, fix broken kitchen drain pipe |
| 610983 | 07/24/2019 | 07/24/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 203 | Garcia, Gerardo | 160.00 | 0.00 | C39C-EA4E | 07/24/2019 | Inspection repair; fix wood entry door, adjust and replace loose hinges |
| 610989 | 07/24/2019 | 07/24/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 305 | Garcia, Gerardo | 160.00 | 0.00 | C39C-EA4E | 07/24/2019 | Remove and install new bathroom exhaust fan |
| 610990 | 07/24/2019 | 07/24/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El | 306 | Garcia, Gerardo | 130.00 | 0.00 | C39C-EA4E | 07/24/2019 | Install new threshold and new |

Bill Detail

| Reference | Bill Date | Due Date | Account | Property | Unit | Payee Name | Paid | Unpaid | Check # | Paid Date | Description |
|------------|------------|------------|-----------------------|---|------|--------------------|--------|--------|-----------|------------|---|
| | | | | Segundo, CA 90245 | | | | | | | weatherstrip on front door |
| 610987 | 07/24/2019 | 07/24/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 511 | Garcia, Gerardo | 85.00 | 0.00 | C39C-EA4E | 07/24/2019 | unclog bathroom sink |
| 610988 | 07/24/2019 | 07/24/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 401 | Garcia, Gerardo | 260.00 | 0.00 | C39C-EA4E | 07/24/2019 | fix bedroom window to work properly by replacing hardware special latches and locks |
| 610986 | 07/24/2019 | 07/24/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 503 | Garcia, Gerardo | 160.00 | 0.00 | C39C-EA4E | 07/24/2019 | Replace GFCI outlet, rewire, install new electrical switches in kitchen |
| 610985 | 07/24/2019 | 07/24/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 301 | Garcia, Gerardo | 170.00 | 0.00 | C39C-EA4E | 07/24/2019 | unclog bathtub, unclog bathroom sink |
| 610984 | 07/24/2019 | 07/24/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 416 | Garcia, Gerardo | 180.00 | 0.00 | C39C-EA4E | 07/24/2019 | Inspection Repair; replace complete shower valve, steam valve cartridge |
| 9173961687 | 07/24/2019 | 07/24/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 838.22 | 0.00 | 5300 | 07/24/2019 | New Refrigerator for Unit 325 |
| 9173961688 | 07/24/2019 | 07/24/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 141.90 | 0.00 | 5300 | 07/24/2019 | Maintenance supplies |
| 9174015652 | 07/24/2019 | 07/24/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 85.30 | 0.00 | 5300 | 07/24/2019 | Maintenance supplies |

Bill Detail

| Reference | Bill Date | Due Date | Account | Property | Unit | Payee Name | Paid | Unpaid | Check # | Paid Date | Description |
|------------|------------|------------|--------------------|---|------|---------------------------------|-----------------|-------------|---------|------------|--|
| 9174020164 | 07/24/2019 | 07/24/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 131.36 | 0.00 | 5300 | 07/24/2019 | Maintenance supplies |
| 9174020166 | 07/24/2019 | 07/24/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 765.41 | 0.00 | 5300 | 07/24/2019 | New dishwasher for unit 315 |
| 9174020167 | 07/24/2019 | 07/24/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 158.77 | 0.00 | 5300 | 07/24/2019 | New toilet tank and toilet bowl for unit #418 |
| 9174020162 | 07/24/2019 | 07/24/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 131.38 | 0.00 | 5300 | 07/24/2019 | Maintenance supplies |
| 9174020165 | 07/24/2019 | 07/24/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 32.83 | 0.00 | 5300 | 07/24/2019 | Maintenance supplies |
| 54219 | 07/24/2019 | 07/24/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 101 | Industrial Lock & Security Inc. | 84.62 | 0.00 | 5299 | 07/24/2019 | Rekey front door lock and give 2 new keys to tenant to fix broken lock + service call charge |
| | | | | | | | 9,469.46 | 0.00 | | | |

6245 - Elevator service

| | | | | | | | | | | | |
|----------|------------|------------|-------------------------|---|--|-------------------------|--------|------|-----------|------------|---|
| 18250001 | 07/24/2019 | 07/24/2019 | 6245 - Elevator service | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Amtech Elevator Service | 997.25 | 0.00 | C3B8-B08A | 07/24/2019 | Emergency afterhours call; tenant trapped in elevator and tech came out to fix after fire dept. got him out |
|----------|------------|------------|-------------------------|---|--|-------------------------|--------|------|-----------|------------|---|

6250 - Gardening

| | | | | | | | | | | | |
|------|------------|------------|------------------|-------------------------------------|--|---------------------------|--------|------|-----------|------------|------------------------|
| 3464 | 07/03/2019 | 07/03/2019 | 6250 - Gardening | Park Vista - 615 E. Holly Avenue El | | Octavio Rojas Landscaping | 979.00 | 0.00 | B077-E310 | 07/03/2019 | Monthly Service - June |
|------|------------|------------|------------------|-------------------------------------|--|---------------------------|--------|------|-----------|------------|------------------------|

Bill Detail

| Reference | Bill Date | Due Date | Account | Property | Unit | Payee Name | Paid | Unpaid | Check # | Paid Date | Description |
|----------------------------------|------------|------------|---------------------------|---|------|-------------------------|---------------|-------------|------------|------------|---|
| | | | | Segundo, CA 90245 | | | | | | | |
| 6270 - Management Fees | | | | | | | | | | | |
| | 07/01/2019 | 07/01/2019 | 6270 - Management Fees | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Cadman Group | 14,500.00 | 0.00 | ACH | 07/01/2019 | Management Fees for 07/2019 |
| 6315 - Pest Control | | | | | | | | | | | |
| 4222 | 07/24/2019 | 07/24/2019 | 6315 - Pest Control | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 409 | Golden One Pest Control | 950.00 | 0.00 | C3BA-0674 | 07/24/2019 | Bed bug treatment to 2 units with 30 day warranty |
| 438951 | 07/24/2019 | 07/24/2019 | 6315 - Pest Control | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Terminix | 46.00 | 0.00 | 5301 | 07/24/2019 | Monthly Service - July |
| | | | | | | | 996.00 | 0.00 | | | |
| 6410 - Electricity | | | | | | | | | | | |
| 2-22-974-6581 | 07/16/2019 | 07/16/2019 | 6410 - Electricity | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Edison | 76.07 | 0.00 | 5296 | 07/16/2019 | Service 6/12/19 - 7/12/19 |
| 6420 - Gas | | | | | | | | | | | |
| 056 105 3200 3 | 07/16/2019 | 07/16/2019 | 6420 - Gas | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Gas Company | 819.70 | 0.00 | 3000000106 | 07/16/2019 | Service 6/4/19 - 7/3/19 |
| 075 005 3297 8 | 07/16/2019 | 07/16/2019 | 6420 - Gas | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 109 | Gas Company | 4.77 | 0.00 | | 07/16/2019 | Service 6/4/19 - 7/3/19 |
| | | | | | | | 824.47 | 0.00 | | | |
| 6445 - Telephone/Internet | | | | | | | | | | | |
| 424-225-4784 | 07/03/2019 | 07/03/2019 | 6445 - Telephone/Internet | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | AT&T | 23.55 | 0.00 | 3000000101 | 07/03/2019 | Service 6/17/19 - 7/16/19 |

