



**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**  
**MARCH 26, 2025**

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**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](http://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](mailto: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**

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Recommendation -

1. Approve the Senior Citizen Housing Corporation Minutes from February 26, 2025
2. Alternatively, discuss and take other action related to this item.

### **B. UNFINISHED BUSINESS**

### **C. NEW BUSINESS**

#### **2. President's Report**

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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)**

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Recommendation -

1. Receive and file the status of reports including, but not limited to, statements, invoices, and finances for February 2025.
2. Receive and file the LAIF investment fund and transfer between accounts.
3. Alternatively, discuss and take other action related to this item.

**D. REPORTS - COMMUNITY DEVELOPMENT DEPARTMENT**

**4. Upcoming Events**

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Recommendation -

1. Receive and file the updates about upcoming events at the Joslyn Center and citywide.

**E. REPORTS – SENIOR CITIZENS HOUSING BOARD**

A General Report From Individual Board Members

**F. REPORTS – MANAGEMENT (CADMAN GROUP)**

**ADJOURNMENT**

POSTED: El Segundo Library, Joslyn Center, and Park Visa

DATE: March 20, 2025

TIME: 5:00 PM

BY: Julie Todd, Ryan Delgado, Neil Cadman

NEXT MEETING: Wednesday, April 23, 2025

**MINUTES OF THE MEETING**  
**El Segundo Senior Citizen Housing Board Corporation**  
**Wednesday,**  
**February 26, 2025**  
**Park Vista Senior Housing**  
**615 E. Holly Avenue, El Segundo, CA 90245**

**CALL TO ORDER:**

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

**ROLL CALL**

**Members Present:** Paul Lanyi  
Tim Whelan  
Denise Fessenbecker  
Julia Newman  
Paula Rotolo

**Absent:** Julia Newman  
Paula Rotolo

**Others:** Neil Cadman  
Michael Allen  
Venus Wesson  
Agnes Ho  
Paul Chung

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

- Resident #315 submitted a letter dated February 26, 2025, expressing concerns about the 14 vacancies at the low-income rate over the past three years, all of which have been rented out at the higher rental rate. They believe that these 14 vacancies have been filled at the current rate and should cover the cost increase.
- Resident #007 expressed concerns about rental increases over the past three years and requested to keep the rate at the 2010 level.
- An inquiry was made about receiving meeting minutes. Paul stated that minutes are posted with the packets and online. Neil stated that they are also posted at the check-out.

**A. CONSENT**

**1. APPROVAL OF MEETING MINUTES**

Denise Fessenbecker motion and Tim Whelan second, to approve the January 22, 2025, Meeting Minutes. The motion passed 3-0.

**B. UNFINISHED BUSINESS**

None.

**C. NEW BUSINESS**

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

- Paul addressed the public comments on keeping rents at the 2020 annual ceiling. He stated that, as a board, they instruct the Cadman Group to set the new rent at 60% of the current market rate.
- Paul stated that in the past, the board did not increase rent for two years, but the drastic changes applied to new tenants, while for current tenants, the increase has been no more

than 2%.

- Paul addressed the 14 vacancies designated as low-income rentals set aside at a lower rate. Resident #315 clarified that the statement referred to rent was at lower rate during that time period.

Receive and file: Motion carried 3-0

**3. Preliminary Annual Senior Citizen Housing Corporation Board Presentation (Paul Lanyi)**

- Paul provided an overview of his presentation to the board for any change. He is planning to present to the City Council on March 18, 2025.
- Tim inquired about the rental increase included in the projections year to year. Paul Chung responded that increasing rent per current resident 2% rent and 2% parking increase.

Receive and file: Motion carried 3-0

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

No comments.

Receive and file: Motion carried 3-0

**5. 2024 Financial Audit Scope of Service. (Neil Cadman)**

- Neil stated that he reviewed the report and that he needs Paul Lanyi to sign.

Denise Fessbecker motion and Tim Whelan second, to approve 2024 Financial Audit Scope of Service and signed by Paul Lanyi. The motion passed 3-0

**D. REPORTS – COMMUNITY DEVELOPMENT DEPARTMENT**

**6. Upcoming Events (Diego Zavala)**

None.

