



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
JANUARY 22, 2025

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.*

A. CONSENT

1. Approval of Meeting Minutes

Recommendation -

1. Approve the special Senior Citizen Housing Corporation Minutes from December 11, 2024.

2. Alternatively, discuss and take other action related to this item.

B. UNFINISHED BUSINESS

C. NEW BUSINESS

2. 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.

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

Recommendation -

1. Receive and file the status of reports including, but not limited to, statements, invoices, and finances for November and December 2024.

2. Receive and file the LAIF investment fund and transfer between accounts.

3. Alternatively, discuss and take other action related to this item.

4. **2025 Park Vista Operating Budget**

Recommendation -

1. Review and approve the 2025 operating budget.
2. Alternatively, discuss and take other action related to this item.

5. **Rental Rate Increase for Current Tenants**

Recommendation -

1. Review and consider whether to increase rental rates for current tenants and, if so, by what amount. Any rental rate increase for current tenants would go into effect on June 1, 2025.
2. Alternatively, discuss and take other action related to this item.

6. **Quarterly Review of Operating Bank Account: Transfer of Funds Exceeding \$150,000.00 from Park Vista Checking Account (Citizens Business Bank) to LAIF Account (City)**

Recommendation -

1. Discuss and approve the move of all funds in excess of \$150,000.00 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.

D. REPORTS - COMMUNITY DEVELOPMENT DEPARTMENT

7. **Upcoming Events**

Recommendation –

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

E. REPORTS – SENIOR CITIZENS HOUSING BOARD

A General Report From Individual Board Members

F. REPORTS – MANAGEMENT (CADMAN GROUP)

ADJOURNMENT

POSTED:
DATE: January 16, 2025
TIME: 5:00 P.M.
BY: Agnes Ho, Administrative Analyst

MINUTES OF THE SPECIAL MEETING
El Segundo Senior Citizen Housing Board Corporation
Wednesday,
December 11, 2024
Park Vista Senior Housing
615 E. Holly Avenue, El Segundo, CA 90245

CALL TO ORDER:

The meeting was called to order at 7:00p.m. by Board Paul Lanyi.

ROLL CALL

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

PUBLIC COMMUNICATION. (Suggestion Box Comments)

- Steve Haxston, a resident at Park Vista, submitted an email on December 6th expressing his concerns regarding the rent survey discussed during the previous meeting.
- Adel emailed expressing concerns regarding the discrepancy in the elevator flooring replacement cost and is seeking clarification on the matter.
- Residents believe they are victims of rent increases. A resident stated that his original quote rate when he moved in was \$895 for a one-bedroom, and in 2023, he received a 64% increase of \$1,470.00.
- A resident requested to be removed from the Amazon locker list and asked for additional assistance to complete the removal process.

A. CONSENT

1. APPROVAL OF MEETING MINUTES

Paul inquired about the rent rates for a one-bedroom unit, specifically questioning the difference between 1,636.80 and 1,630.00. Neil responded by saying they rounded it down to \$1,630.00

Paul Lanyi motion and Denise Fressenbecker second, to approve the October 23, 2024, Meeting Minutes. The motion passed 3-0.

B. UNFINISHED BUSINESS

None.

C. NEW BUSINESS

2. President's Report (Paul Lanyi)

- Wished everyone a Happy Thanksgiving.

3. Financial Statements (Paul Lanyi)

- None.

Receive and file: Motion carried 3-0

4. 2025 Park Vista Operating Budget. (Neil Cadman)

- Paul asked Neil to provide an update on the flooring expenses at the next meeting.
- Neil mentioned that a 10% increase in water, gas, and insurance costs has significantly impacted the maintenance budget. He apologized for the oversight in the provided materials and expressed his intention to include this item in the next meeting's agenda.

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

- Neil reported that the income threshold for qualified tenants is set at a maximum \$45,000 for one-person households and \$50,000 for two-person households.
- Paul asked whether the amounts should be adjusted. Neil responded that he would analyze the waiting list and provide feedback based on his findings.
- Neil stated that he contacted everyone currently on the waiting list, which consisted of approximately 90 inquiries. One tenant had removed themselves from the list, 40 individuals expressed concerns about the rising costs of living at Park Vista but chose to remain on the list, and 30 tenants indicated that it was still affordable for them.
- Tim asked about the longest duration someone had been on the waiting list. Neil replied that the longest was about four years.
- Neil asked about the actions of the income threshold. Paul suggested keeping the remaining income threshold the same.

Paul Lanyi motion and Denise Fressenbecker second, to approve keeping the income/net worth threshold for tenancy. The motion passed 3-0

D. REPORTS – COMMUNITY DEVELOPMENT DEPARTMENT

6. Upcoming Events (Ryan Delgado)

- Michael Allen on behalf of Ryan informed the new service for Candy Cane Lane Park and ride shuttle starting this weekend. The shuttle location will be on the other side of the Club House building beginning December 14th, 15th, and 16th starting at 4:30 to 10:00 pm.

7. Financial Forecast. (Paul Chung)

- Paul asked to continue to next month's meeting.

E. REPORTS – SENIOR CITIZENS HOUSING BOARD

8. President's Report

- Paul stated that he will be absent from the January meeting.
- Paul informed the board that the meeting start time will be at 3:30 pm moving forward.

F. REPORTS – MANAGEMENT (CADMAN GROUP)

11. Management Report

- None

ADJOURNMENT: 7:38 pm

NEXT MEETING: Wednesday, January 22, 2025



PARK VISTA

Financial Reporting Analysis

November 2024

Gross Income: \$93,440.59

Gross Expenses: \$53,589.54

Expenses for the month were normal except for the following:

- *Maintenance of \$25,386.46. Normal operations with no major vacancy work, but a final payment of \$3,034.40 to pay for the repair of the front entry door.*
- *No Water bills of in November.*

Net Income: \$39,851.05

Total Account Balances: \$2,215,850.41

NOTE: THIS DOCUMENT IS A SUMMARY AND ANALYSIS ONLY OF THE MONTHLY FINANCIAL STATEMENTS FOR PARK VISTA. THEY ARE NOT PART OF THE ACTUAL FINANCIAL STATEMENTS FOR PARK VISTA.

**Total number of vacancies for the month: 99% occupied on 11/1/2024
100% occupied on 10/31/2024**

Move-outs: 0

Move-ins: 2

Notices to Vacate: 0

Budget Comparison Notes:

Operations: Operations for the month were a net \$17,131.12 over budget for November. \$114,772.47 over budget for YTD.

Income

- **Income for the month of November \$9,397.71 over budget for November and \$56,623.08 over budget YTD.**

Expenses:

- **Overall expenses for November \$4,445.87 under budget, \$23,264.92 under budget YTD.**
- **Maintenance \$7,886.46 over budget for November and \$74,685.66 over budget YTD.**
- **Electricity under budget for November by \$627.27 and \$5,498.21 under budget YTD.**
- **Gas under budget by \$1,006.16 for November and \$8,998.39 under budget YTD.**
- **Cable Television under budget by \$834.55 for November and \$15,198.94 under budget YTD.**
- **Water is \$4,485.28 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.

**EL SEGUNDO SENIOR CITIZENS HOUSING
DEVELOPMENT CORPORATION**

350 MAIN STREET, EL SEGUNDO, CA 90245

January 14, 2025

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	November-24
			<u>Original</u>
Beginning balance at September 30, 2024		\$	1,285,894.21
Accrued: Interest (Posted quarterly)		\$	13,842.70
Add: Deposits	Transfer in 10/24/2024	\$	800,000.00
Less: Withdrawals			
TOTAL IN LAIF/CAMP - G/L# 504-101-0000-0004:			
	<u>As of</u> 11/30/2024 - Revised	\$	2,099,736.91

Accrued Interest (posted quarterly by the 15th day following quarter):					
Interest Earned	October	@	5.030%	Actual CAMP for 31 days	5,493.41
Interest Earned	November	@	4.870%	Actual CAMP for 30 days	8,349.29
Interest Earned	December	@		Actual CAMP for 31 days	-
Accrued Interest	quarter to date				13,842.70

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
Agnes Ho, Administrative Analyst

Income Statement

Cadman Group

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

Owned By: El Segundo Senior Citizens Housing Corporation

As of: Nov 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	85,154.93	97.15	888,008.17	96.73
Parking Income	1,669.80	1.91	17,908.99	1.95
Passthrough Charges	0.00	0.00	-30.00	0.00
Total RENT	86,824.73	99.06	905,887.16	98.68
Maintenance Charge (Income Account)	0.00	0.00	831.95	0.09
Prepayment	59.92	0.07	5,115.88	0.56
NSF Bank Fees Collected	0.00	0.00	25.00	0.00
Application Fee Income	0.00	0.00	20.00	0.00
Laundry Income	768.40	0.88	6,107.72	0.67
Miscellaneous Income	0.00	0.00	0.00	0.00
Total Operating Income	87,653.05	100.00	917,987.71	100.00
Expense				
Fire Service	0.00	0.00	2,032.26	0.22
Fire Extinguisher Service	0.00	0.00	838.71	0.09
Maintenance	25,386.46	28.96	267,185.66	29.11
Elevator service	0.00	0.00	11,952.72	1.30
Gardening	1,184.59	1.35	13,875.49	1.51
Management Fees	16,500.00	18.82	178,500.00	19.44
Pest Control	82.17	0.09	2,897.93	0.32
Insurance - Property	0.00	0.00	21,810.97	2.38
Earthquake Insurance	0.00	0.00	80,885.00	8.81
Licenses and Permits	20.00	0.02	470.00	0.05
Electricity	1,722.73	1.97	20,351.79	2.22
Gas	993.84	1.13	13,001.61	1.42
Water	0.00	0.00	45,014.72	4.90
Telephone/Internet	231.17	0.26	1,650.30	0.18
Cable/Television	5,415.45	6.18	53,551.06	5.83
Office Supplies	278.74	0.32	5,145.19	0.56
Advertising & Promotion	1,774.39	2.02	9,199.31	1.00
Legal Expenses (Expense account)	0.00	0.00	811.95	0.09
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	0.65