Bill Detail

| Reference | Bill Date | Due Date | Account | Property | Unit | Payee Name | Paid | Unpaid | Check # | Paid Date | Description |
|--------------|------------|------------|---------------------------|---|------|------------|--------|--------|------------|------------|---------------------------|
| 145150448 | 07/16/2019 | 07/16/2019 | 6445 - Telephone/Internet | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | AT&T | 151.25 | 0.00 | 3000000103 | 07/16/2019 | Service 6/27/19 - 7/26/19 |
| 310-322-5036 | 07/16/2019 | 07/16/2019 | 6445 - Telephone/Internet | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | AT&T | 400.21 | 0.00 | 3000000104 | 07/16/2019 | Service 6/27/19 - 7/26/19 |
| 310-640-7156 | 07/16/2019 | 07/16/2019 | 6445 - Telephone/Internet | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | AT&T | 171.73 | 0.00 | 3000000105 | 07/16/2019 | Service 7/5/19 - 8/4/19 |
| 310-779-1026 | 07/18/2019 | 07/18/2019 | 6445 - Telephone/Internet | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | AT&T | 85.11 | 0.00 | 5298 | 07/18/2019 | Service 6/9/18 - 7/8/19 |

831.85 0.00

6455 - Cable/Television

| | | | | | | | | | | | |
|---------------------|------------|------------|-------------------------|---|--|----------|----------|------|------|------------|---------------------------|
| 8448 30 006 0017008 | 07/12/2019 | 07/12/2019 | 6455 - Cable/Television | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Spectrum | 4,345.74 | 0.00 | 5292 | 07/12/2019 | Service 7/4/19 - 8/3/19 |
| 8448 30 006 0255251 | 07/12/2019 | 07/12/2019 | 6455 - Cable/Television | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Spectrum | 12.86 | 0.00 | 5293 | 07/12/2019 | Service 6/30/19 - 7/29/19 |

4,358.60 0.00

7420 - Office Supplies

| | | | | | | | | | | | |
|-------|------------|------------|------------------------|---|--|--------------|-------|------|-----|------------|--|
| 29045 | 07/09/2019 | 07/09/2019 | 7420 - Office Supplies | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Cadman Group | 88.94 | 0.00 | ACH | 07/09/2019 | Quill Invoice: 7316097 - kitchen cleaning supplies |
| 29045 | 07/09/2019 | 07/09/2019 | 7420 - Office Supplies | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Cadman Group | 78.22 | 0.00 | ACH | 07/09/2019 | Quill Invoice: 7456284 - coffee supplies |
| 29045 | 07/09/2019 | 07/09/2019 | 7420 - Office Supplies | Park Vista - 615 E. Holly | | Cadman Group | 36.12 | 0.00 | ACH | 07/09/2019 | Quill Invoice: 7761803 - |

Bill Detail

| Reference | Bill Date | Due Date | Account | Property | Unit | Payee Name | Paid | Unpaid | Check # | Paid Date | Description |
|---|------------|------------|--------------------------------------|---|------|--------------------|------------------|-------------|---------|------------|---|
| | | | | Avenue El Segundo, CA 90245 | | | | | | | footrest for office |
| 29045 | 07/09/2019 | 07/09/2019 | 7420 - Office Supplies | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Cadman Group | 78.32 | 0.00 | ACH | 07/09/2019 | Quill Invoice: 7789064 - kitchen supplies |
| PETTY CASH | 07/12/2019 | 07/12/2019 | 7420 - Office Supplies | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Estrada, Teresa | 51.67 | 0.00 | 5294 | 07/12/2019 | Office supplies and kitchen supplies |
| | | | | | | | 333.27 | 0.00 | | | |
| 7450 - Advertising & Promotion | | | | | | | | | | | |
| 29045 | 07/09/2019 | 07/09/2019 | 7450 - Advertising & Promotion | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Cadman Group | 98.55 | 0.00 | ACH | 07/09/2019 | Flower arrangement for celebration of life - Tenant Donna McCarthy |
| Total | | | | | | | 34,412.52 | 0.00 | | | |

Budget - Comparative

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

Period Range: Jul 2019 to Jul 2019

Comparison Period Range: Jul 2018 to Jul 2018

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 | | | | | | | | |
| 4000: RENT | | | | | | | | |
| 4100: Rent Income | 57,934.00 | 58,900.00 | -966.00 | -1.64% | 57,254.50 | 51,250.00 | 6,004.50 | 11.72% |
| 4106: Parking Income | 2,028.00 | 1,450.00 | 578.00 | 39.86% | 1,445.00 | 1,500.00 | -55.00 | -3.67% |
| Total 4000: RENT | 59,962.00 | 60,350.00 | -388.00 | -0.64% | 58,699.50 | 52,750.00 | 5,949.50 | 11.28% |
| 4300: Prepayment | 1,169.50 | 0.00 | 1,169.50 | 0.00% | 1,283.00 | 0.00 | 1,283.00 | 0.00% |
| 4560: Laundry Income | 0.00 | 415.00 | -415.00 | -100.00% | 414.04 | 375.00 | 39.04 | 10.41% |
| Total Budgeted Operating Income | 61,131.50 | 60,765.00 | 366.50 | 0.60% | 60,396.54 | 53,125.00 | 7,271.54 | 13.69% |
| Expense | | | | | | | | |
| 6000: Fire Service | 0.00 | 335.00 | 335.00 | 100.00% | 236.87 | 270.83 | 33.96 | 12.54% |
| 6210: Maintenance | 9,194.46 | 8,000.00 | -1,194.46 | -14.93% | 2,322.30 | 8,333.33 | 6,011.03 | 72.13% |
| 6245: Elevator service | 997.25 | 850.00 | -147.25 | -17.32% | 1,493.37 | 666.66 | -826.71 | -124.01% |
| 6250: Gardening | 979.00 | 1,350.00 | 371.00 | 27.48% | 1,042.60 | 1,250.00 | 207.40 | 16.59% |
| 6270: Management Fees | 14,500.00 | 14,500.00 | 0.00 | 0.00% | 14,500.00 | 14,500.00 | 0.00 | 0.00% |
| 6315: Pest Control | 996.00 | 291.66 | -704.34 | -241.49% | 346.00 | 291.66 | -54.34 | -18.63% |
| 6384: Licenses and Permits | 0.00 | 35.00 | 35.00 | 100.00% | 0.00 | 58.33 | 58.33 | 100.00% |
| 6410: Electricity | 76.07 | 1,500.00 | 1,423.93 | 94.93% | 1,741.91 | 1,666.66 | -75.25 | -4.52% |
| 6420: Gas | 819.70 | 950.00 | 130.30 | 13.72% | 750.10 | 1,000.00 | 249.90 | 24.99% |
| 6430: Water | 0.00 | 3,750.00 | 3,750.00 | 100.00% | 0.00 | 3,333.33 | 3,333.33 | 100.00% |
| 6445: Telephone/Internet | 831.85 | 1,000.00 | 168.15 | 16.82% | 314.77 | 1,333.33 | 1,018.56 | 76.39% |