**E. REPORTS – SENIOR CITIZENS HOUSING BOARD**

None.

**F. REPORTS – MANAGEMENT (CADMAN GROUP)**

- Tenant Meeting El Segundo Fire Department to install ADD device throughout Park Vista sometime mid-March. There would be two meetings to provide training and explain to the tenants that they are covered by law.
- A stolen bicycle from the interior parking was caught on camera.
- Letter from the El Segundo miscalculated use of water on multi-family building, Park Vista is receiving a \$33,000 credit that we would see in the budget.

**ADJOURNMENT:** 4:11 PM

**NEXT MEETING:** Wednesday, March 26, 2025



# PARK VISTA

## Financial Reporting Analysis

February 2025

**Gross Income:** \$98,475.40

**Gross Expenses:** \$53,384.24

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

- *Maintenance of \$12,365.57. Normal operations with one smaller vacancy preparation expense.*
- *Water bills of \$10,650.21 in February.*
- *Bank interest of \$7,385.53 reported by the City for February. Very, VERY odd....*

**Net Income:** \$45,091.16

**Total Account Balances:** \$2,361,996.36

**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 2/1/2025  
99% occupied on 2/28/2025**

**Move-outs: 1**

**Move-ins: 0**

**Notices to Vacate: 1**

**Budget Comparison Notes:**

**Operations: Operations for the month performed \$35,584.25 over budget for February, \$79,893.59 over budget YTD.**

**Income**

- **Income for the month of February \$12,524.68 over budget for February, \$22,979.49 over budget YTD.**

**Expenses:**

- **Overall expenses for February \$23,059.57 under budget, \$56,914.10 under budget YTD.**
- **Maintenance \$12,217.77 under budget for February, \$29,161.20 under budget YTD.**
- **Electricity under budget for February by \$416.12, and \$541.84 under budget YTD.**
- **Gas under budget by \$1,664.46 for February and \$262.27 under budget YTD.**
- **Cable Television under budget by \$269.87 for February, \$368.58 under budget YTD.**
- **Water performing \$1,650.21 over budget YTD.**
- **No telephone bills received for the 2<sup>nd</sup> month in a row. This might be an accounting issue as the phones are now Spectrum so we may not be segregating the bills from cable to phone. I will keep the Board posted.**
- **Elevator service over budget by \$4,182.90 due to the final payment of the new flooring.**

**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

March 19, 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	<b>February-25</b>
			<u>Original</u>
Beginning balance at December 31, 2024		\$	2,108,116.49
Accrued: Interest (Posted quarterly)		\$	15,532.10
Add: Deposits	Transfer in		
	2/13/2025	\$	49,647.14
Less: Withdrawals			
<b>TOTAL IN LAIF/CAMP - G/L# 504-101-0000-0004:</b>			
	<u>As of</u>		
	<b>2/28/2025</b>	\$	<b>2,173,295.73</b>

Accrued Interest (posted quarterly by the 15th day following quarter):						
Interest Earned	January	@	4.550%	Actual	<b>CAMP</b> for <b>31</b> days	8,146.57
Interest Earned	February	@	4.510%	Actual	<b>CAMP</b> for <b>28</b> days	7,385.53
Interest Earned	March	@		Actual	<b>CAMP</b> for <b>31</b> days	-
<b>Accrued Interest</b>	<b>quarter to date</b>					<b>15,532.10</b>

Interest earned is based on the interest earnings rate the City of El Segundo received from the California Asset Management Program and the number of days the funds were held by the City during the given period. Per the understanding reached at the September 1997 meeting of the Board of Directors, interest will be credited to the account and compounded on a quarterly basis. Interest shown for each month is for your information only.

If you have any questions, please do not hesitate to give me a call.