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Operating Expense	53,589.54	61.14	735,174.67	80.09
NOI - Net Operating Income	34,063.51	38.86	182,813.04	19.91
Other Income & Expense				
Other Income				
Interest on Bank Accounts	5,787.54	6.60	62,386.47	6.80
Total Other Income	5,787.54	6.60	62,386.47	6.80
Other Expense				
Capital Expenditures				
Plumbing	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	5,787.54	6.60	62,386.47	6.80
Total Income	93,440.59	106.60	980,374.18	106.80
Total Expense	53,589.54	61.14	735,174.67	80.09
Net Income	39,851.05	45.46	245,199.51	26.71

Balance Sheet

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

As of: 11/30/2024

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	118,675.25
Park Vista Reserve Account - LAIF	2,097,175.16
Total Cash	2,215,850.41
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	2,700,275.36
LIABILITIES & CAPITAL	
Liabilities	
Security Deposit Interest	-530.00
Pet Deposit	4,325.00
Key Deposit	1,830.00
Security Deposit	77,232.00
Passthrough Cash Account	-946.00
Accounts Payable	30,698.00
Total Liabilities	112,609.00
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	245,199.51
Calculated Prior Years Retained Earnings	2,210,975.90
Total Capital	2,587,666.36
TOTAL LIABILITIES & CAPITAL	2,700,275.36

Bill Detail

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

Payees: All

Payment Type: All

Created By: All

GL Accounts: All

Bill Status: All

Date Type: Bill Date

Date Range: 11/01/2024 to 11/30/2024

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
-----------	-----------	----------	------------	----------	------	------------	------	--------	---------	-----------	-------------	------------------

4550 - Application Fee Income

	11/30/2024	11/30/2024	4550 - Application Fee Income	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	0.00	20.00			Application Fee Income for 11/2024	
--	------------	------------	-------------------------------	---	--	--------------	------	-------	--	--	------------------------------------	--

6210 - Maintenance

0.322786	11/04/2024	11/04/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	209	Montalvo, Uriel	220.00	0.00	6DBD-E940	11/25/2024	Replace smoke alarm and carbon monoxide alarm in unit.	
322779	11/04/2024	11/04/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	120.00	0.00	6DBD-E940	11/25/2024	Urgent repair to outside parking gate.	Fence/Gate
0907241401	11/04/2024	11/04/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Stanley Access Technology	3,034.40	0.00	3000000539	11/13/2024	Balance due for building's front entrance doors repairs including new parts and labor.	Door
9231348528	11/05/2024	11/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	82.53	0.00	5804	11/07/2024	Maintenance supplies for the building.	
48066	11/05/2024	11/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly		Southbay Industrial	203.07	0.00	3000000543	11/25/2024	Maintenance supplies;	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				Avenue El Segundo, CA 90245		Hardware					vacancy prep #319, #505, #405 re- screens for windows, patio door, putty knife, utility blade, carpet and vinyl adhesive.	
48096	11/05/2024	11/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	32.35	0.00	3000000543	11/25/2024	Maintenance supplies; white paint, clear spray paint, toilet tank parts.	
48112	11/05/2024	11/05/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	27.16	0.00	3000000543	11/25/2024	Maintenance supplies; re- screen for window.	
9231404326	11/06/2024	11/06/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	24.73	0.00	5804	11/07/2024	Janitor- supplies.	
9231433117	11/07/2024	11/07/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	509	HD Supply	183.92	0.00	5805	11/08/2024	New Kitchen faucet and supplies.	
9231433118	11/07/2024	11/07/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	509	HD Supply	109.49	0.00	5805	11/08/2024	Vacancy prep -New bathroom light fixture.	
37980	11/08/2024	11/08/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	262.79	0.00	1108	11/08/2024	Quill INV 40922375 - Janitorial supplies	
37980	11/08/2024	11/08/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	41.60	0.00	1108	11/08/2024	Quill INV 41010697 - Janitorial Supplies	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
37980	11/08/2024	11/08/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	144.73	0.00	1108	11/08/2024	Quill INV 41008096 - Janitorial supplies	
CC072358	11/12/2024	12/12/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Carpet Concepts	1,049.94	0.00	39CD-4B30	12/12/2024	Vacancy prep #509 studio; new commercial carpet in unit living area, linoleum in kitchen and bathroom area.	Carpet
1123028	11/12/2024	11/12/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Fire Safety First	1,298.03	0.00	CCD0-77D0	11/26/2024	Service call for fire panel active trouble; troubleshoot and locate a pull station/ module determined to be malfunctioning, replaced pull station and cleared trouble. Tested to verify proper function.	
44190	11/14/2024	11/14/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	509	Total Maintenance Group, Inc.	5,242.00	0.00	CCD3-4340	11/26/2024	Vacancy prep studio #509; prepare, primer and paint entire unit including cabinets, closets, patio floor and rails, installed new supplied appliances in kitchen, replace bathroom faucet and angle stops,	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
											replace kitchen angle stops, replace ceiling fan.	
44278	11/14/2024	11/14/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	317	Total Maintenance Group, Inc.	335.00	0.00	6DBF-8810	11/25/2024	Supply and replace bathroom ceiling exhaust fan-light fixture.	
0000961	11/14/2024	11/14/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Vazquez, Raul	3,950.00	0.00	CCD1-F850	11/26/2024	Ordered, supplied and installed (4) new housed spring isolators 250lbs., rebuilt metal structure to hold the motor that was previously corroded, weld in place, primer and paint for protection.	
0000962	11/14/2024	11/14/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Vazquez, Raul	1,787.50	0.00	CCD1-F850	11/26/2024	Balance due for new exhaust turbine on garage roof replacement.	
0000960	11/14/2024	11/14/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Vazquez, Raul	500.00	0.00	9C03-1000	12/10/2024	Replaced 2'x6' wood frame damaged by termites previously where the exhaust turbine sits, installed treatment for termites on it's platform.	
	11/18/2024	11/18/2024	6210 -	Park Vista -	220	HD Supply	87.58	0.00	5806	11/26/2024	New toilet	

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							seat.	
9231735934	11/18/2024	11/18/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	214	HD Supply	180.66	0.00	5806	11/26/2024	New Kitchen faucet and supplies.	
9231735935	11/18/2024	11/18/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	306	HD Supply	142.34	0.00	5806	11/26/2024	New kitchen faucet	
9231700485	11/18/2024	11/18/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	173.93	0.00	5806	11/26/2024	Maintenance supplies.	
0907256272	11/18/2024	11/18/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Stanley Access Technology	3,814.79	0.00	3000000544	11/26/2024	Additional new parts supplied + labor to install; motor, gearbox, controller for front entrance door to building.	Door
44282	11/18/2024	11/18/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	509	Total Maintenance Group, Inc.	255.00	0.00	9C04-DBC0	12/10/2024	Vacancy prep #509; entire unit cleaning after work done in studio unit.	
9231841989	11/22/2024	11/22/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	147.81	0.00	5806	11/26/2024	Maintenance supplies; new kitchen sink 1-handle faucets.	
9231798974	11/22/2024	11/22/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	70.06	0.00	5806	11/26/2024	Maintenance supplies; plastic gloves, packages of light bulbs, trash bags.	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
113800	11/22/2024	11/22/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	45.00	0.00	9C06-7DE0	12/10/2024	Replaced ceiling lightbulb by back elevator.	
113799	11/22/2024	11/22/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	150.00	0.00	9C06-7DE0	12/10/2024	Replaced ceiling light ballast on 2nd to 3rd floor front stairway.	
113796	11/22/2024	11/22/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	401	Montalvo, Uriel	45.00	0.00	9C06-7DE0	12/10/2024	Garbage disposal repair after clog cleared.	
113795	11/22/2024	11/22/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	214	Montalvo, Uriel	250.00	0.00	39CF-3A60	12/12/2024	Replaced kitchen faucet and installed (2) water supply line adapters.	
127852	11/25/2024	11/25/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	417	Montalvo, Uriel	250.00	0.00	39CF-3A60	12/12/2024	Snaked main kitchen line to main line to clear deep clog affecting stack of units.	
127851	11/25/2024	11/25/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	328	Montalvo, Uriel	35.00	0.00	39CF-3A60	12/12/2024	Repair window screen in unit bedroom.	
38016	11/26/2024	11/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	262.79	0.00	ACH	11/26/2024	Quill INV 41432989 - Bissell Upright Vacuum	
38016	11/26/2024	11/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	143.38	0.00	ACH	11/26/2024	Quill INV 41474320- cleaning supplies	
38016	11/26/2024	11/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	62.50	0.00	ACH	11/26/2024	IT Service - troubleshoot Email for George	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245								
9231700486	11/26/2024	11/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	112.40	0.00	5808	12/06/2024	Maintenance supplies for the building.	
243266	11/26/2024	11/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		The Stanley Louis Company	1,390.00	0.00	C8A4-7BE0	11/27/2024	Yearly maintenance contract for boilers on roof.	
29236	11/26/2024	11/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		TRIANGLE AIR SYSTEM OR VLAD BALAS	110.00	0.00	39D1-79D0	12/12/2024	Replaced old, Heater bad thermostat with new digital one, redo wiring behind the wall, change out air filter, test unit's operation for both cycles.	
29227	11/26/2024	11/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		TRIANGLE AIR SYSTEM OR VLAD BALAS	1,100.00	0.00	39D1-79D0	12/12/2024	Urgent repair to A/C room motor; replaced blown out fan with new fan motor, 1/3 horse power, adjusted scroll cage and shaft, cleaned motor's housing, redo wiring connections and install new capacitor, 3 year warranty on new motor.	Air Conditioner
29522	11/26/2024	11/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA		TRIANGLE AIR SYSTEM OR VLAD BALAS	185.00	0.00	39D1-79D0	12/12/2024	Clean duct system	Not Maintenance Related

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245								
9232051805	11/27/2024	11/27/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	89.70	0.00	5808	12/06/2024	Maintenance supplies.	