Budget - Comparative

| Account Name | Period Actual | Period Budget | Period \$ Variance | Period % Variance | Comparison Actual | Comparison Budget | Comparison \$ Variance | Comparison % Variance |
|---|------------------|------------------|--------------------|-------------------|-------------------|-------------------|------------------------|-----------------------|
| 6455: Cable/ Television | 4,358.60 | 4,300.00 | -58.60 | -1.36% | 4,130.71 | 3,500.00 | -630.71 | -18.02% |
| 7193: Stenographer | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 200.00 | 200.00 | 100.00% |
| 7420: Office Supplies | 333.27 | 300.00 | -33.27 | -11.09% | 231.04 | 145.83 | -85.21 | -58.43% |
| 7422: Uniforms | 0.00 | 50.00 | 50.00 | 100.00% | 0.00 | 100.00 | 100.00 | 100.00% |
| 7450: Advertising & Promotion | 98.55 | 625.00 | 526.45 | 84.23% | 600.00 | 125.00 | -475.00 | -380.00% |
| 7460: Entertainment | 0.00 | 150.00 | 150.00 | 100.00% | 0.00 | 183.33 | 183.33 | 100.00% |
| 7615: Bank Service Fees | 0.00 | 6.25 | 6.25 | 100.00% | 0.00 | 6.25 | 6.25 | 100.00% |
| 7616: Postage | 0.00 | 10.41 | 10.41 | 100.00% | 0.00 | 10.41 | 10.41 | 100.00% |
| 7620: Professional Fees | 0.00 | 458.33 | 458.33 | 100.00% | 5,000.00 | 458.33 | -4,541.67 | -990.92% |
| Total Budgeted Operating Expense | 33,184.75 | 38,461.65 | 5,276.90 | 13.72% | 32,709.67 | 37,433.28 | 4,723.61 | 12.62% |
| Total Budgeted Operating Income | 61,131.50 | 60,765.00 | 366.50 | 0.60% | 60,396.54 | 53,125.00 | 7,271.54 | 13.69% |
| Total Budgeted Operating Expense | 33,184.75 | 38,461.65 | 5,276.90 | 13.72% | 32,709.67 | 37,433.28 | 4,723.61 | 12.62% |
| NOI - Net Operating Income | 27,946.75 | 22,303.35 | 5,643.40 | 25.30% | 27,686.87 | 15,691.72 | 11,995.15 | 76.44% |
| Other Income | | | | | | | | |
| 5710: Interest on Bank Accounts | 461.77 | 50.00 | 411.77 | 823.54% | 388.28 | 50.00 | 338.28 | 676.56% |
| Total Budgeted Other Income | 461.77 | 50.00 | 411.77 | 823.54% | 388.28 | 50.00 | 338.28 | 676.56% |
| Other Expense | | | | | | | | |
| 9120: Capital Expenditures | | | | | | | | |
| 9137: Capital Improvements | 0.00 | 0.00 | 0.00 | 0.00% | 17,689.73 | 0.00 | -17,689.73 | 0.00% |

Budget - Comparative

| Account Name | Period Actual | Period Budget | Period \$ Variance | Period % Variance | Comparison Actual | Comparison Budget | Comparison \$ Variance | Comparison % Variance |
|---|------------------|------------------|--------------------|-------------------|-------------------|-------------------|------------------------|-----------------------|
| Total 9120: Capital Expenditures | 0.00 | 0.00 | 0.00 | 0.00% | 17,689.73 | 0.00 | -17,689.73 | 0.00% |
| Total Budgeted Other Expense | 0.00 | 0.00 | 0.00 | 0.00% | 17,689.73 | 0.00 | -17,689.73 | 0.00% |
| Net Other Income | 461.77 | 50.00 | 411.77 | 823.54% | -17,301.45 | 50.00 | -17,351.45 | -34,702.90% |
| Total Budgeted Income | 61,593.27 | 60,815.00 | 778.27 | 1.28% | 60,784.82 | 53,175.00 | 7,609.82 | 14.31% |
| Total Budgeted Expense | 33,184.75 | 38,461.65 | 5,276.90 | 13.72% | 50,399.40 | 37,433.28 | -12,966.12 | -34.64% |
| Net Income | 28,408.52 | 22,353.35 | 6,055.17 | 27.09% | 10,385.42 | 15,741.72 | -5,356.30 | -34.03% |
| Cash | | | | | | | | |
| 1150: Cash in Bank | 26,973.75 | 0.00 | -26,973.75 | 0.00% | 9,997.14 | 0.00 | -9,997.14 | 0.00% |
| 1170: Park Vista - Grandpoint Account | 15.60 | 0.00 | -15.60 | 0.00% | 31.16 | 0.00 | -31.16 | 0.00% |
| 1172: Park Vista Reserve Account - LAIF | 442.29 | 0.00 | -442.29 | 0.00% | 353.36 | 0.00 | -353.36 | 0.00% |
| 1173: Park Vista Money Market Account - CHASE | 3.88 | 0.00 | -3.88 | 0.00% | 3.76 | 0.00 | -3.76 | 0.00% |
| Total Budgeted Cash | 27,435.52 | 0.00 | -27,435.52 | 0.00% | 10,385.42 | 0.00 | -10,385.42 | 0.00% |
| Liability | | | | | | | | |
| 2103: Pet Deposit | 200.00 | 0.00 | 200.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% |
| 2104: Key Deposit | 50.00 | 0.00 | 50.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% |
| 2110: Security Deposit | -1,223.00 | 0.00 | -1,223.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% |
| Total Budgeted Liability | -973.00 | 0.00 | -973.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% |

**EL SEGUNDO SENIOR CITIZENS HOUSING
DEVELOPMENT CORPORATION**

350 MAIN STREET, EL SEGUNDO, CA 90245

September 16, 2019

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: | Q3-2019 | August-19 Original |
| Beginning balance at July 1, 2019 | | \$ 218,899.37 |
| Accrued: Interest (Posted quarterly) | | 877.52 |
| Add: Deposits | | |
| Less: Withdrawals | | |
| TOTAL IN LAIF - G/L# 504-101-0000-0004: | <u>As of</u> 8/31/2019 | <hr/> \$ 219,776.89 |

| | | | | | | |
|--|------------------------|---|--------|--------|------------------|---------------|
| Accrued Interest (posted quarterly by the 15th day following quarter): | | | | | | |
| Interest Earned | July | @ | 2.379% | Actual | LAIF for 31 days | 442.29 |
| Interest Earned | August | @ | 2.341% | Actual | LAIF for 31 days | 435.23 |
| Interest Earned | September | @ | | Actual | LAIF for 30 days | - |
| Accrued Interest | quarter to date | | | | | 877.52 |

Interest earned is based on the interest earnings rate the City of El Segundo received from the Local Agency Investment Fund (LAIF), the State administered pool 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
Deputy Treasurer II

Cc: Joseph Lillio, Director of Finance
Dave Davis, Finance Manager
Eva Gettler, Accounting Supervisor
Meredith Petit, Recreation and Parks Dept.
Neil Cadman, Facility Management for Park Vista
Arecia Hester, Recreation Superintendent
Monse Palacios, Senior Administrative Analyst

PARK VISTA

Financial Reporting Analysis

August 2019

Gross Income: \$61,753.87

No out of the ordinary issues with regards to income for the month

Gross Expenses: \$52,098.13

Expenses for the month were normal except for the following:

- *Water bills this month.*
- *Maintenance of \$19,059.82 due to three extensive vacancy preparation jobs and semi-annual cleaning of interior common area carpets. In we had to replace approximately four appliances due to age.*

Net Income: \$11,187.74

Total Account Balances: \$1,195,044.98

No known upcoming major expenses.

Total number of vacancies for the month: 97.9% occupied on 8/1/2019

97.9% occupied on 7/30/2019

Move-outs: Units 419, 317, 220.

Move-ins: Units 315, 325, 418

Notices to Vacate: Units 419, 317

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.