Sincerely,  
*Dino R. Marsocci*

Dino R. Marsocci  
Treasury & Customer Services Manager

- Cc: Paul Chung, Chief Financial Officer  
Eva Gettler, Accounting Supervisor  
Michael Allen, Community Development Director  
Neil Cadman, Facility Management for Park Vista  
Eduardo Schonborn, Planning Manager  
Venus Wesson, Sr. Admin Specialist  
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:** Feb 2025

**Accounting Basis:** Cash

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
<b>RENT</b>				
Rent Income	85,367.00	93.72	171,180.00	95.04
Parking Income	1,661.13	1.82	3,325.39	1.85
<b>Total RENT</b>	<b>87,028.13</b>	<b>95.54</b>	<b>174,505.39</b>	<b>96.89</b>
Maintenance Charge (Income Account)	2,089.02	2.29	2,089.02	1.16
Prepayment	1,398.53	1.54	2,421.14	1.34
Laundry Income	574.19	0.63	1,094.32	0.61
<b>Total Operating Income</b>	<b>91,089.87</b>	<b>100.00</b>	<b>180,109.87</b>	<b>100.00</b>
<b>Expense</b>				
Fire Service	0.00	0.00	510.00	0.28
Maintenance	12,365.57	13.58	20,005.48	11.11
Elevator service	5,432.90	5.96	8,957.90	4.97
Gardening	0.00	0.00	1,783.49	0.99
Management Fees	16,500.00	18.11	33,000.00	18.32
Pest Control	261.80	0.29	858.31	0.48
Electricity	1,667.22	1.83	3,624.84	2.01
Gas	3.21	0.00	3,072.07	1.71
Water	10,650.21	11.69	10,650.21	5.91
Telephone/Internet	0.00	0.00	0.00	0.00
Trash	0.00	0.00	335.83	0.19
Cable/Television	5,980.13	6.57	12,131.42	6.74
Office Supplies	523.20	0.57	885.19	0.49
Advertising & Promotion	0.00	0.00	158.78	0.09
Legal Expenses (Expense account)	0.00	0.00	0.00	0.00
<b>Total Operating Expense</b>	<b>53,384.24</b>	<b>58.61</b>	<b>95,973.52</b>	<b>53.29</b>
<b>NOI - Net Operating Income</b>	<b>37,705.63</b>	<b>41.39</b>	<b>84,136.35</b>	<b>46.71</b>
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	7,385.53	8.11	15,532.10	8.62
<b>Total Other Income</b>	<b>7,385.53</b>	<b>8.11</b>	<b>15,532.10</b>	<b>8.62</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	7,385.53	8.11	15,532.10	8.62
Total Income	98,475.40	108.11	195,641.97	108.62
Total Expense	53,384.24	58.61	95,973.52	53.29
Net Income	<u>45,091.16</u>	<u>49.50</u>	<u>99,668.45</u>	<u>55.34</u>

## Balance Sheet

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

As of: 02/28/2025

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Cash in Bank	188,700.63
Park Vista Reserve Account - LAIF	2,173,295.73
<b>Total Cash</b>	<b>2,361,996.36</b>
Tenant Account Receivable	100.00
Building Improvements	1,031,873.00
Equipment	149,355.00
Furnishings	153,863.00
Personal Property	-0.05
Accumulated Depreciation	-850,766.00
<b>TOTAL ASSETS</b>	<b>2,846,421.31</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Security Deposit Interest	-530.00
Pet Deposit	4,325.00
Key Deposit	1,800.00
Security Deposit	78,257.00
Passthrough Cash Account	-946.00
Accounts Payable	30,698.00
<b>Total Liabilities</b>	<b>113,604.00</b>
<b>Capital</b>	
Owner Contribution	35,996.00
Owner Distribution	-35,996.00
Retained Earnings	118,794.95
Prior Years Retained Earnings	12,696.00
Calculated Retained Earnings	99,668.45
Calculated Prior Years Retained Earnings	2,501,657.91
<b>Total Capital</b>	<b>2,732,817.31</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>2,846,421.31</b>

**Bill Detail**

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

**Payees:** All

**Payment Type:** All

**Created By:** All

**GL Accounts:** All

**Bill Status:** All

**Date Type:** Bill Date

**Date Range:** 02/01/2025 to 02/28/2025

**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
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**2120 - Passthrough Cash Account**

	02/12/2025	02/12/2025	2120 - Passthrough Cash Account	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	412	Vilches, Grace	270.00	0.00	5820	02/13/2025	Grace Vilches, Park Vista - 412: Move Out Refund	
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**4100 - Rent Income**

	02/05/2025	02/05/2025	4100 - Rent Income	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	307	Gutierrez, Theresa V.	1,011.21	0.00	5817	02/05/2025		
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**6210 - Maintenance**

9233849520	02/03/2025	02/03/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	34.48	0.00	5818	02/06/2025	Gloves-Maintenance Supplies.	
267165	02/03/2025	02/03/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	216	Montalvo, Uriel	95.00	0.00	6955-A090	02/19/2025	Wall heater inspection.	
342844	02/03/2025	02/03/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	95.00	0.00	6955-A090	02/19/2025	Repaired toilet handle.	
9233984412	02/06/2025	02/06/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El		HD Supply	81.76	0.00	5819	02/12/2025	Maintenance supplies for the building.	