27,752.18 0.00

6250 - Gardening

6442	11/04/2024	11/04/2024	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	1,184.59	0.00	948E-F4A0	11/04/2024	Monthly Service - October	
------	------------	------------	------------------	---	--	---------------------------	----------	------	-----------	------------	---------------------------	--

6270 - Management Fees

	11/08/2024	11/08/2024	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	16,500.00	0.00	ACH	11/08/2024	Management Fees for 11/2024	
--	------------	------------	------------------------	---	--	--------------	-----------	------	-----	------------	-----------------------------	--

6315 - Pest Control

452781694	11/04/2024	11/04/2024	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Terminix	82.17	0.00	3000000536	11/04/2024	Monthly Service - November	
-----------	------------	------------	---------------------	---	--	----------	-------	------	------------	------------	----------------------------	--

6384 - Licenses and Permits

38004	11/12/2024	11/12/2024	6384 - Licenses and Permits	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	20.00	0.00	1112	11/12/2024	CA Sec of State renewal	
-------	------------	------------	-----------------------------	---	--	--------------	-------	------	------	------------	-------------------------	--

6410 - Electricity

700394170456	11/13/2024	11/13/2024	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	1,608.88	0.00	3000000540	11/14/2024	service 10/10/24-11/7/24	
700587779325	11/14/2024	11/14/2024	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	113.85	0.00	3000000541	11/14/2024	service 10/10/24-11/7/24	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
90245							1,722.73	0.00				
6420 - Gas												
056 105 3200 3	11/08/2024	11/08/2024	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		SoCalGas	993.84	0.00	3000000537	11/08/2024	service 10/2/ 24-10/30/24	
6430 - Water												
075-18411-000	11/17/2024	11/17/2024	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	81.32	0.00	ACH	12/17/2024	service 9/16/ 24-11/14/24	
6445 - Telephone/Internet												
8448 30 006 0397046	11/18/2024	11/18/2024	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	231.17	0.00	ACH	11/27/2024	service 11/8/ 24-12/7/24	
6455 - Cable/Television												
37981	11/08/2024	11/08/2024	6455 - Cable/ Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	19.86	0.00	1108	11/08/2024	Spectrum - Gym account	
8448 30 006 0017008	11/14/2024	11/14/2024	6455 - Cable/ Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	5,366.40	0.00	3000000542	11/18/2024	service 11/4/ 24-12/3/24	
	11/19/2024	11/19/2024	6455 - Cable/ Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	29.19	0.00	ACH	11/19/2024	Office	
							5,415.45	0.00				
7420 - Office Supplies												
37980	11/08/2024	11/08/2024	7420 - Office Supplies	Park Vista - 615 E. Holly		Cadman Group	128.04	0.00	1108	11/08/2024	Quill INV 41201389 -	

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							coffee supplies and kitchen supplies	
37996	11/12/2024	11/12/2024	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	49.06	0.00	1112	11/12/2024	Printing for October Board Meeting	
38016	11/26/2024	11/26/2024	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	101.64	0.00	ACH	11/26/2024	Quill INV 41410640 - kitchen supplies	
							278.74	0.00				
7450 - Advertising & Promotion												
37981	11/08/2024	11/08/2024	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	1,127.95	0.00	1108	11/08/2024	PV Anniversary Party Catering balance	
37981	11/08/2024	11/08/2024	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	646.44	0.00	1108	11/08/2024	Anniversary Party gift cards and supplies for decor	
							1,774.39	0.00				
Total							56,036.58	20.00				

Budget - Comparative

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

Period Range: Nov 2024 to Nov 2024

Comparison Period Range: Nov 2023 to Nov 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	85,154.93	78,690.00	6,464.93	8.22%	77,036.00	69,000.00	8,036.00	11.65%
Parking Income	1,669.80	1,622.00	47.80	2.95%	1,622.00	1,550.00	72.00	4.65%
Total RENT	86,824.73	80,312.00	6,512.73	8.11%	78,658.00	70,550.00	8,108.00	11.49%
Vacancy	0.00	-2,916.66	2,916.66	100.00%	0.00	-2,916.66	2,916.66	100.00%
Prepayment	59.92	0.00	59.92	0.00%	555.12	0.00	555.12	0.00%
Laundry Income	768.40	860.00	-91.60	-10.65%	1,215.65	458.33	757.32	165.23%
Total Budgeted Operating Income	87,653.05	78,255.34	9,397.71	12.01%	80,428.77	68,091.67	12,337.10	18.12%
Expense								
Fire Service	0.00	833.33	833.33	100.00%	6,526.81	833.33	-5,693.48	-683.22%
Fire Extinguisher Service	0.00	0.00	0.00	0.00%	1,412.78	0.00	-1,412.78	0.00%
Maintenance	25,386.46	17,500.00	-7,886.46	-45.07%	9,575.86	17,500.00	7,924.14	45.28%
Elevator service	0.00	1,250.00	1,250.00	100.00%	0.00	1,000.00	1,000.00	100.00%
Gardening	1,184.59	1,750.00	565.41	32.31%	1,184.59	1,458.33	273.74	18.77%
Management Fees	16,500.00	16,500.00	0.00	0.00%	16,500.00	16,000.00	-500.00	-3.13%
Pest Control	82.17	500.00	417.83	83.57%	175.00	500.00	325.00	65.00%
Licenses and Permits	20.00	50.00	30.00	60.00%	0.00	54.16	54.16	100.00%
Electricity	1,722.73	2,350.00	627.27	26.69%	1,954.55	2,250.00	295.45	13.13%
Gas	993.84	2,000.00	1,006.16	50.31%	996.88	2,250.00	1,253.12	55.69%
Water	0.00	4,500.00	4,500.00	100.00%	0.00	4,583.33	4,583.33	100.00%
Telephone/ Internet	231.17	2,750.00	2,518.83	91.59%	4,260.85	2,500.00	-1,760.85	-70.43%
Cable/Television	5,415.45	6,250.00	834.55	13.35%	2,319.70	6,250.00	3,930.30	62.88%
Office Supplies	278.74	400.00	121.26	30.31%	0.00	250.00	250.00	100.00%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Advertising & Promotion	1,774.39	450.00	-1,324.39	-294.31%	0.00	250.00	250.00	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	0.00	625.00	625.00	100.00%	0.00	625.00	625.00	100.00%
Total Budgeted Operating Expense	53,589.54	58,035.41	4,445.87	7.66%	44,907.02	56,331.23	11,424.21	20.28%
Total Budgeted Operating Income	87,653.05	78,255.34	9,397.71	12.01%	80,428.77	68,091.67	12,337.10	18.12%
Total Budgeted Operating Expense	53,589.54	58,035.41	4,445.87	7.66%	44,907.02	56,331.23	11,424.21	20.28%
NOI - Net Operating Income	34,063.51	20,219.93	13,843.58	68.47%	35,521.75	11,760.44	23,761.31	202.04%
Other Income								
Interest on Bank Accounts	5,787.54	2,500.00	3,287.54	131.50%	5,584.80	1,875.00	3,709.80	197.86%
Total Budgeted Other Income	5,787.54	2,500.00	3,287.54	131.50%	5,584.80	1,875.00	3,709.80	197.86%
Net Other Income	5,787.54	2,500.00	3,287.54	131.50%	5,584.80	1,875.00	3,709.80	197.86%
Total Budgeted Income	93,440.59	80,755.34	12,685.25	15.71%	86,013.57	69,966.67	16,046.90	22.94%
Total Budgeted Expense	53,589.54	58,035.41	4,445.87	7.66%	44,907.02	56,331.23	11,424.21	20.28%
Net Income	39,851.05	22,719.93	17,131.12	75.40%	41,106.55	13,635.44	27,471.11	201.47%
Cash								
Cash in Bank	35,132.51	0.00	-35,132.51	0.00%	35,281.75	0.00	-35,281.75	0.00%
Park Vista Reserve Account	5,787.54	0.00	-5,787.54	0.00%	5,584.80	0.00	-5,584.80	0.00%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
- LAIF								
Total Budgeted Cash	<u>40,920.05</u>	<u>0.00</u>	<u>-40,920.05</u>	0.00%	<u>40,866.55</u>	<u>0.00</u>	<u>-40,866.55</u>	0.00%
Liability								
Key Deposit	30.00	0.00	30.00	0.00%	30.00	0.00	30.00	0.00%
Security Deposit	<u>1,039.00</u>	<u>0.00</u>	<u>1,039.00</u>	0.00%	<u>-270.00</u>	<u>0.00</u>	<u>-270.00</u>	0.00%
Total Budgeted Liability	<u>1,069.00</u>	<u>0.00</u>	<u>1,069.00</u>	0.00%	<u>-240.00</u>	<u>0.00</u>	<u>-240.00</u>	0.00%



PARK VISTA

Financial Reporting Analysis

December 2024

Gross Income: \$94,612.86

Gross Expenses: \$51,6792.11

Expenses for the month were normal except for the following:

- *Maintenance of \$11,376.81. Normal operations with no major vacancy work, one carpet for a vacated unit, and a new appliance.*
- *Water bills of \$11,992.54 in December.*

Net Income: \$42,920.75

Total Account Balances: \$2,261,332.91

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: 100% occupied on 12/1/2024
100% occupied on 12/31/2024

Move-outs: 0

Move-ins: 0

Notices to Vacate: 0

Budget Comparison Notes:

Operations: Operations for the month were a net \$20,200.82 over budget for December.
\$137,537.04 over budget for the entire 2024.