Budget Comparison Notes:

Income

- **Income now over budget by \$5,023.59 YTD.**

Expenses:

- **Maintenance \$11,059.82 over budget for August, now \$11,087.72 over budget YTD due to more vacancies than anticipated, but that will be offset by higher income due to higher rents on newly leased units.**
- **Electricity over budget for August by \$2,068.62, but under budget YTD by \$1,685.58.**
- **Gas is over budget YTD by \$642.03. Since we are heading into the colder season, we anticipate to be over budget for the year.**
- **Water: YTD \$4,034.74 under budget.**
- **Cable Television over budget by \$593.97. They raised fees again so the budget will not be met.**

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 2019

Accounting Basis: Cash

Level of Detail: Detail View

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|---------------------------------------|------------------|---------------------|-------------------|------------------------|
| Operating Income & Expense | | | | |
| Income | | | | |
| RENT | | | | |
| Rent Income | 59,162.00 | 96.51 | 470,533.45 | 95.80 |
| Parking Income | 2,028.00 | 3.31 | 16,214.00 | 3.30 |
| Total RENT | 61,190.00 | 99.82 | 486,747.45 | 99.10 |
| Maintenance Charge (Income Account) | 0.00 | 0.00 | 0.00 | 0.00 |
| Prepayment | -665.00 | -1.08 | 1,091.75 | 0.22 |
| NSF Bank Fees Collected | 0.00 | 0.00 | 100.00 | 0.02 |
| Laundry Income | 774.51 | 1.26 | 3,129.39 | 0.64 |
| Late Fee | 0.00 | 0.00 | 75.00 | 0.02 |
| Total Operating Income | 61,299.51 | 100.00 | 491,143.59 | 100.00 |
| Expense | | | | |
| Fire Service | 0.00 | 0.00 | 828.27 | 0.17 |
| Maintenance | 19,059.82 | 31.09 | 75,087.72 | 15.29 |
| Elevator service | 0.00 | 0.00 | 6,542.86 | 1.33 |
| Gardening | 1,025.00 | 1.67 | 8,480.20 | 1.73 |
| Management Fees | 14,500.00 | 23.65 | 114,200.00 | 23.25 |
| Pest Control | 521.00 | 0.85 | 3,243.00 | 0.66 |
| Insurance - Property | 0.00 | 0.00 | 19,345.00 | 3.94 |
| Licenses and Permits | 0.00 | 0.00 | 2,120.70 | 0.43 |
| Electricity | 3,568.62 | 5.82 | 10,314.42 | 2.10 |
| Gas | 825.21 | 1.35 | 8,242.03 | 1.68 |
| Water | 6,526.55 | 10.65 | 25,965.26 | 5.29 |
| Telephone/Internet | 1,041.48 | 1.70 | 7,251.85 | 1.48 |
| Cable/Television | 4,358.60 | 7.11 | 34,993.97 | 7.12 |
| Office Supplies | 0.00 | 0.00 | 1,699.94 | 0.35 |
| Advertising & Promotion | 671.85 | 1.10 | 938.29 | 0.19 |
| Bank Service Fees | 0.00 | 0.00 | 36.00 | 0.01 |
| Postage | 0.00 | 0.00 | 24.32 | 0.00 |
| Professional Fees | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Operating Expense | 52,098.13 | 84.99 | 319,313.83 | 65.01 |
| NOI - Net Operating Income | 9,201.38 | 15.01 | 171,829.76 | 34.99 |

Income Statement

| Account Name | Selected Month | % of Selected Month | Year to Month End | % of Year to Month End |
|-----------------------------------|-----------------|---------------------|-------------------|------------------------|
| Other Income & Expense | | | | |
| Other Income | | | | |
| Interest on Bank Accounts | 454.36 | 0.74 | 3,629.22 | 0.74 |
| Total Other Income | 454.36 | 0.74 | 3,629.22 | 0.74 |
| Other Expense | | | | |
| Capital Expenditures | | | | |
| Capital Improvements | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Capital Expenditures | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Other Expense | 0.00 | 0.00 | 0.00 | 0.00 |
| Net Other Income | 454.36 | 0.74 | 3,629.22 | 0.74 |
| Total Income | 61,753.87 | 100.74 | 494,772.81 | 100.74 |
| Total Expense | 52,098.13 | 84.99 | 319,313.83 | 65.01 |
| Net Income | 9,655.74 | 15.75 | 175,458.98 | 35.72 |

Balance Sheet

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

As of: 08/31/2019

Accounting Basis: Cash

| Account Name | Balance |
|--|---------------------|
| ASSETS | |
| Cash | |
| Cash in Bank | 672,679.13 |
| Park Vista - Grandpoint Account | 183,651.53 |
| Park Vista Business Checking Account - CHASE | 11,100.00 |
| Park Vista Reserve Account - LAIF | 219,776.89 |
| Park Vista Money Market Account - CHASE | 107,837.43 |
| Total Cash | 1,195,044.98 |
| Building Improvements | 1,046,041.00 |
| Equipment | 144,679.00 |
| Furnishings | 153,863.00 |
| Personal Property | 39.95 |
| Accumulated Depreciation | -811,284.00 |
| TOTAL ASSETS | 1,728,383.93 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Pet Deposit | 4,125.00 |
| Key Deposit | 1,020.00 |
| Security Deposit | 50,178.00 |
| Passthrough Cash Account | -661.00 |
| Accounts Payable | 2,595.00 |
| Total Liabilities | 57,257.00 |
| Capital | |
| Owner Contribution | 35,996.00 |
| Owner Distribution | -35,996.00 |
| Retained Earnings | 184,881.95 |
| Prior Years Retained Earnings | 12,696.00 |
| Calculated Retained Earnings | 175,458.98 |
| Calculated Prior Years Retained Earnings | 1,298,090.00 |
| Total Capital | 1,671,126.93 |
| TOTAL LIABILITIES & CAPITAL | 1,728,383.93 |

Bill Detail**Properties:** Park Vista - 615 E. Holly Avenue El Segundo, CA 90245**Payees:** All**Payment Type:** All**GL Accounts:** All**Bill Status:** All**Date Type:** Bill Date**Date Range:** 08/01/2019 to 08/31/2019

| Reference | Bill Date | Due Date | Account | Property | Unit | Payee Name | Paid | Unpaid | Check # | Paid Date | Description |
|---------------------------|------------|------------|--------------------|---|------|-----------------------|----------|--------|-----------|------------|--|
| 6210 - Maintenance | | | | | | | | | | | |
| 299831 | 08/05/2019 | 08/05/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 301 | Garcia, Gerardo | 360.00 | 0.00 | 604D-9E7E | 08/05/2019 | After hours emergency call; unclog kitchen sink, snake pipe to garage, clean up after and sanitize, drain cleared. |
| 02311 | 08/05/2019 | 08/05/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Hernandez Carpet Care | 3,100.00 | 0.00 | 5302 | 08/05/2019 | Annual deep carpet cleaning of common area floors in building |
| 450055 | 08/07/2019 | 08/07/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 418 | Garcia, Gerardo | 2,867.00 | 0.00 | DAA1-C68E | 08/07/2019 | Vacancy Prep #418; Paint complete unit including ceilings, paint balcony walls and floor, intall new kitchen flooring, install new bathroom flooring, paint kitchen cabinets, replace all electrical outlets, fgci's and switches, remove & install new carpet |
| 450054 | 08/07/2019 | 08/07/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El | 315 | Garcia, Gerardo | 3,169.00 | 0.00 | DAA1-C68E | 08/07/2019 | Vacancy Prep #315; Paint complete unit including |