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				Segundo, CA 90245								
267190	02/06/2025	02/06/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	319	Montalvo, Uriel	250.00	0.00	6955-A090	02/19/2025	Repaired electrical wiring for bathroom heater and exhaust fan to work again.	
267188	02/06/2025	02/06/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	319	Montalvo, Uriel	250.00	0.00	2E9F-E140	02/24/2025	Repaired front entrance door ramp.	Other Maintenance - Not Listed
9233986213	02/07/2025	02/07/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	13.70	0.00	5819	02/12/2025	Janitor-Cleaning supplies.	
9233986214	02/07/2025	02/07/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	40.02	0.00	5819	02/12/2025	Maintenance supplies-paint supplies.	
9233986215	02/07/2025	02/07/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	412	HD Supply	1,898.61	0.00	5819	02/12/2025	#412 Vacancy/ Prep- New Gas range and refrigerator.	
9233986216	02/07/2025	02/07/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	412	HD Supply	120.44	0.00	5819	02/12/2025	#412 Vacancy/ Prep- New toilet bowl.	
9233986217	02/07/2025	02/07/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	412	HD Supply	142.34	0.00	5819	02/12/2025	Vacancy/ Prep #412- New Ceiling Fan	
9233986218	02/07/2025	02/07/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	412	HD Supply	49.38	0.00	5819	02/12/2025	#412 Vacancy/ Prep- New toilet seat	
9233986219	02/07/2025	02/07/2025	6210 -	Park Vista -		HD Supply	57.96	0.00	5819	02/12/2025	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.	
251608	02/07/2025	02/07/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	403	Industrial Lock & Security Inc.	168.47	0.00	3000000574	02/24/2025	Rekeyed door and new keys, match to master key.	
267191	02/07/2025	02/07/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	416	Montalvo, Uriel	250.00	0.00	2E9F-E140	02/24/2025	Urgent service call; commercial snake used to clear clog between units through bathroom drain line and clean out.	
9234078455	02/10/2025	02/10/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	12.69	0.00	5819	02/12/2025	Maintenance supplies - Hair catcher	
9234086721	02/10/2025	02/10/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	411	HD Supply	62.08	0.00	5819	02/12/2025	New shower head.	
9234122682	02/11/2025	02/11/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	48.13	0.00	5821	02/14/2025	Maintenance supplies.	
4073	02/11/2025	02/11/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	315	OC-LA Appliance Solutions	250.00	0.00	2EA3-20F0	02/24/2025	Remove old fridge door gasket, replace with new gasket, re-aligned door, left closing properly again.	
4074	02/11/2025	02/11/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA	203	OC-LA Appliance Solutions	220.00	0.00	2EA3-20F0	02/24/2025	Removed fridge door and bracket, re-installed	

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245							and re-aligned door to leave working properly again.	
48282	02/11/2025	02/11/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	68.97	0.00	3000000575	02/24/2025	Maintenance supplies; bright white paint.	
38375	02/12/2025	02/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	118.88	0.00	ACH	02/12/2025	Quill INV 42150756 -cleaning supplies	
38375	02/12/2025	02/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	66.78	0.00	ACH	02/12/2025	Quill INV 42526888 -cleaning supplies	
38375	02/12/2025	02/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	41.60	0.00	ACH	02/12/2025	Quill INV 42528901 - cleaning supplies	
38375	02/12/2025	02/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	41.60	0.00	ACH	02/12/2025	Quill INV 42528736 - cleaning supplies	
38375	02/12/2025	02/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	152.17	0.00	ACH	02/12/2025	Quill INV 42549242 - cleaning supplies	
38375	02/12/2025	02/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	19.26	0.00	ACH	02/12/2025	Quill INV 42400125 - cleaning supplies	
38375	02/12/2025	02/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	15.32	0.00	ACH	02/12/2025	Quill INV 42428292 -cleaning supplies	
38375	02/12/2025	02/12/2025	6210 -	Park Vista -		Cadman	87.03	0.00	ACH	02/12/2025	Quill INV	