Income

- Income for the month of December \$7,977.94 over budget for December and **\$64,601.02 over budget for 2024.**

Expenses:

- Overall expenses for December \$6,343.30 under budget, **\$29,608.22 under budget for 2024.**
- Maintenance \$6,123.19 under budget for December and \$68,562.47 over budget YTD.
- Electricity under budget for December by \$561.61 and \$6,059.82 under budget YTD.
- Gas under budget by \$2,000.00 (no bills received) for December and \$10,998.39 under budget YTD.
- Cable Television under budget by \$623.24 for December and \$15,822.18 under budget YTD.
- Water is \$3,007.26 over budget for 2024.

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.

**EL SEGUNDO SENIOR CITIZENS HOUSING
DEVELOPMENT CORPORATION**

350 MAIN STREET, EL SEGUNDO, CA 90245

January 14, 2025

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	December-24
			<u>Original</u>
Beginning balance at September 30, 2024		\$	1,285,894.21
Accrued: Interest (Posted quarterly)		\$	22,222.28
Add: Deposits	Transfer in 10/24/2024	\$	800,000.00
Less: Withdrawals			
TOTAL IN LAIF/CAMP - G/L# 504-101-0000-0004:			
	<u>As of</u> 12/31/2024	\$	2,108,116.49

Accrued Interest (posted quarterly by the 15th day following quarter):						
Interest Earned	October	@	5.030%	Actual	CAMP for 31 days	5,493.41
Interest Earned	November	@	4.870%	Actual	CAMP for 30 days	8,349.29
Interest Earned	December	@	4.730%	Actual	CAMP for 31 days	8,379.58
Accrued Interest	quarter to date					22,222.28

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
Agnes Ho, Administrative Analyst

Income Statement

Cadman Group

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

Owned By: El Segundo Senior Citizens Housing Corporation

As of: Dec 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	85,813.00	99.51	973,821.17	96.97
Parking Income	1,654.99	1.92	19,563.98	1.95
Passthrough Charges	0.00	0.00	-30.00	0.00
Total RENT	87,467.99	101.43	993,355.15	98.92
Maintenance Charge (Income Account)	0.00	0.00	831.95	0.08
Prepayment	-1,742.04	-2.02	3,373.84	0.34
NSF Bank Fees Collected	50.00	0.06	75.00	0.01
Application Fee Income	-20.00	-0.02	0.00	0.00
Laundry Income	477.33	0.55	6,585.05	0.66
Miscellaneous Income	0.00	0.00	0.00	0.00
Total Operating Income	86,233.28	100.00	1,004,220.99	100.00
Expense				
Fire Service	255.00	0.30	2,287.26	0.23
Fire Extinguisher Service	0.00	0.00	838.71	0.08
Maintenance	11,376.81	13.19	278,562.47	27.74
Elevator service	1,614.12	1.87	13,566.84	1.35
Gardening	1,459.49	1.69	15,334.98	1.53
Management Fees	16,500.00	19.13	195,000.00	19.42
Pest Control	257.17	0.30	3,155.10	0.31
Insurance - Property	0.00	0.00	21,810.97	2.17
Earthquake Insurance	0.00	0.00	80,885.00	8.05
Licenses and Permits	0.00	0.00	470.00	0.05
Electricity	1,788.39	2.07	22,140.18	2.20
Gas	0.00	0.00	13,001.61	1.29
Water	11,992.54	13.91	57,007.26	5.68
Telephone/Internet	0.00	0.00	1,650.30	0.16
Cable/Television	5,626.76	6.53	59,177.82	5.89
Office Supplies	809.83	0.94	5,955.02	0.59
Advertising & Promotion	0.00	0.00	9,199.31	0.92
Legal Expenses (Expense account)	0.00	0.00	811.95	0.08
Bank Service Fees	12.00	0.01	12.00	0.00
Postage	0.00	0.00	0.00	0.00
Janitorial Service	0.00	0.00	0.00	0.00

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Professional Fees	0.00	0.00	6,000.00	0.60
Total Operating Expense	51,692.11	59.94	786,866.78	78.36
NOI - Net Operating Income	34,541.17	40.06	217,354.21	21.64
Other Income & Expense				
Other Income				
Interest on Bank Accounts	8,379.58	9.72	73,327.80	7.30
Total Other Income	8,379.58	9.72	73,327.80	7.30
Other Expense				
Capital Expenditures				
Plumbing	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	8,379.58	9.72	73,327.80	7.30
Total Income	94,612.86	109.72	1,077,548.79	107.30
Total Expense	51,692.11	59.94	786,866.78	78.36
Net Income	42,920.75	49.77	290,682.01	28.95

Balance Sheet

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

As of: 12/31/2024

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	153,216.42
Park Vista Reserve Account - LAIF	2,108,116.49
Total Cash	2,261,332.91
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	2,745,757.86
LIABILITIES & CAPITAL	
Liabilities	
Security Deposit Interest	-530.00
Pet Deposit	4,325.00
Key Deposit	1,830.00
Security Deposit	77,232.00
Passthrough Cash Account	-946.00
Accounts Payable	30,698.00
Total Liabilities	112,609.00
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	290,682.01
Calculated Prior Years Retained Earnings	2,210,975.90
Total Capital	2,633,148.86
TOTAL LIABILITIES & CAPITAL	2,745,757.86

Bill Detail

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

Payees: All

Payment Type: All

Created By: All

GL Accounts: All

Bill Status: All

Date Type: Bill Date

Date Range: 12/01/2024 to 12/31/2024

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
-----------	-----------	----------	------------	----------	------	------------	------	--------	---------	-----------	-------------	------------------

4100 - Rent Income

	12/05/2024	12/05/2024	4100 - Rent Income	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	216	Berry , Judith A.	976.12	0.00	5807	12/05/2024	For over payment of Dec rent	
--	------------	------------	--------------------	---	-----	-------------------	--------	------	------	------------	------------------------------	--

6000 - Fire Service

1123621	12/06/2024	12/06/2024	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Fire Safety First	255.00	0.00	FF86-F630	12/06/2024	Quarterly Monitoring	
---------	------------	------------	---------------------	---	--	-------------------	--------	------	-----------	------------	----------------------	--

6210 - Maintenance

127884	12/01/2024	12/01/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	110	Montalvo, Uriel	220.00	0.00	6EC7-9530	12/20/2024	Snaked main kitchen drain line to clear deep clog under unit to garage.	
127877	12/01/2024	12/01/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	95.00	0.00	6EC7-9530	12/20/2024	Checked and fixed (3) ceiling lights in rec room.	
127876	12/01/2024	12/01/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	201	Montalvo, Uriel	110.00	0.00	6EC7-9530	12/20/2024	Checked wall heater and replaced wall thermostat, left unit properly working.	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
127875	12/01/2024	12/01/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	250.00	0.00	6EC7-9530	12/20/2024	Replaced (2) wall mounting light fixtures on 5th floor deck, fixed dusk-to-dawn sensor.	
127874	12/01/2024	12/01/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	509	Montalvo, Uriel	295.00	0.00	6EC7-9530	12/20/2024	Repaired front door, removed and realigned front door to open and close properly again.	
9232225526	12/06/2024	12/06/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	287.10	0.00	5808	12/06/2024	Maintenance supplies for the building.	
9232117734	12/06/2024	12/06/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	118.18	0.00	5808	12/06/2024	Maintenance supplies.	
9232117735	12/06/2024	12/06/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	315	HD Supply	129.35	0.00	5808	12/06/2024	New door closer	
9232066551	12/06/2024	12/06/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	52.52	0.00	5808	12/06/2024	Maintenance supplies for the building.	
9232066552	12/06/2024	12/06/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	327	HD Supply	1,072.01	0.00	5809	12/10/2024	New Gas Range.	
9232066553	12/06/2024	12/06/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	327	HD Supply	58.02	0.00	5808	12/06/2024	New gas line connector	
9232066554	12/06/2024	12/06/2024	6210 -	Park Vista -		HD Supply	33.50	0.00	5809	12/10/2024	Maintenance	

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							supplies.	
199005	12/06/2024	12/06/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	311	Montalvo, Uriel	180.00	0.00	6EC7-9530	12/20/2024	Snaked toilet to main line to clear clog affecting stack of units.	
199002	12/06/2024	12/06/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	416	Montalvo, Uriel	220.00	0.00	5410-FBD0	12/23/2024	Snaked toilet to clear to main line clog between units.	Toilet Clog
127899	12/06/2024	12/06/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	309	Montalvo, Uriel	180.00	0.00	5410-FBD0	12/23/2024	Repaired running toilet, new tank parts, fill valve.	Toilet Is Running Continuously
127895	12/06/2024	12/06/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	316	Montalvo, Uriel	250.00	0.00	5410-FBD0	12/23/2024	Urgent call; snaked kitchen sink to main line to clear clog between stack of units.	
127890	12/06/2024	12/06/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	314	Montalvo, Uriel	250.00	0.00	5410-FBD0	12/23/2024	Emergency weekend call; cleared kitchen sink clog by snaking to main line, cleaned up overflow.	Drain/Pipe Clog
9232405702	12/11/2024	12/11/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	108.15	0.00	5810	12/12/2024	Maintenance supplies; trash bags, mailbox lock.	
199006	12/11/2024	12/11/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	306	Montalvo, Uriel	250.00	0.00	74D3-CD10	01/06/2025	Replaced kitchen faucet and installed (2) supply line adapters.	
48122	12/11/2024	12/11/2024	6210 -	Park Vista -		Southbay	194.64	0.00	3000000547	12/12/2024	Maintenance	