Bill Detail

| Reference | Bill Date | Due Date | Account | Property | Unit | Payee Name | Paid | Unpaid | Check # | Paid Date | Description |
|------------|------------|------------|--------------------|--|------|------------|--------|--------|---------|------------|---|
| | | | | Segundo, CA 90245 | | | | | | | ceilings, paint balcony walls and floor, intall new kitchen flooring, install new bathroom flooring, paint kitchen cabinets, replace all electrical outlets, fgci's and switches, remove & install new carpet |
| 9174391864 | 08/07/2019 | 08/07/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 627.90 | 0.00 | 5304 | 08/07/2019 | New gas range for Unit #315 |
| 9174391866 | 08/07/2019 | 08/07/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 677.81 | 0.00 | 5304 | 08/07/2019 | New gas range for Unit #325 |
| 9174391863 | 08/07/2019 | 08/07/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 158.77 | 0.00 | 5304 | 08/07/2019 | New toilet tank and toilet bow for unit #417 |
| 9174391867 | 08/07/2019 | 08/07/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 677.81 | 0.00 | 5304 | 08/07/2019 | New gas range for Unit #418 |
| 9174238554 | 08/07/2019 | 08/07/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 84.87 | 0.00 | 5304 | 08/07/2019 | Janitorial and maintenance supplies |
| 9174372556 | 08/07/2019 | 08/07/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 32.64 | 0.00 | 5304 | 08/07/2019 | Maintenance supplies |
| 9174238552 | 08/07/2019 | 08/07/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El | | HD Supply | 71.48 | 0.00 | 5304 | 08/07/2019 | Maintenance supplies |

Bill Detail

| Reference | Bill Date | Due Date | Account | Property | Unit | Payee Name | Paid | Unpaid | Check # | Paid Date | Description |
|------------|------------|------------|-----------------------|---|------|------------------------------------|--------|--------|-----------|------------|--------------------------------------|
| | | | | Segundo, CA 90245 | | | | | | | |
| 9174198246 | 08/07/2019 | 08/07/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 838.22 | 0.00 | 5304 | 08/07/2019 | New refrigerator for Unit #418 |
| 9174198245 | 08/07/2019 | 08/07/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 99.83 | 0.00 | 5304 | 08/07/2019 | Maintenance supplies |
| 41921 | 08/07/2019 | 08/07/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Southbay Industrial Hardware | 48.16 | 0.00 | 5305 | 08/07/2019 | Maintenance supplies |
| 41984 | 08/07/2019 | 08/07/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Southbay Industrial Hardware | 46.57 | 0.00 | 5305 | 08/07/2019 | Maintenance supplies |
| 42000 | 08/07/2019 | 08/07/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Southbay Industrial Hardware | 19.69 | 0.00 | 5305 | 08/07/2019 | Maintenance supplies |
| 42014 | 08/07/2019 | 08/07/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Southbay Industrial Hardware | 39.38 | 0.00 | 5305 | 08/07/2019 | Maintenance supplies |
| 42842 | 08/07/2019 | 08/07/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Southbay Industrial Hardware | 114.94 | 0.00 | 5305 | 08/07/2019 | Maintenance supplies |
| 847108 | 08/15/2019 | 08/15/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 416 | Garcia, Gerardo | 85.00 | 0.00 | 28F7-FD9E | 08/15/2019 | Unclog bathroom sink |
| 847110 | 08/15/2019 | 08/15/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 323 | Garcia, Gerardo | 120.00 | 0.00 | 28F7-FD9E | 08/15/2019 | Unclog kitchen sink |

Bill Detail

| Reference | Bill Date | Due Date | Account | Property | Unit | Payee Name | Paid | Unpaid | Check # | Paid Date | Description |
|------------|------------|------------|--------------------|---|------|-----------------|--------|--------|-----------|------------|--|
| 847111 | 08/15/2019 | 08/15/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 112 | Garcia, Gerardo | 120.00 | 0.00 | 28F7-FD9E | 08/15/2019 | Unclog kitchen sink, clean up debris and sanitize |
| 847113 | 08/15/2019 | 08/15/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 315 | Garcia, Gerardo | 195.00 | 0.00 | 28F7-FD9E | 08/15/2019 | Vacancy prep #315; install new toilet, new wax ring/new connector, new angle stops |
| 847114 | 08/15/2019 | 08/15/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 418 | Garcia, Gerardo | 195.00 | 0.00 | 28F7-FD9E | 08/15/2019 | Vacancy prep #418; install new toilet, new wax ring/new connector, new angle stops |
| 847115 | 08/15/2019 | 08/15/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 325 | Garcia, Gerardo | 195.00 | 0.00 | 28F7-FD9E | 08/15/2019 | Vacancy prep #325; install new toilet, new wax ring/new connector, new angle stops |
| 9174482344 | 08/15/2019 | 08/15/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 128.40 | 0.00 | 5311 | 08/15/2019 | Maintenance supplies |
| 9174482343 | 08/15/2019 | 08/15/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 110.66 | 0.00 | 5311 | 08/15/2019 | Maintenance supplies |
| 9174574539 | 08/15/2019 | 08/15/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 27.36 | 0.00 | 5311 | 08/15/2019 | Maintenance supplies |
| 9174457224 | 08/15/2019 | 08/15/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 134.20 | 0.00 | 5311 | 08/15/2019 | Vertical blinds and garbage disposal for #315 |
| 9174638959 | 08/15/2019 | 08/15/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly | | HD Supply | 222.29 | 0.00 | 5311 | 08/15/2019 | Maintenance supplies |

Bill Detail

| Reference | Bill Date | Due Date | Account | Property | Unit | Payee Name | Paid | Unpaid | Check # | Paid Date | Description |
|------------|------------|------------|-----------------------|---|------|-----------------------------------|----------|--------|------------|------------|---|
| | | | | Avenue El Segundo, CA 90245 | | | | | | | |
| 9174638958 | 08/15/2019 | 08/15/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 71.63 | 0.00 | 5311 | 08/15/2019 | Maintenance supplies |
| 1080 | 08/15/2019 | 08/15/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 315 | Melendez Janitorial Service | 125.00 | 0.00 | 28FA-1818 | 08/15/2019 | Vacancy Prep #315; final cleaning after construction |
| 453498 | 08/15/2019 | 08/15/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 105 | Montalvo, Uriel | 95.00 | 0.00 | 28DD-4C88 | 08/15/2019 | Snaked kitchen sink to clear clog, fix leak under sink |
| 117506 | 08/15/2019 | 08/15/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 413 | Prompt Service | 95.00 | 0.00 | 3000000111 | 08/15/2019 | Adjust food and freezer section on refrigerator door gasket |
| 450061 | 08/20/2019 | 08/20/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 325 | Garcia, Gerardo | 2,867.00 | 0.00 | C09D-6A06 | 08/20/2019 | Vacancy Prep #325; Paint complete unit including ceilings, paint balcony walls and floor, intall new kitchen flooring, install new bathroom flooring, paint kitchen cabinets, replace all electrical outlets, fgci's and switches, remove & install new carpet |
| 156356 | 08/22/2019 | 08/22/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 212 | John E Phillips Plumbing Inc. | 385.00 | 0.00 | D78F-970C | 08/22/2019 | After hours emergency call; kitchen sink clogged and backing up, overflow |