**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		Group					42425846 - cleaning supplies	
4079	02/12/2025	02/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	216	OC-LA Appliance Solutions	220.00	0.00	2EA3-20F0	02/24/2025	Replaced shorted wiring for stove's thermostat, left working properly again.	
9234190991	02/13/2025	02/13/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	412	HD Supply	31.16	0.00	5821	02/14/2025	New Vertical blinds	
9234190992	02/13/2025	02/13/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	412	HD Supply	31.16	0.00	5821	02/14/2025	New Vertical blinds	
9234190993	02/13/2025	02/13/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	412	HD Supply	93.05	0.00	5821	02/14/2025	New towel racks	
267255	02/13/2025	02/13/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	0.00	0.00				
267197	02/13/2025	02/13/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	319	Montalvo, Uriel	200.00	0.00	2E9F-E140	02/24/2025	Replaced kitchen faucet.	
267196	02/13/2025	02/13/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	180.00	0.00	2E9F-E140	02/24/2025	Replaced (2) light ballast on 3rd floor and (2) 8" round fluorescent light bulbs.	
267195	02/13/2025	02/13/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El		Montalvo, Uriel	175.00	0.00	2E9F-E140	02/24/2025	Replaced (2) walkway light ballast and	

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				Segundo, CA 90245							(2) 8" round fluorescent light bulbs on 2nd floor.	
44819	02/13/2025	02/13/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	424	Total Maintenance Group, Inc.	190.00	0.00	2EA4-7220	02/24/2025	Supplied and installed (2) new angle stops to replace old corroded leaking ones in unit.	
44820	02/13/2025	02/13/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	327	Total Maintenance Group, Inc.	285.00	0.00	2EA4-7220	02/24/2025	Supply and replace (2) angle stop valves in unit.	
9234271877	02/18/2025	02/18/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	178.24	0.00	5822	02/20/2025	Maintenance supplies; paint for exterior railing.	
9234271878	02/18/2025	02/18/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	141.26	0.00	5822	02/20/2025	Maintenance supplies; under cabinet range hood for stove.	
9234271879	02/18/2025	02/18/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	164.87	0.00	5822	02/20/2025	Maintenance supplies; kitchen sink faucet, LED light bulb packs.	
9234271880	02/18/2025	02/18/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	87.56	0.00	5822	02/20/2025	Maintenance supplies; LED light bulb packs.	
9234271881	02/18/2025	02/18/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	191.60	0.00	5822	02/20/2025	Maintenance supplies; bathroom sink faucet, kitchen sink faucet.	
267272	02/18/2025	02/18/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El	421	Montalvo, Uriel	280.00	0.00	2E9F-E140	02/24/2025	Troubleshoot and made repairs to	

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				Segundo, CA 90245							outlets in unit after not working in kitchen.	
267262	02/18/2025	02/18/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	250.00	0.00	2E9F-E140	02/24/2025	Snaked main line to clear back up in AC room.	
CC073554	02/20/2025	03/22/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	412	Carpet Concepts	0.00	1,043.84			Vacancy prep #412; full carpet in living areas supplied and installed in studio including new padding, haul away old materials.	
267284	02/20/2025	02/20/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	310	Montalvo, Uriel	220.00	0.00	2E9F-E140	02/24/2025	Repairs made to kitchen countertop bottom edge, sand primer, and paint as needed after repaired to match.	
267282	02/20/2025	02/20/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	327	Montalvo, Uriel	150.00	0.00	2E9F-E140	02/24/2025	Repaired low water pressure for hot water shower valve.	
267281	02/20/2025	02/20/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	419	Montalvo, Uriel	450.00	0.00	2E9F-E140	02/24/2025	Replaced kitchen faucet and water supply lines, replaced bathroom sink faucet, pop out drain and water supply lines.	
267279	02/20/2025	02/20/2025	6210 - Maintenance	Park Vista - 615 E. Holly	419	Montalvo, Uriel	570.00	0.00	2E9F-E140	02/24/2025	Replaced (6) angle stop	