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		Industrial Hardware					supplies; stucco materials, window screen, paint.	
48147	12/11/2024	12/11/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	93.86	0.00	3000000547	12/12/2024	Maintenance supplies; plumbing supply parts.	
48150	12/11/2024	12/11/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	27.16	0.00	3000000547	12/12/2024	Maintenance supplies; Re-screen.	
48157	12/11/2024	12/11/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	126.26	0.00	3000000547	12/12/2024	Maintenance supplies; Re-screens (2).	
48165	12/11/2024	12/11/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	50.34	0.00	3000000547	12/12/2024	Maintenance supplies; ceiling texture spray, flex seal spray.	
48170	12/11/2024	12/11/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	58.99	0.00	3000000547	12/12/2024	Maintenance supplies; silicone for concrete, plastic cutter.	
38141	12/12/2024	12/12/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	11.82	0.00	ACH	12/12/2024	Quill INV 41581538 - janitorial supplies	
38141	12/12/2024	12/12/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	41.60	0.00	ACH	12/12/2024	Quill INV 41605736 - cleaning supplies	
38141	12/12/2024	12/12/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	45.98	0.00	ACH	12/12/2024	Quill INV 41600964	
9232539606	12/16/2024	12/16/2024	6210 -	Park Vista -		HD Supply	101.61	0.00	5812	12/23/2024	Maintenance	

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							supplies for the building.	
199035	12/16/2024	12/16/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	216	Montalvo, Uriel	220.00	0.00	74D3-CD10	01/06/2025	Replaced carbon monoxide/ smoke detector in unit.	
199034	12/16/2024	12/16/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	250.00	0.00	74D3-CD10	01/06/2025	Repaired leak in 3rd floor hallway ceiling and removed water damaged drywall.	
199023	12/16/2024	12/16/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	315	Montalvo, Uriel	180.00	0.00	E0A4-C600	01/09/2025	Replaced front door self-closing arm.	
199019	12/16/2024	12/16/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	418	Montalvo, Uriel	295.00	0.00	E0A4-C600	01/09/2025	Removed door and re-aligned front entrance door to unit to open and close properly again.	
199017	12/16/2024	12/16/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	327	Montalvo, Uriel	180.00	0.00	E0A4-C600	01/09/2025	Removed cooking range, assembled new cooking range, installed new gas fitting and gas hose, installed new range, hauled away old range.	
97903291	12/16/2024	12/16/2024	6210 - Maintenance	Park Vista - 615 E. Holly		Tremco Roofing &	1,531.50	0.00	5811	12/17/2024	Patch and repair work	

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		Building Maintenance					on roof.	
S134796-CL1	12/17/2024	12/17/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		The Chute Doctor	878.00	0.00	3000000548	12/20/2024	Quarterly service to building trash chutes, deep cleaning and trash room cleanings.	
9232653582	12/23/2024	12/23/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	220	HD Supply	45.97	0.00	5813	01/06/2025	New grab bars for bathroom.	
9232653583	12/23/2024	12/23/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	122.32	0.00	5813	01/06/2025	Maintenance supplies.	
9232653584	12/23/2024	12/23/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	18.79	0.00	5813	01/06/2025	Maintenance supplies.	
9232622781	12/23/2024	12/23/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	87.56	0.00	5813	01/06/2025	Maintenance supplies.	
199018	12/23/2024	12/23/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	327	Montalvo, Uriel	0.00	150.00				
S134796-CL3	12/23/2024	12/23/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		The Chute Doctor	0.00	878.00			Chute cleaning service 6/4/24	
249321	12/26/2024	12/26/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	319	Industrial Lock & Security Inc.	129.18	0.00	3000000552	12/27/2024		
342730	12/30/2024	12/30/2024	6210 - Maintenance	Park Vista - 615 E. Holly	206	Montalvo, Uriel	0.00	150.00				

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								
342729	12/30/2024	12/30/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	221	Montalvo, Uriel	0.00	110.00				
342727	12/30/2024	12/30/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	501	Montalvo, Uriel	0.00	150.00				
342718	12/30/2024	12/30/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	206	Montalvo, Uriel	0.00	290.00				
342714	12/30/2024	12/30/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	311	Montalvo, Uriel	0.00	220.00				
							8,849.41	1,948.00				

6245 - Elevator service

151401805548	12/23/2024	12/23/2024	6245 - Elevator service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Amtech Elevator Service	1,614.12	0.00	5413-6950	12/23/2024	Service 1/1/ 24 - 3/31/25	
--------------	------------	------------	-------------------------------	---	--	-------------------------------	----------	------	-----------	------------	------------------------------	--

6250 - Gardening

6495	12/06/2024	12/06/2024	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	1,303.49	0.00	FF88-90E0	12/06/2024	Monthly Service - November	
6495	12/06/2024	12/06/2024	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	156.00	0.00	FF88-90E0	12/06/2024	Extra supplies and approved work for Nov (3) 50 lb bags of lawn fertilizer	
							1,459.49	0.00				

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
6270 - Management Fees												
	12/12/2024	12/12/2024	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	16,500.00	0.00	ACH	12/12/2024	Management Fees for 12/2024	
6315 - Pest Control												
164156	12/01/2024	12/01/2024	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Al & Sons Termite and Pest Control Inc.	175.00	0.00	3000000545	12/05/2024	Service 11/21/24	
453904621	12/06/2024	12/06/2024	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Terminix	82.17	0.00	3000000546	12/06/2024	Monthly Service December	
							257.17	0.00				
6410 - Electricity												
700587779325	12/17/2024	12/17/2024	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	127.04	0.00	3000000549	12/20/2024	service 11/8/24-12/7/24	
700394170456	12/17/2024	12/17/2024	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	1,661.35	0.00	3000000551	12/20/2024	service 11/8/24-12/9/24	
							1,788.39	0.00				
6430 - Water												
075-18531-000	12/17/2024	12/17/2024	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	81.32	0.00	ACH	12/17/2024	service 9/16/24-11/14/24	
075-18321-000	12/17/2024	12/17/2024	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	10,350.98	0.00	ACH	12/17/2024	service 9/16/24-11/14/24	
075-18481-000	12/17/2024	12/17/2024	6430 - Water	Park Vista -		City of El	1,478.92	0.00	ACH	12/17/2024	service 9/15/	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				615 E. Holly Avenue El Segundo, CA 90245		Segundo - Water					24-11/14/24	

11,911.22 0.00

6455 - Cable/Television

8448 30 006 0017008	12/17/2024	12/17/2024	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	5,366.40	0.00	3000000550	12/20/2024	Service 12/4/23-1/3/24	
8448 30 006 0397046	12/19/2024	12/19/2024	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	231.17	0.00	ACH	12/27/2024	service 12/8/24 - 1/7/25	
	12/19/2024	12/19/2024	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	29.19	0.00	ACH	12/19/2024	Office	

5,626.76 0.00

7420 - Office Supplies

38141	12/12/2024	12/12/2024	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	556.56	0.00	ACH	12/12/2024	Park Vista Tenant meeting - Noah Bagels	
38141	12/12/2024	12/12/2024	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	19.42	0.00	ACH	12/12/2024	Rent Increase printing supplies	
38141	12/12/2024	12/12/2024	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	113.71	0.00	ACH	12/12/2024	Quill INV 41581199 - coffee and kitchen supplies	
38141	12/12/2024	12/12/2024	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	120.14	0.00	ACH	12/12/2024	Quill INV 41749030 - kitchen supplies	

809.83 0.00

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue	
Total							50,047.51	1,948.00					