Bill Detail

| Reference | Bill Date | Due Date | Account | Property | Unit | Payee Name | Paid | Unpaid | Check # | Paid Date | Description |
|------------|------------|------------|--------------------|---|------|-----------------------------|------------------|-------------|-----------|------------|---|
| 1081 | 08/22/2019 | 08/22/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 418 | Melendez Janitorial Service | 130.00 | 0.00 | D243-3220 | 08/22/2019 | Vacancy prep #418; entire unit cleaning |
| 1082 | 08/22/2019 | 08/22/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 325 | Melendez Janitorial Service | 130.00 | 0.00 | D243-3220 | 08/22/2019 | Vacancy prep #325; entire unit cleaning after construction |
| 453499 | 08/22/2019 | 08/22/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 405 | Montalvo, Uriel | 75.00 | 0.00 | D225-8E5A | 08/22/2019 | Door-closure inspection repair; replace self closing arm |
| 453500 | 08/22/2019 | 08/22/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Montalvo, Uriel | 180.00 | 0.00 | D225-8E5A | 08/22/2019 | Install new commercial grade lock, make new hole in metal door for emergency lock |
| 453505 | 08/22/2019 | 08/22/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 401 | Montalvo, Uriel | 110.00 | 0.00 | D225-8E5A | 08/22/2019 | Check and replace wall heater thermostat |
| 9174813933 | 08/27/2019 | 08/27/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 100.67 | 0.00 | 5314 | 08/27/2019 | Maintenance supplies |
| 9174907589 | 08/27/2019 | 08/27/2019 | 6210 - Maintenance | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | HD Supply | 128.54 | 0.00 | 5314 | 08/27/2019 | Maintenance supplies |
| | | | | | | | 19,059.82 | 0.00 | | | |

6250 - Gardening

| | | | | | | | | | | | |
|------|------------|------------|------------------|---|--|---------------------------|--------|------|-----------|------------|-----------------------------|
| 3597 | 08/07/2019 | 08/07/2019 | 6250 - Gardening | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Octavio Rojas Landscaping | 979.00 | 0.00 | DAD0-6066 | 08/07/2019 | Monthly Service - July |
| 3597 | 08/07/2019 | 08/07/2019 | 6250 - Gardening | Park Vista - 615 E. Holly | | Octavio Rojas Landscaping | 46.00 | 0.00 | DAD0-6066 | 08/07/2019 | Extra supplies and approved |

Bill Detail

| Reference | Bill Date | Due Date | Account | Property | Unit | Payee Name | Paid | Unpaid | Check # | Paid Date | Description |
|-------------------------------|------------|------------|------------------------------|---|------|--|-----------|--------|------------|------------|--|
| | | | | Avenue El Segundo, CA 90245 | | | 1,025.00 | 0.00 | | | work for July: 50lb of lawn fertilizer |
| 6270 - Management Fees | | | | | | | | | | | |
| | 08/05/2019 | 08/05/2019 | 6270 - Management Fees | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Cadman Group | 14,500.00 | 0.00 | ACH | 08/05/2019 | Management Fees for 08/ 2019 |
| 6315 - Pest Control | | | | | | | | | | | |
| 127923 | 08/07/2019 | 08/07/2019 | 6315 - Pest Control | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Al & Sons Termite and Pest Control Inc. | 150.00 | 0.00 | 3000000107 | 08/07/2019 | Vermin Service 7/18/ 19 |
| 4396 | 08/07/2019 | 08/07/2019 | 6315 - Pest Control | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 104 | Golden One Pest Control | 175.00 | 0.00 | DAD2-07EA | 08/07/2019 | Localized spot termite treatment around windows #104 |
| 438951 | 08/15/2019 | 08/15/2019 | 6315 - Pest Control | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Terminix | 46.00 | 0.00 | 5310 | 08/15/2019 | Monthly Service - August |
| 128452 | 08/23/2019 | 08/23/2019 | 6315 - Pest Control | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Al & Sons Termite and Pest Control Inc. | 150.00 | 0.00 | 3000000114 | 08/23/2019 | Vermin Service 8/15/ 19 |
| | | | | | | | 521.00 | 0.00 | | | |
| 6410 - Electricity | | | | | | | | | | | |
| 2-02-314-5071 | 08/07/2019 | 08/07/2019 | 6410 - Electricity | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Edison | 6.80 | 0.00 | 5303 | 08/07/2019 | Service 3/13/ 19 - 4/11/19 |
| 2-02-314-5071 | 08/07/2019 | 08/07/2019 | 6410 - Electricity | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Edison | 1,592.66 | 0.00 | 5303 | 08/07/2019 | Service 6/12/ 19 - 7/12/19 |
| 2-02-314-5071 | 08/21/2019 | 08/21/2019 | 6410 - Electricity | Park Vista - 615 E. Holly | | Edison | 1,877.86 | 0.00 | 5312 | 08/21/2019 | Service 7/12/ 19 - 8/12/19 |

Bill Detail

| Reference | Bill Date | Due Date | Account | Property | Unit | Payee Name | Paid | Unpaid | Check # | Paid Date | Description |
|---------------------|------------|------------|-----------------------|---|------|---------------------|-----------------|-------------|------------|------------|-------------------------------|
| | | | | Avenue El Segundo, CA 90245 | | | | | | | |
| 2-22-974-6581 | 08/21/2019 | 08/21/2019 | 6410 - Electricity | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | 109 | Edison | 91.30 | 0.00 | 5313 | 08/21/2019 | Service 7/12/ 19 - 8/12/19 |
| | | | | | | | 3,568.62 | 0.00 | | | |
| 6420 - Gas | | | | | | | | | | | |
| 056 105 3200 3 | 08/15/2019 | 08/15/2019 | 6420 - Gas | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Gas Company | 825.21 | 0.00 | 3000000109 | 08/15/2019 | Service 7/3/19 - 8/2/19 |
| 075 005 3297 8 | 08/15/2019 | 08/15/2019 | 6420 - Gas | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Gas Company | 5.98 | 0.00 | | 08/15/2019 | Service 7/3/19 - 8/2/19 |
| | | | | | | | 831.19 | 0.00 | | | |
| 6430 - Water | | | | | | | | | | | |
| 075-18481-000 | 08/13/2019 | 08/13/2019 | 6430 - Water | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | El Segundo Water | 902.38 | 0.00 | ACH | 08/13/2019 | Service 5/14/ 19 - 7/15/19 |
| 075-18321-000 | 08/13/2019 | 08/13/2019 | 6430 - Water | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | El Segundo Water | 5,159.43 | 0.00 | ACH | 08/13/2019 | Service 5/14/ 19 - 7/15/19 |
| 075-18531-000 | 08/13/2019 | 08/13/2019 | 6430 - Water | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | El Segundo Water | 232.37 | 0.00 | ACH | 08/13/2019 | Service 5/14/ 19 - 7/15/19 |
| 075-18411-000 | 08/13/2019 | 08/13/2019 | 6430 - Water | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | El Segundo Water | 232.37 | 0.00 | ACH | 08/13/2019 | Service 5/14/ 19 - 7/15/19 |
| | | | | | | | 6,526.55 | 0.00 | | | |