**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							valves.	
9234426303	02/24/2025	02/24/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	37.22	0.00	5823	03/10/2025	Maintenance supplies- Light Fixtures.	
9234426304	02/24/2025	02/24/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	262.02	0.00	5823	03/10/2025	Maintenance supplies for the building.	
9234426305	02/24/2025	02/24/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	175.86	0.00	5823	03/10/2025	Maintenance supplies.	
44876	02/24/2025	02/24/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	412	Total Maintenance Group, Inc.	175.00	0.00	4BB0-43E0	03/17/2025	Vacancy prep 412; full studio unit cleaning after work done.	
9234529159	02/25/2025	02/25/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	411	HD Supply	173.77	0.00	5823	03/10/2025	Medicine cabinet	
9233873548	02/26/2025	02/26/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	86.47	0.00	5823	03/10/2025	Maintenance supplies for the building- Ceiling Texture	
9233873549	02/26/2025	02/26/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	179.13	0.00	5823	03/10/2025	Maintenance supplies for the building.	
9233873550	02/26/2025	02/26/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	412	HD Supply	84.25	0.00	5823	03/10/2025	Vacancy/ Prep- Supplies.	
267286	02/26/2025	02/26/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA	505	Montalvo, Uriel	250.00	0.00	4BB1-B220	03/17/2025	Replaced smoke and carbon monoxide	

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245							detector combo alarm in unit.	
44777	02/26/2025	02/26/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	412	Total Maintenance Group, Inc.	9,014.00	0.00	5978-C570	03/18/2025	Vacancy prep #412 studio; uninstall and remove all hardware for cabeints, prepair, sand, primer and paint after extensive degreasing, paint entire unit walls, closets, balcony, ceiling, supply and install GFCI outlets, switches, coverplates, patio door.	
9234639872	02/28/2025	02/28/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	105.95	0.00	5823	03/10/2025	Maintenance supplies for the building.	
9234639873	02/28/2025	02/28/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	105	HD Supply	147.81	0.00	5823	03/10/2025	New garbage disposal.	
9234639874	02/28/2025	02/28/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	412	HD Supply	164.23	0.00	5823	03/10/2025	New garbage disposal.	
342768	02/28/2025	02/28/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	213	Montalvo, Uriel	180.00	0.00	597A-A620	03/18/2025	Snaked bathtub main drain line.	
							<b>19,876.28</b>	<b>1,043.84</b>				

## Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
<b>6270 - Management Fees</b>												
	02/03/2025	02/03/2025	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	16,500.00	0.00	ACH	02/03/2025	Management Fees for 02/2025	
<b>6315 - Pest Control</b>												
24278	02/25/2025	02/25/2025	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Al & Sons Termite and Pest Control Inc.	175.00	0.00	3000000577	02/26/2025	Vermin service 2/20/25	
438951	02/25/2025	02/25/2025	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Terminix	86.80	0.00	3000000578	02/26/2025	Monthly Service - February	
							<b>261.80</b>	<b>0.00</b>				
<b>6410 - Electricity</b>												
700587779325	02/14/2025	02/14/2025	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	113.42	0.00	3000000572	02/14/2025	Service 1/10/25 - 2/9/25	
700394170456	02/14/2025	02/14/2025	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	1,553.80	0.00	3000000573	02/14/2025	Service 1/10/25 - 2/9/25	
							<b>1,667.22</b>	<b>0.00</b>				
<b>6420 - Gas</b>												
056 105 3200 3	02/11/2025	02/11/2025	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		SoCalGas	1,721.15	0.00	3000000580	03/10/2025	service 1/4/25-2/3/25	
075 005 3297 8	02/11/2025	02/11/2025	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		SoCalGas	3.21	0.00	3000000569	02/11/2025	service 1/4/25-2/3/25	
							<b>1,724.36</b>	<b>0.00</b>				