Budget - Comparative

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

Period Range: Dec 2024 to Dec 2024

Comparison Period Range: Dec 2023 to Dec 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	85,813.00	78,690.00	7,123.00	9.05%	77,282.97	69,000.00	8,282.97	12.00%
Parking Income	1,654.99	1,622.00	32.99	2.03%	1,601.50	1,550.00	51.50	3.32%
Total RENT	87,467.99	80,312.00	7,155.99	8.91%	78,884.47	70,550.00	8,334.47	11.81%
Vacancy	0.00	-2,916.66	2,916.66	100.00%	0.00	-2,916.66	2,916.66	100.00%
Prepayment	-1,742.04	0.00	-1,742.04	0.00%	-1,711.14	0.00	-1,711.14	0.00%
NSF Bank Fees Collected	50.00	0.00	50.00	0.00%	0.00	0.00	0.00	0.00%
Application Fee Income	-20.00	0.00	-20.00	0.00%	0.00	0.00	0.00	0.00%
Laundry Income	477.33	860.00	-382.67	-44.50%	898.72	458.33	440.39	96.09%
Total Budgeted Operating Income	86,233.28	78,255.34	7,977.94	10.19%	78,072.05	68,091.67	9,980.38	14.66%
Expense								
Fire Service	255.00	833.33	578.33	69.40%	6,710.74	833.33	-5,877.41	-705.29%
Maintenance	11,376.81	17,500.00	6,123.19	34.99%	14,717.95	17,500.00	2,782.05	15.90%
Elevator service	1,614.12	1,250.00	-364.12	-29.13%	1,569.30	1,000.00	-569.30	-56.93%
Gardening	1,459.49	1,750.00	290.51	16.60%	2,039.57	1,458.33	-581.24	-39.86%
Management Fees	16,500.00	16,500.00	0.00	0.00%	16,500.00	16,000.00	-500.00	-3.13%
Pest Control	257.17	500.00	242.83	48.57%	252.80	500.00	247.20	49.44%
Licenses and Permits	0.00	50.00	50.00	100.00%	0.00	54.16	54.16	100.00%
Electricity	1,788.39	2,350.00	561.61	23.90%	1,857.80	2,250.00	392.20	17.43%
Gas	0.00	2,000.00	2,000.00	100.00%	1,454.67	2,250.00	795.33	35.35%
Water	11,992.54	4,500.00	-7,492.54	-166.50%	7,573.66	4,583.33	-2,990.33	-65.24%
Telephone/Internet	0.00	2,750.00	2,750.00	100.00%	-10,117.51	2,500.00	12,617.51	504.70%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Cable/Television	5,626.76	6,250.00	623.24	9.97%	2,199.89	6,250.00	4,050.11	64.80%
Office Supplies	809.83	400.00	-409.83	-102.46%	175.79	250.00	74.21	29.68%
Advertising & Promotion	0.00	450.00	450.00	100.00%	0.00	250.00	250.00	100.00%
Legal Expenses (Expense account)	0.00	300.00	300.00	100.00%	890.00	0.00	-890.00	0.00%
Bank Service Fees	12.00	6.25	-5.75	-92.00%	0.00	6.25	6.25	100.00%
Postage	0.00	20.83	20.83	100.00%	175.57	20.83	-154.74	-742.87%
Professional Fees	0.00	625.00	625.00	100.00%	0.00	625.00	625.00	100.00%
Total Budgeted Operating Expense	51,692.11	58,035.41	6,343.30	10.93%	46,000.23	56,331.23	10,331.00	18.34%
Total Budgeted Operating Income	86,233.28	78,255.34	7,977.94	10.19%	78,072.05	68,091.67	9,980.38	14.66%
Total Budgeted Operating Expense	51,692.11	58,035.41	6,343.30	10.93%	46,000.23	56,331.23	10,331.00	18.34%
NOI - Net Operating Income	34,541.17	20,219.93	14,321.24	70.83%	32,071.82	11,760.44	20,311.38	172.71%
Other Income								
Interest on Bank Accounts	8,379.58	2,500.00	5,879.58	235.18%	5,739.94	1,875.00	3,864.94	206.13%
Total Budgeted Other Income	8,379.58	2,500.00	5,879.58	235.18%	5,739.94	1,875.00	3,864.94	206.13%
Other Expense								
Capital Expenditures								
Plumbing	0.00	0.00	0.00	0.00%	9,940.78	0.00	-9,940.78	0.00%
Total Capital Expenditures	0.00	0.00	0.00	0.00%	9,940.78	0.00	-9,940.78	0.00%
Total Budgeted Other Expense	0.00	0.00	0.00	0.00%	9,940.78	0.00	-9,940.78	0.00%
Net Other Income	8,379.58	2,500.00	5,879.58	235.18%	-4,200.84	1,875.00	-6,075.84	-324.04%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Total Budgeted Income	94,612.86	80,755.34	13,857.52	17.16%	83,811.99	69,966.67	13,845.32	19.79%
Total Budgeted Expense	51,692.11	58,035.41	6,343.30	10.93%	55,941.01	56,331.23	390.22	0.69%
Net Income	42,920.75	22,719.93	20,200.82	88.91%	27,870.98	13,635.44	14,235.54	104.40%
Cash								
Cash in Bank	34,541.17	0.00	-34,541.17	0.00%	23,618.04	0.00	-23,618.04	0.00%
Park Vista Reserve Account - LAIF	8,379.58	0.00	-8,379.58	0.00%	5,739.94	0.00	-5,739.94	0.00%
Total Budgeted Cash	42,920.75	0.00	-42,920.75	0.00%	29,357.98	0.00	-29,357.98	0.00%
Liability								
Security Deposit	0.00	0.00	0.00	0.00%	1,487.00	0.00	1,487.00	0.00%
Total Budgeted Liability	0.00	0.00	0.00	0.00%	1,487.00	0.00	1,487.00	0.00%

Budget Detail

Exported On: 11/04/2024 11:36 AM

Cadman Group

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

Period Range: Jan 2025 to Dec 2025

Consolidate: No

Include Zero Balance GL Accounts: No

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025
Income							
RENT							
Rent Income	80,325.00	80,325.00	80,325.00	80,325.00	80,325.00	80,325.00	80,325.00
Parking Income	1,654.44	1,654.44	1,654.44	1,654.44	1,654.44	1,654.44	1,654.44
Total RENT	81,979.44						
Vacancy	-4,016.25	-4,016.25	-4,016.25	-4,016.25	-4,016.25	-4,016.25	-4,016.25
Laundry Income	602.00	602.00	602.00	602.00	602.00	602.00	602.00
Total Budgeted Income	78,565.19						
Expense							
Fire Service	833.34	833.34	833.34	833.34	833.33	833.33	833.33
Fire Extinguisher Service	83.34	83.34	83.34	83.34	83.33	83.33	83.33
Maintenance	24,583.34	24,583.34	24,583.34	24,583.34	24,583.33	24,583.33	24,583.33
Elevator service	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00
Gardening	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00
Management Fees	16,500.00	16,500.00	16,500.00	16,500.00	16,500.00	16,500.00	16,500.00
Pest Control	500.00	500.00	500.00	500.00	500.00	500.00	500.00
Insurance - Property	2,708.34	2,708.34	2,708.34	2,708.34	2,708.33	2,708.33	2,708.33
Earthquake Insurance	7,916.67	7,916.67	7,916.67	7,916.67	7,916.67	7,916.67	7,916.67
Licenses and Permits	50.00	50.00	50.00	50.00	50.00	50.00	50.00
Electricity	2,083.34	2,083.34	2,083.34	2,083.34	2,083.33	2,083.33	2,083.33
Gas	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67
Water	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	4,500.00
Telephone/Internet	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00
Cable/Television	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00
Office Supplies	400.00	400.00	400.00	400.00	400.00	400.00	400.00
Advertising & Promotion	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67
Entertainment	416.67	416.67	416.67	416.67	416.67	416.67	416.67
Legal Expenses (Expense)	300.00	300.00	300.00	300.00	300.00	300.00	300.00
Bank Service Fees	6.25	6.25	6.25	6.25	6.25	6.25	6.25
Postage	20.84	20.84	20.84	20.84	20.83	20.83	20.83
Professional Fees	708.34	708.34	708.34	708.34	708.33	708.33	708.33
Total Budgeted Expense	76,443.81	76,443.81	76,443.81	76,443.81	76,443.74	76,443.74	76,443.74
Total Budgeted Income	78,565.19	78,565.19	78,565.19	78,565.19	78,565.19	78,565.19	78,565.19
Total Budgeted Expense	76,443.81	76,443.81	76,443.81	76,443.81	76,443.74	76,443.74	76,443.74
Net Operating Income	2,121.38	2,121.38	2,121.38	2,121.38	2,121.45	2,121.45	2,121.45
Other Income							
Interest on Bank Accounts	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67
Total Budgeted Other Inco	4,166.67						

Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total	Percent
80,325.00	80,325.00	80,325.00	80,325.00	80,325.00	963,900.00	102.24
1,654.44	1,654.44	1,654.44	1,654.44	1,654.44	19,853.28	2.11
81,979.44	81,979.44	81,979.44	81,979.44	81,979.44	983,753.28	104.35
-4,016.25	-4,016.25	-4,016.25	-4,016.25	-4,016.25	-48,195.00	-5.11
602.00	602.00	602.00	602.00	602.00	7,224.00	0.77
78,565.19	78,565.19	78,565.19	78,565.19	78,565.19	942,782.28	100.00
833.33	833.33	833.33	833.33	833.33	10,000.00	1.09
83.33	83.33	83.33	83.33	83.33	1,000.00	0.11
24,583.33	24,583.33	24,583.33	24,583.33	24,583.33	295,000.00	32.14
1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00	1.63
1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	21,000.00	2.29
16,500.00	16,500.00	16,500.00	16,750.00	16,750.00	198,500.00	21.63
500.00	500.00	500.00	500.00	500.00	6,000.00	0.65
2,708.33	2,708.33	2,708.33	2,708.33	2,708.33	32,500.00	3.54
7,916.67	7,916.66	7,916.66	7,916.66	7,916.66	95,000.00	10.35
50.00	50.00	50.00	50.00	50.00	600.00	0.07
2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	25,000.00	2.72
1,666.67	1,666.66	1,666.66	1,666.66	1,666.66	20,000.00	2.18
4,500.00	4,500.00	4,500.00	4,500.00	4,500.00	54,000.00	5.88
2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	33,000.00	3.60
6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	75,000.00	8.17
400.00	400.00	400.00	400.00	400.00	4,800.00	0.52
1,166.67	1,166.66	1,166.66	1,166.66	1,166.66	14,000.00	1.53
416.67	416.66	416.66	416.66	416.66	5,000.00	0.54
300.00	300.00	300.00	300.00	300.00	3,600.00	0.39
6.25	6.25	6.25	6.25	6.25	75.00	0.01
20.83	20.83	20.83	20.83	20.83	250.00	0.03
708.33	708.33	708.33	708.33	708.33	8,500.00	0.93
76,443.74	76,443.70	76,443.70	76,693.70	76,693.70	917,825.00	100.00
78,565.19	78,565.19	78,565.19	78,565.19	78,565.19	942,782.28	100.00
76,443.74	76,443.70	76,443.70	76,693.70	76,693.70	917,825.00	100.00
2,121.45	2,121.49	2,121.49	1,871.49	1,871.49	24,957.28	100.00
4,166.67	4,166.66	4,166.66	4,166.66	4,166.66	50,000.00	100.00
4,166.67	4,166.66	4,166.66	4,166.66	4,166.66	50,000.00	100.00