Bill Detail

| Reference | Bill Date | Due Date | Account | Property | Unit | Payee Name | Paid | Unpaid | Check # | Paid Date | Description |
|----------------------------------|------------|------------|---------------------------|---|------|------------|-----------------|-------------|------------|------------|---------------------------|
| 6445 - Telephone/Internet | | | | | | | | | | | |
| 424-225-4784 | 08/07/2019 | 08/07/2019 | 6445 - Telephone/Internet | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | AT&T | 23.55 | 0.00 | 3000000108 | 08/07/2019 | Service 7/17/19 - 8/16/19 |
| 145150448 | 08/07/2019 | 08/07/2019 | 6445 - Telephone/Internet | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | AT&T | 160.50 | 0.00 | 3000000108 | 08/07/2019 | Service 7/27/19 - 8/26/19 |
| 310-322-5036 | 08/15/2019 | 08/15/2019 | 6445 - Telephone/Internet | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | AT&T | 402.06 | 0.00 | 3000000110 | 08/15/2019 | Service 8/4/19 - 9/3/19 |
| 310-640-7156 | 08/15/2019 | 08/15/2019 | 6445 - Telephone/Internet | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | AT&T | 293.50 | 0.00 | 3000000112 | 08/15/2019 | Service 8/5/19 - 9/4/19 |
| 3370000205336 | 08/21/2019 | 08/21/2019 | 6445 - Telephone/Internet | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | AT&T | 78.53 | 0.00 | 3000000113 | 08/21/2019 | Service 6/9/19 - 7/8/19 |
| 3370000205336 | 08/21/2019 | 08/21/2019 | 6445 - Telephone/Internet | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | AT&T | 83.34 | 0.00 | 3000000113 | 08/21/2019 | Service 6/9/19 - 9/8/19 |
| | | | | | | | 1,041.48 | 0.00 | | | |
| 6455 - Cable/Television | | | | | | | | | | | |
| 0017008080419 | 08/15/2019 | 08/15/2019 | 6455 - Cable/Television | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Spectrum | 4,345.74 | 0.00 | 5308 | 08/15/2019 | Service 8/4/19 - 9/3/19 |
| 8448 30 006 0255251 | 08/15/2019 | 08/15/2019 | 6455 - Cable/Television | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Spectrum | 12.86 | 0.00 | 5309 | 08/15/2019 | Service 7/30/19 - 8/29/19 |
| | | | | | | | 4,358.60 | 0.00 | | | |

Bill Detail

| Reference | Bill Date | Due Date | Account | Property | Unit | Payee Name | Paid | Unpaid | Check # | Paid Date | Description |
|---|------------|------------|--------------------------------|---|------|-----------------|---------------|-------------|---------|------------|---|
| 7420 - Office Supplies | | | | | | | | | | | |
| 29202 | 08/12/2019 | 08/12/2019 | 7420 - Office Supplies | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Cadman Group | 121.53 | 0.00 | ACH | 09/05/2019 | Quill Invoice 8123556 - toner for printer |
| 29202 | 08/12/2019 | 08/12/2019 | 7420 - Office Supplies | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Cadman Group | 64.26 | 0.00 | ACH | 09/05/2019 | Quill Inv: 8123561 - Coffee and kitchen supplies |
| 29202 | 08/12/2019 | 08/12/2019 | 7420 - Office Supplies | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Cadman Group | 139.98 | 0.00 | ACH | 09/05/2019 | Quill Inv: 8295409 - batteries and kitchen/ cleaning supplies |
| 29202 | 08/12/2019 | 08/12/2019 | 7420 - Office Supplies | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Cadman Group | 126.41 | 0.00 | ACH | 09/05/2019 | Quill Inv: 8489763 - coffee/kitchen supplies |
| 29202 | 08/12/2019 | 08/12/2019 | 7420 - Office Supplies | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Cadman Group | 11.59 | 0.00 | ACH | 09/05/2019 | Quill Inv: 8528683 - kitchen supplies |
| 29202 | 08/12/2019 | 08/12/2019 | 7420 - Office Supplies | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Cadman Group | 103.21 | 0.00 | ACH | 09/05/2019 | Quill Inv: 8529659 - cleaning supplies |
| | | | | | | | 566.98 | 0.00 | | | |
| 7450 - Advertising & Promotion | | | | | | | | | | | |
| PETTY CASH | 08/09/2019 | 08/09/2019 | 7450 - Advertising & Promotion | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Estrada, Teresa | 500.00 | 0.00 | 5306 | 08/09/2019 | Petty cash for Anniversary party |
| 29202 | 08/12/2019 | 08/12/2019 | 7450 - Advertising & Promotion | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Cadman Group | 272.00 | 0.00 | ACH | 09/05/2019 | Newsletter printing |
| 29202 | 08/12/2019 | 08/12/2019 | 7450 - Advertising & Promotion | Park Vista - 615 E. Holly Avenue El | | Cadman Group | 300.00 | 0.00 | ACH | 09/05/2019 | Anniversary Party - Deposit for DJ |

Bill Detail

| Reference | Bill Date | Due Date | Account | Property | Unit | Payee Name | Paid | Unpaid | Check # | Paid Date | Description |
|---------------|------------|------------|--------------------------------------|---|------|---------------------|------------------|-------------|---------|------------|--|
| | | | | Segundo, CA 90245 | | | | | | | |
| 29202 | 08/12/2019 | 08/12/2019 | 7450 - Advertising & Promotion | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Cadman Group | 41.42 | 0.00 | ACH | 09/05/2019 | Anniversary Party - tenant meeting |
| 29202 | 08/12/2019 | 08/12/2019 | 7450 - Advertising & Promotion | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Cadman Group | 18.50 | 0.00 | ACH | 09/05/2019 | Anniversary Party - tenant meeting |
| 29202 | 08/12/2019 | 08/12/2019 | 7450 - Advertising & Promotion | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Cadman Group | 438.00 | 0.00 | ACH | 09/05/2019 | Anniversary Party - flower centerpieces |
| Reimbursement | 08/13/2019 | 08/13/2019 | 7450 - Advertising & Promotion | Park Vista - 615 E. Holly Avenue El Segundo, CA 90245 | | Ringus, Jeanette | 171.85 | 0.00 | 5307 | 08/13/2019 | Anniversary party - reimbursement for party decorations; casino theme |
| | | | | | | | 1,741.77 | 0.00 | | | |
| Total | | | | | | | 53,741.01 | 0.00 | | | |