Annual Budget - Comparative

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

As of: Oct 2024

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Income									
RENT									
Rent Income	82,227.57	78,690.00	3,537.57	4.50%	802,853.24	786,900.00	15,953.24	2.03%	944,280.00
Parking Income	1,599.21	1,622.00	-22.79	-1.41%	16,239.19	16,220.00	19.19	0.12%	19,464.00
Passthrough Charges	0.00	0.00	0.00	0.00%	-30.00	0.00	-30.00	0.00%	0.00
Total RENT	83,826.78	80,312.00	3,514.78	4.38%	819,062.43	803,120.00	15,942.43	1.99%	963,744.00
Maintenance Charge (Income Account)	0.00	0.00	0.00	0.00%	831.95	0.00	831.95	0.00%	0.00
Vacancy	0.00	-2,916.66	2,916.66	100.00%	0.00	-28,610.71	28,610.71	100.00%	-34,444.03
Prepayment	804.71	0.00	804.71	0.00%	5,055.96	0.00	5,055.96	0.00%	0.00
NSF Bank Fees Collected	0.00	0.00	0.00	0.00%	25.00	0.00	25.00	0.00%	0.00
Application Fee Income	20.00	0.00	20.00	0.00%	20.00	0.00	20.00	0.00%	0.00
Laundry Income	450.17	860.00	-409.83	-47.65%	5,339.32	8,600.00	-3,260.68	-37.91%	10,320.00
Total Operating Income	85,101.66	78,255.34	6,846.32	8.75%	830,334.66	783,109.29	47,225.37	6.03%	939,619.97
Expense									
Fire Service	0.00	833.33	833.33	100.00%	2,032.26	8,333.34	6,301.08	75.61%	10,000.00
Fire Extinguisher Service	0.00	0.00	0.00	0.00%	838.71	0.00	-838.71	0.00%	0.00
Maintenance	47,934.25	17,500.00	-30,434.25	-173.91%	241,799.20	175,000.00	-66,799.20	-38.17%	210,000.00
Elevator service	0.00	1,250.00	1,250.00	100.00%	11,952.72	12,500.00	547.28	4.38%	15,000.00
Gardening	1,236.59	1,750.00	513.41	29.34%	12,690.90	17,500.00	4,809.10	27.48%	21,000.00
Management Fees	15,750.00	16,500.00	750.00	4.55%	162,000.00	165,000.00	3,000.00	1.82%	198,000.00
Pest Control	257.17	500.00	242.83	48.57%	2,815.76	5,000.00	2,184.24	43.68%	6,000.00
Insurance - Property	0.00	25,000.00	25,000.00	100.00%	21,810.97	25,000.00	3,189.03	12.76%	25,000.00
Earthquake Insurance	80,885.00	0.00	-80,885.00	0.00%	80,885.00	85,000.00	4,115.00	4.84%	85,000.00
Licenses and Permits	0.00	50.00	50.00	100.00%	450.00	500.00	50.00	10.00%	600.00
Electricity	2,212.25	2,350.00	137.75	5.86%	18,629.06	23,500.00	4,870.94	20.73%	28,200.00
Gas	982.34	2,000.00	1,017.66	50.88%	12,007.77	20,000.00	7,992.23	39.96%	24,000.00
Water	0.00	4,500.00	4,500.00	100.00%	32,996.66	45,000.00	12,003.34	26.67%	54,000.00

Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	MTD % Var.	YTD Actual	YTD Budget	YTD \$ Var.	YTD % Var.	Annual Budget
Telephone/Internet	0.00	2,750.00	2,750.00	100.00%	1,419.13	27,500.00	26,080.87	94.84%	33,000.00
Cable/Television	5,567.57	6,250.00	682.43	10.92%	48,106.42	62,500.00	14,393.58	23.03%	75,000.00
Office Supplies	101.03	400.00	298.97	74.74%	4,866.45	4,000.00	-866.45	-21.66%	4,800.00
Advertising & Promotion	1,902.07	450.00	-1,452.07	-322.68%	7,266.14	11,050.00	3,783.86	34.24%	11,950.00
Entertainment	0.00	0.00	0.00	0.00%	0.00	3,500.00	3,500.00	100.00%	3,500.00
Legal Expenses (Expense account)	0.00	300.00	300.00	100.00%	811.95	3,000.00	2,188.05	72.94%	3,600.00
Bank Service Fees	0.00	6.25	6.25	100.00%	0.00	62.50	62.50	100.00%	75.00
Postage	0.00	20.83	20.83	100.00%	0.00	208.34	208.34	100.00%	250.00
Professional Fees	0.00	625.00	625.00	100.00%	6,000.00	6,250.00	250.00	4.00%	7,500.00
Total Operating Expense	156,828.27	83,035.41	-73,792.86	-88.87%	669,379.10	700,404.18	31,025.08	4.43%	816,475.00
Total Operating Income	85,101.66	78,255.34	6,846.32	8.75%	830,334.66	783,109.29	47,225.37	6.03%	939,619.97
Total Operating Expense	156,828.27	83,035.41	-73,792.86	-88.87%	669,379.10	700,404.18	31,025.08	4.43%	816,475.00
NOI - Net Operating Income	-71,726.61	-4,780.07	-66,946.54	-1,400.53%	160,955.56	82,705.11	78,250.45	94.61%	123,144.97
Other Income									
Interest on Bank Accounts	0.00	2,500.00	-2,500.00	-100.00%	51,105.52	25,000.00	26,105.52	104.42%	30,000.00
Total Other Income	0.00	2,500.00	-2,500.00	-100.00%	51,105.52	25,000.00	26,105.52	104.42%	30,000.00
Net Other Income	0.00	2,500.00	-2,500.00	-100.00%	51,105.52	25,000.00	26,105.52	104.42%	30,000.00
Total Income	85,101.66	80,755.34	4,346.32	5.38%	881,440.18	808,109.29	73,330.89	9.07%	969,619.97
Total Expense	156,828.27	83,035.41	-73,792.86	-88.87%	669,379.10	700,404.18	31,025.08	4.43%	816,475.00
Net Income	-71,726.61	-2,280.07	-69,446.54	-3,045.81%	212,061.08	107,705.11	104,355.97	96.89%	153,144.97

Budget - Comparative

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

Period Range: Jan 2023 to Dec 2023

Comparison Period Range: Jan 2022 to Dec 2022

Additional Account Types: Asset, Cash, Liability, Capital

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Income								
RENT								
Rent Income	890,175.73	828,000.00	62,175.73	7.51%	827,759.00	811,562.00	16,197.00	2.00%
Parking Income	19,121.70	18,600.00	521.70	2.80%	18,730.50	18,600.00	130.50	0.70%
Total RENT	909,297.43	846,600.00	62,697.43	7.41%	846,489.50	830,162.00	16,327.50	1.97%
Maintenance Charge (Income Account)	101.00	0.00	101.00	0.00%	0.00	0.00	0.00	0.00%
Vacancy	0.00	-35,000.00	35,000.00	100.00%	0.00	-27,000.00	27,000.00	100.00%
Prepayment	-2,853.40	0.00	-2,853.40	0.00%	3,104.00	0.00	3,104.00	0.00%
NSF Bank Fees Collected	125.00	0.00	125.00	0.00%	25.00	0.00	25.00	0.00%
Application Fee Income	-40.00	0.00	-40.00	0.00%	40.00	0.00	40.00	0.00%
Laundry Income	10,403.88	5,500.00	4,903.88	89.16%	5,038.98	4,500.00	538.98	11.98%
Miscellaneous Income	19,400.00	0.00	19,400.00	0.00%	0.00	0.00	0.00	0.00%
Total Budgeted Operating Income	936,433.91	817,100.00	119,333.91	14.60%	854,697.48	807,662.00	47,035.48	5.82%
Expense								
Fire Service	14,227.55	10,000.00	-4,227.55	-42.28%	12,725.00	3,600.00	-9,125.00	-253.47%
Fire Extinguisher Service	1,412.78	0.00	-1,412.78	0.00%	0.00	0.00	0.00	0.00%
Maintenance	196,198.29	210,000.00	13,801.71	6.57%	185,570.17	210,000.00	24,429.83	11.63%
Elevator service	14,380.28	12,000.00	-2,380.28	-19.84%	6,308.08	18,000.00	11,691.92	64.96%
Gardening	20,342.96	17,500.00	-2,842.96	-16.25%	14,854.25	15,000.00	145.75	0.97%
Management Fees	182,842.72	187,500.00	4,657.28	2.48%	187,500.00	187,500.00	0.00	0.00%
Pest Control	3,270.20	6,000.00	2,729.80	45.50%	5,559.00	4,800.00	-759.00	-15.81%
Insurance - Property	19,972.86	50,000.00	30,027.14	60.05%	18,886.63	50,000.00	31,113.37	62.23%
Earthquake Insurance	76,578.00	65,000.00	-11,578.00	-17.81%	105,952.00	0.00	-105,952.00	0.00%
Licenses and Permits	120.00	650.00	530.00	81.54%	475.00	575.00	100.00	17.39%
Electricity	25,411.97	27,000.00	1,588.03	5.88%	22,905.41	20,400.00	-2,505.41	-12.28%
Gas	20,701.86	27,000.00	6,298.14	23.33%	17,921.62	18,000.00	78.38	0.44%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Water	43,959.55	55,000.00	11,040.45	20.07%	44,491.58	45,000.00	508.42	1.13%
Telephone/Internet	25,146.52	30,000.00	4,853.48	16.18%	30,036.06	18,000.00	-12,036.06	-66.87%
Cable/Television	41,699.69	75,000.00	33,300.31	44.40%	68,707.20	60,000.00	-8,707.20	-14.51%
Office Supplies	3,557.53	3,000.00	-557.53	-18.58%	2,657.78	1,800.00	-857.78	-47.65%
Uniforms	0.00	0.00	0.00	0.00%	0.00	480.00	480.00	100.00%
Advertising & Promotion	10,901.69	8,750.00	-2,151.69	-24.59%	0.00	8,750.00	8,750.00	100.00%
Entertainment	0.00	3,500.00	3,500.00	100.00%	0.00	2,000.00	2,000.00	100.00%
Legal Expenses (Expense account)	890.00	0.00	-890.00	0.00%	0.00	0.00	0.00	0.00%
Bank Service Fees	36.00	75.00	39.00	52.00%	58.00	75.00	17.00	22.67%
Postage	175.57	250.00	74.43	29.77%	175.57	60.00	-115.57	-192.62%
Janitorial Service	61.20	0.00	-61.20	0.00%	0.00	0.00	0.00	0.00%
Professional Fees	5,875.00	7,500.00	1,625.00	21.67%	5,875.00	18,000.00	12,125.00	67.36%
Total Budgeted Operating Expense	707,762.22	795,725.00	87,962.78	11.05%	730,658.35	682,040.00	-48,618.35	-7.13%
Total Budgeted Operating Income	936,433.91	817,100.00	119,333.91	14.60%	854,697.48	807,662.00	47,035.48	5.82%
Total Budgeted Operating Expense	707,762.22	795,725.00	87,962.78	11.05%	730,658.35	682,040.00	-48,618.35	-7.13%
NOI - Net Operating Income	228,671.69	21,375.00	207,296.69	969.81%	124,039.13	125,622.00	-1,582.87	-1.26%
Other Income								
Interest on Bank Accounts	62,299.00	22,500.00	39,799.00	176.88%	20,218.53	2,400.00	17,818.53	742.44%
Total Budgeted Other Income	62,299.00	22,500.00	39,799.00	176.88%	20,218.53	2,400.00	17,818.53	742.44%
Other Expense								
Capital Expenditures								
Plumbing	13,254.37	0.00	-13,254.37	0.00%	0.00	0.00	0.00	0.00%
Total Capital Expenditures	13,254.37	0.00	-13,254.37	0.00%	0.00	0.00	0.00	0.00%
Total Budgeted Other Expense	13,254.37	0.00	-13,254.37	0.00%	0.00	0.00	0.00	0.00%
Net Other Income	49,044.63	22,500.00	26,544.63	117.98%	20,218.53	2,400.00	17,818.53	742.44%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Total Budgeted Income	998,732.91	839,600.00	159,132.91	18.95%	874,916.01	810,062.00	64,854.01	8.01%
Total Budgeted Expense	721,016.59	795,725.00	74,708.41	9.39%	730,658.35	682,040.00	-48,618.35	-7.13%
Net Income	277,716.32	43,875.00	233,841.32	532.97%	144,257.66	128,022.00	16,235.66	12.68%
Cash								
Cash in Bank	221,128.32	0.00	-221,128.32	0.00%	127,425.13	0.00	-127,425.13	0.00%
Park Vista Reserve Account - LAIF	62,299.00	0.00	-62,299.00	0.00%	20,218.53	0.00	-20,218.53	0.00%
Total Budgeted Cash	283,427.32	0.00	-283,427.32	0.00%	147,643.66	0.00	-147,643.66	0.00%
Liability								
Pet Deposit	-200.00	0.00	-200.00	0.00%	-400.00	0.00	-400.00	0.00%
Key Deposit	140.00	0.00	140.00	0.00%	140.00	0.00	140.00	0.00%
Security Deposit	6,666.00	0.00	6,666.00	0.00%	2,771.00	0.00	2,771.00	0.00%
Passthrough Cash Account	-895.00	0.00	-895.00	0.00%	875.00	0.00	875.00	0.00%
Total Budgeted Liability	5,711.00	0.00	5,711.00	0.00%	3,386.00	0.00	3,386.00	0.00%