Budget - Comparative

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

Period Range: Aug 2019 to Aug 2019

Comparison Period Range: Aug 2018 to Aug 2018

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 | | | | | | | | |
| 4000: RENT | | | | | | | | |
| 4100: Rent Income | 59,162.00 | 58,900.00 | 262.00 | 0.44% | 57,222.50 | 51,250.00 | 5,972.50 | 11.65% |
| 4106: Parking Income | 2,028.00 | 1,450.00 | 578.00 | 39.86% | 1,445.00 | 1,500.00 | -55.00 | -3.67% |
| Total 4000: RENT | 61,190.00 | 60,350.00 | 840.00 | 1.39% | 58,667.50 | 52,750.00 | 5,917.50 | 11.22% |
| 4300: Prepayment | -665.00 | 0.00 | -665.00 | 0.00% | -632.50 | 0.00 | -632.50 | 0.00% |
| 4560: Laundry Income | 774.51 | 415.00 | 359.51 | 86.63% | 369.82 | 375.00 | -5.18 | -1.38% |
| 5680: Late Fee | 0.00 | 0.00 | 0.00 | 0.00% | 25.00 | 0.00 | 25.00 | 0.00% |
| Total Budgeted Operating Income | 61,299.51 | 60,765.00 | 534.51 | 0.88% | 58,429.82 | 53,125.00 | 5,304.82 | 9.99% |
| Expense | | | | | | | | |
| 6000: Fire Service | 0.00 | 335.00 | 335.00 | 100.00% | 0.00 | 270.83 | 270.83 | 100.00% |
| 6210: Maintenance | 19,059.82 | 8,000.00 | -11,059.82 | -138.25% | 6,751.04 | 8,333.33 | 1,582.29 | 18.99% |
| 6245: Elevator service | 0.00 | 850.00 | 850.00 | 100.00% | 0.00 | 666.66 | 666.66 | 100.00% |
| 6250: Gardening | 1,025.00 | 1,350.00 | 325.00 | 24.07% | 1,066.90 | 1,250.00 | 183.10 | 14.65% |
| 6270: Management Fees | 14,500.00 | 14,500.00 | 0.00 | 0.00% | 14,500.00 | 14,500.00 | 0.00 | 0.00% |
| 6315: Pest Control | 521.00 | 291.66 | -229.34 | -78.63% | 196.00 | 291.66 | 95.66 | 32.80% |
| 6384: Licenses and Permits | 0.00 | 35.00 | 35.00 | 100.00% | 0.00 | 58.33 | 58.33 | 100.00% |
| 6410: Electricity | 3,568.62 | 1,500.00 | -2,068.62 | -137.91% | 2,060.09 | 1,666.66 | -393.43 | -23.61% |
| 6420: Gas | 825.21 | 950.00 | 124.79 | 13.14% | 725.00 | 1,000.00 | 275.00 | 27.50% |
| 6430: Water | 6,526.55 | 3,750.00 | -2,776.55 | -74.04% | 6,936.57 | 3,333.33 | -3,603.24 | -108.10% |

Budget - Comparative

| Account Name | Period Actual | Period Budget | Period \$ Variance | Period % Variance | Comparison Actual | Comparison Budget | Comparison \$ Variance | Comparison % Variance |
|---|------------------|------------------|--------------------|-------------------|-------------------|-------------------|------------------------|-----------------------|
| 6445: Telephone/ Internet | 1,041.48 | 1,000.00 | -41.48 | -4.15% | 1,510.35 | 1,333.33 | -177.02 | -13.28% |
| 6455: Cable/ Television | 4,358.60 | 4,300.00 | -58.60 | -1.36% | 4,120.00 | 3,500.00 | -620.00 | -17.71% |
| 7193: Stenographer | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 200.00 | 200.00 | 100.00% |
| 7420: Office Supplies | 0.00 | 300.00 | 300.00 | 100.00% | 62.15 | 145.83 | 83.68 | 57.38% |
| 7422: Uniforms | 0.00 | 50.00 | 50.00 | 100.00% | 0.00 | 100.00 | 100.00 | 100.00% |
| 7450: Advertising & Promotion | 671.85 | 625.00 | -46.85 | -7.50% | 1,091.32 | 125.00 | -966.32 | -773.06% |
| 7460: Entertainment | 0.00 | 150.00 | 150.00 | 100.00% | 0.00 | 183.33 | 183.33 | 100.00% |
| 7615: Bank Service Fees | 0.00 | 6.25 | 6.25 | 100.00% | 0.00 | 6.25 | 6.25 | 100.00% |
| 7616: Postage | 0.00 | 10.41 | 10.41 | 100.00% | 0.00 | 10.41 | 10.41 | 100.00% |
| 7620: Professional Fees | 0.00 | 458.33 | 458.33 | 100.00% | 0.00 | 458.33 | 458.33 | 100.00% |
| Total Budgeted Operating Expense | 52,098.13 | 38,461.65 | -13,636.48 | -35.45% | 39,019.42 | 37,433.28 | -1,586.14 | -4.24% |
| Total Budgeted Operating Income | 61,299.51 | 60,765.00 | 534.51 | 0.88% | 58,429.82 | 53,125.00 | 5,304.82 | 9.99% |
| Total Budgeted Operating Expense | 52,098.13 | 38,461.65 | -13,636.48 | -35.45% | 39,019.42 | 37,433.28 | -1,586.14 | -4.24% |
| NOI - Net Operating Income | 9,201.38 | 22,303.35 | -13,101.97 | -58.74% | 19,410.40 | 15,691.72 | 3,718.68 | 23.70% |
| Other Income | | | | | | | | |
| 5710: Interest on Bank Accounts | 454.36 | 50.00 | 404.36 | 808.72% | 397.96 | 50.00 | 347.96 | 695.92% |
| Total Budgeted Other Income | 454.36 | 50.00 | 404.36 | 808.72% | 397.96 | 50.00 | 347.96 | 695.92% |
| Other Expense | | | | | | | | |
| 9120: Capital Expenditures | | | | | | | | |
| 9137: Capital Improvements | 0.00 | 0.00 | 0.00 | 0.00% | 7,550.00 | 0.00 | -7,550.00 | 0.00% |

Budget - Comparative

| Account Name | Period Actual | Period Budget | Period \$ Variance | Period % Variance | Comparison Actual | Comparison Budget | Comparison \$ Variance | Comparison % Variance |
|---|------------------|------------------|--------------------|-------------------|-------------------|-------------------|------------------------|-----------------------|
| Total 9120: Capital Expenditures | 0.00 | 0.00 | 0.00 | 0.00% | 7,550.00 | 0.00 | -7,550.00 | 0.00% |
| Total Budgeted Other Expense | 0.00 | 0.00 | 0.00 | 0.00% | 7,550.00 | 0.00 | -7,550.00 | 0.00% |
| Net Other Income | 454.36 | 50.00 | 404.36 | 808.72% | -7,152.04 | 50.00 | -7,202.04 | -14,404.08% |
| Total Budgeted Income | 61,753.87 | 60,815.00 | 938.87 | 1.54% | 58,827.78 | 53,175.00 | 5,652.78 | 10.63% |
| Total Budgeted Expense | 52,098.13 | 38,461.65 | -13,636.48 | -35.45% | 46,569.42 | 37,433.28 | -9,136.14 | -24.41% |
| Net Income | 9,655.74 | 22,353.35 | -12,697.61 | -56.80% | 12,258.36 | 15,741.72 | -3,483.36 | -22.13% |
| Cash | | | | | | | | |
| 1150: Cash in Bank | 10,773.38 | 0.00 | -10,773.38 | 0.00% | 11,890.40 | 0.00 | -11,890.40 | 0.00% |
| 1170: Park Vista - Grandpoint Account | 15.60 | 0.00 | -15.60 | 0.00% | 31.15 | 0.00 | -31.15 | 0.00% |
| 1172: Park Vista Reserve Account - LAIF | 435.23 | 0.00 | -435.23 | 0.00% | 363.17 | 0.00 | -363.17 | 0.00% |
| 1173: Park Vista Money Market Account - CHASE | 3.53 | 0.00 | -3.53 | 0.00% | 3.64 | 0.00 | -3.64 | 0.00% |
| Total Budgeted Cash | 11,227.74 | 0.00 | -11,227.74 | 0.00% | 12,288.36 | 0.00 | -12,288.36 | 0.00% |
| Liability | | | | | | | | |
| 2104: Key Deposit | 40.00 | 0.00 | 40.00 | 0.00% | 30.00 | 0.00 | 30.00 | 0.00% |
| 2110: Security Deposit | 1,532.00 | 0.00 | 1,532.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% |
| Total Budgeted Liability | 1,572.00 | 0.00 | 1,572.00 | 0.00% | 30.00 | 0.00 | 30.00 | 0.00% |