Budget - Comparative

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

Period Range: Jan 2024 to Dec 2024

Comparison Period Range: Jan 2023 to Dec 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	830,426.33	944,280.00	-113,853.67	-12.06%	890,175.73	828,000.00	62,175.73	7.51%
Parking Income	16,892.30	19,464.00	-2,571.70	-13.21%	19,121.70	18,600.00	521.70	2.80%
Passthrough Charges	-30.00	0.00	-30.00	0.00%	0.00	0.00	0.00	0.00%
Total RENT	847,288.63	963,744.00	-116,455.37	-12.08%	909,297.43	846,600.00	62,697.43	7.41%
Maintenance Charge (Income Account)	831.95	0.00	831.95	0.00%	101.00	0.00	101.00	0.00%
Vacancy	0.00	-34,444.03	34,444.03	100.00%	0.00	-35,000.00	35,000.00	100.00%
Prepayment	-2,903.36	0.00	-2,903.36	0.00%	-2,853.40	0.00	-2,853.40	0.00%
NSF Bank Fees Collected	25.00	0.00	25.00	0.00%	125.00	0.00	125.00	0.00%
Application Fee Income	20.00	0.00	20.00	0.00%	-40.00	0.00	-40.00	0.00%
Laundry Income	5,339.32	10,320.00	-4,980.68	-48.26%	10,403.88	5,500.00	4,903.88	89.16%
Miscellaneous Income	0.00	0.00	0.00	0.00%	19,400.00	0.00	19,400.00	0.00%
Total Budgeted Operating Income	850,601.54	939,619.97	-89,018.43	-9.47%	936,433.91	817,100.00	119,333.91	14.60%
Expense								
Fire Service	2,032.26	10,000.00	7,967.74	79.68%	14,227.55	10,000.00	-4,227.55	-42.28%
Fire Extinguisher Service	838.71	0.00	-838.71	0.00%	1,412.78	0.00	-1,412.78	0.00%
Maintenance	241,799.20	210,000.00	-31,799.20	-15.14%	196,198.29	210,000.00	13,801.71	6.57%
Elevator service	11,952.72	15,000.00	3,047.28	20.32%	14,380.28	12,000.00	-2,380.28	-19.84%
Gardening	12,690.90	21,000.00	8,309.10	39.57%	20,342.96	17,500.00	-2,842.96	-16.25%
Management Fees	162,000.00	198,000.00	36,000.00	18.18%	182,842.72	187,500.00	4,657.28	2.48%
Pest Control	2,815.76	6,000.00	3,184.24	53.07%	3,270.20	6,000.00	2,729.80	45.50%
Insurance - Property	21,810.97	25,000.00	3,189.03	12.76%	19,972.86	50,000.00	30,027.14	60.05%
Earthquake Insurance	80,885.00	85,000.00	4,115.00	4.84%	76,578.00	65,000.00	-11,578.00	-17.81%
Licenses and Permits	450.00	600.00	150.00	25.00%	120.00	650.00	530.00	81.54%
Electricity	18,629.06	28,200.00	9,570.94	33.94%	25,411.97	27,000.00	1,588.03	5.88%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Gas	12,007.77	24,000.00	11,992.23	49.97%	20,701.86	27,000.00	6,298.14	23.33%
Water	32,996.66	54,000.00	21,003.34	38.90%	43,959.55	55,000.00	11,040.45	20.07%
Telephone/Internet	1,419.13	33,000.00	31,580.87	95.70%	25,146.52	30,000.00	4,853.48	16.18%
Cable/Television	48,106.42	75,000.00	26,893.58	35.86%	41,699.69	75,000.00	33,300.31	44.40%
Office Supplies	4,866.45	4,800.00	-66.45	-1.38%	3,557.53	3,000.00	-557.53	-18.58%
Advertising & Promotion	7,266.14	11,950.00	4,683.86	39.20%	10,901.69	8,750.00	-2,151.69	-24.59%
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)	811.95	3,600.00	2,788.05	77.45%	890.00	0.00	-890.00	0.00%
Bank Service Fees	0.00	75.00	75.00	100.00%	36.00	75.00	39.00	52.00%
Postage	0.00	250.00	250.00	100.00%	175.57	250.00	74.43	29.77%
Janitorial Service	0.00	0.00	0.00	0.00%	61.20	0.00	-61.20	0.00%
Professional Fees	6,000.00	7,500.00	1,500.00	20.00%	5,875.00	7,500.00	1,625.00	21.67%
Total Budgeted Operating Expense	669,379.10	816,475.00	147,095.90	18.02%	707,762.22	795,725.00	87,962.78	11.05%
Total Budgeted Operating Income	850,601.54	939,619.97	-89,018.43	-9.47%	936,433.91	817,100.00	119,333.91	14.60%
Total Budgeted Operating Expense	669,379.10	816,475.00	147,095.90	18.02%	707,762.22	795,725.00	87,962.78	11.05%
NOI - Net Operating Income	181,222.44	123,144.97	58,077.47	47.16%	228,671.69	21,375.00	207,296.69	969.81%
Other Income								
Interest on Bank Accounts	51,105.52	30,000.00	21,105.52	70.35%	62,299.00	22,500.00	39,799.00	176.88%
Total Budgeted Other Income	51,105.52	30,000.00	21,105.52	70.35%	62,299.00	22,500.00	39,799.00	176.88%
Other Expense								
Capital Expenditures								
Plumbing	0.00	0.00	0.00	0.00%	13,254.37	0.00	-13,254.37	0.00%
Total Capital Expenditures	0.00	0.00	0.00	0.00%	13,254.37	0.00	-13,254.37	0.00%
Total Budgeted Other Expense	0.00	0.00	0.00	0.00%	13,254.37	0.00	-13,254.37	0.00%
Net Other Income	51,105.52	30,000.00	21,105.52	70.35%	49,044.63	22,500.00	26,544.63	117.98%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Total Budgeted Income	901,707.06	969,619.97	-67,912.91	-7.00%	998,732.91	839,600.00	159,132.91	18.95%
Total Budgeted Expense	669,379.10	816,475.00	147,095.90	18.02%	721,016.59	795,725.00	74,708.41	9.39%
Net Income	232,327.96	153,144.97	79,182.99	51.70%	277,716.32	43,875.00	233,841.32	532.97%
Cash								
Cash in Bank	-612,632.56	0.00	612,632.56	0.00%	221,128.32	0.00	-221,128.32	0.00%
Park Vista Reserve Account - LAIF	851,105.52	0.00	-851,105.52	0.00%	62,299.00	0.00	-62,299.00	0.00%
Total Budgeted Cash	238,472.96	0.00	-238,472.96	0.00%	283,427.32	0.00	-283,427.32	0.00%
Liability								
Pet Deposit	600.00	0.00	600.00	0.00%	-200.00	0.00	-200.00	0.00%
Key Deposit	-30.00	0.00	-30.00	0.00%	140.00	0.00	140.00	0.00%
Security Deposit	5,485.00	0.00	5,485.00	0.00%	6,666.00	0.00	6,666.00	0.00%
Passthrough Cash Account	90.00	0.00	90.00	0.00%	-895.00	0.00	-895.00	0.00%
Total Budgeted Liability	6,145.00	0.00	6,145.00	0.00%	5,711.00	0.00	5,711.00	0.00%