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
<b>6430 - Water</b>												
075-18531-000	02/19/2025	02/19/2025	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	81.84	0.00	ACH	02/19/2025	Service 11/14/24 - 1/14/25	
075-18321-000	02/19/2025	02/19/2025	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	8,460.22	0.00	ACH	02/19/2025	service 12/10/24-1/14/25	
075-18481-000	02/19/2025	02/19/2025	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	2,026.31	0.00	ACH	02/19/2025	Service 11/14/24-1/14/25	
075-18411-000	02/19/2025	02/19/2025	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	81.84	0.00	ACH	02/19/2025	Service 11/14/24-1/14/25	
							<b>10,650.21</b>	<b>0.00</b>				
<b>6455 - Cable/Television</b>												
8448 30 006 0391700	02/12/2025	02/12/2025	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	17.26	0.00	3000000570	02/12/2025	Service 1/11/25-2/10/25	
8448 30 006 0017008	02/12/2025	02/12/2025	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	5,697.33	0.00	3000000571	02/12/2025	8448 30 006 0017008	
8448 30 006 0397049	02/18/2025	02/18/2025	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	231.17	0.00	ACH	02/27/2025	service 2/8/25-3/7/25	
	02/19/2025	02/19/2025	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	32.19	0.00	ACH	02/20/2025	Office	
8448 30 006	02/24/2025	02/24/2025	6455 - Cable/	Park Vista -		Spectrum	2.18	0.00	3000000576	02/24/2025	service 2/11/	

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
0391700			Television	615 E. Holly Avenue El Segundo, CA 90245							25-3/10/25	
							5,980.13	0.00				
<b>7420 - Office Supplies</b>												
38375	02/12/2025	02/12/2025	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	82.11	0.00	ACH	02/12/2025	Quill INV 42572169 - computer sound bar	
38375	02/12/2025	02/12/2025	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	64.28	0.00	ACH	02/12/2025	Quill INV 42569488 - kitchen supplies	
38375	02/12/2025	02/12/2025	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	138.57	0.00	ACH	02/12/2025	Quill INV 42374045 - kitchen supplies	
38375	02/12/2025	02/12/2025	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	66.73	0.00	ACH	02/12/2025	Quill INV 42374090 - kitchen supplies	
38375	02/12/2025	02/12/2025	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	171.51	0.00	ACH	02/12/2025	Quill INV 42400288 - office supplies	
							523.20	0.00				
<b>Total</b>							<b>58,464.41</b>	<b>1,043.84</b>				

## Budget - Comparative

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

**Period Range:** Feb 2025 to Feb 2025

**Comparison Period Range:** Feb 2024 to Feb 2024

**Additional Account Types:** Asset, Cash, Liability, Capital

**Accounting Basis:** Cash

**Level of Detail:** Detail View

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
<b>Income</b>								
<b>RENT</b>								
Rent Income	85,367.00	80,325.00	5,042.00	6.28%	77,589.00	78,690.00	-1,101.00	-1.40%
Parking Income	1,661.13	1,654.44	6.69	0.40%	1,630.09	1,622.00	8.09	0.50%
<b>Total RENT</b>	<b>87,028.13</b>	<b>81,979.44</b>	<b>5,048.69</b>	<b>6.16%</b>	<b>79,219.09</b>	<b>80,312.00</b>	<b>-1,092.91</b>	<b>-1.36%</b>
Maintenance Charge (Income Account)	2,089.02	0.00	2,089.02	–	0.00	0.00	0.00	0.00%
Vacancy	0.00	-4,016.25	4,016.25	100.00%	0.00	-2,916.67	2,916.67	100.00%
Prepayment	1,398.53	0.00	1,398.53	–	924.57	0.00	924.57	–
Application Fee Income	0.00	0.00	0.00	0.00%	-20.00	0.00	-20.00	–
Laundry Income	574.19	602.00	-27.81	-4.62%	548.63	860.00	-311.37	-36.21%
<b>Total Budgeted Operating Income</b>	<b>91,089.87</b>	<b>78,565.19</b>	<b>12,524.68</b>	<b>15.94%</b>	<b>80,672.29</b>	<b>78,255.33</b>	<b>2,416.96</b>	<b>3.09%</b>
<b>Expense</b>								
Fire Service	0.00	833.34	833.34	100.00%	30.00	833.34	803.34	96.40%
Fire Extinguisher Service	0.00	83.34	83.34	100.00%	0.00	0.00	0.00	0.00%
Maintenance	12,365.57	24,583.34	12,217.77	49.70%	43,014.76	17,500.00	-25,514.76	-145.80%
Elevator service	5,432.90	1,250.00	-4,182.90	-334.63%	0.00	1,250.00	1,250.00	100.00%
Gardening	0.00	1,750.00	1,750.00	100.00%	1,236.59	1,750.00	513.41	29.34%
Management Fees	16,500.00	16,500.00	0.00	0.00%	16,500.00	16,500.00	0.00	0.00%
Pest Control	261.80	500.00	238.20	47.64%	432.17	500.00	67.83	13.57%
Insurance - Property	0.00	2,708.34	2,708.34	100.00%	0.00	0.00	0.00	0.00%
Earthquake Insurance	0.00	7,916.67	7,916.67	100.00%	0.00	0.00	0.00	0.00%
Licenses and	0.00	50.00	50.00	100.00%	0.00	50.00	50.00	100.00%

## Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Permits								
Electricity	1,667.22	2,083.34	416.12	19.97%	1,749.26	2,350.00	600.74	25.56%
Gas	3.21	1,666.67	1,663.46	99.81%	1,540.32	2,000.00	459.68	22.98%
Water	10,650.21	4,500.00	-6,150.21	-136.67%	8,248.32	4,500.00	-3,748.32	-83.30%
Telephone/ Internet	0.00	2,750.00	2,750.00	100.00%	199.92	2,750.00	2,550.08	92.73%
Cable/Television	5,980.13	6,250.00	269.87	4.32%	3,220.89	6,250.00	3,029.11	48.47%
Office Supplies	523.20	400.00	-123.20	-30.80%	300.88	400.00	99.12	24.78%
Advertising & Promotion	0.00	1,166.67	1,166.67	100.00%	540.00	450.00	-90.00	-20.00%
Entertainment	0.00	416.67	416.67	100.00%	0.00	0.00	0.00	0.00%
Legal Expenses (Expense account)	0.00	300.00	300.00	100.00%	575.00	300.00	-275.00	-91.67%
Bank Service Fees	0.00	6.25	6.25	100.00%	0.00	6.25	6.25	100.00%
Postage	0.00	20.84	20.84	100.00%	0.00	20.84	20.84	100.00%
Professional Fees	0.00	708.34	708.34	100.00%	0.00	625.00	625.00	100.00%
<b>Total Budgeted Operating Expense</b>	<b>53,384.24</b>	<b>76,443.81</b>	<b>23,059.57</b>	<b>30.17%</b>	<b>77,588.11</b>	<b>58,035.43</b>	<b>-19,552.68</b>	<b>-33.69%</b>
Total Budgeted Operating Income	91,089.87	78,565.19	12,524.68	15.94%	80,672.29	78,255.33	2,416.96	3.09%
Total Budgeted Operating Expense	53,384.24	76,443.81	23,059.57	30.17%	77,588.11	58,035.43	-19,552.68	-33.69%
<b>NOI - Net Operating Income</b>	<b>37,705.63</b>	<b>2,121.38</b>	<b>35,584.25</b>	<b>1677.41%</b>	<b>3,084.18</b>	<b>20,219.90</b>	<b>-17,135.72</b>	<b>-84.75%</b>
<b>Other Income</b>								
Interest on Bank Accounts	7,385.53	4,166.67	3,218.86	77.25%	5,395.86	2,500.00	2,895.86	115.83%
<b>Total Budgeted Other Income</b>	<b>7,385.53</b>	<b>4,166.67</b>	<b>3,218.86</b>	<b>77.25%</b>	<b>5,395.86</b>	<b>2,500.00</b>	<b>2,895.86</b>	<b>115.83%</b>
<b>Net Other Income</b>	<b>7,385.53</b>	<b>4,166.67</b>	<b>3,218.86</b>	<b>77.25%</b>	<b>5,395.86</b>	<b>2,500.00</b>	<b>2,895.86</b>	<b>115.83%</b>
Total Budgeted	98,475.40	82,731.86	15,743.54	19.03%	86,068.15	80,755.33	5,312.82	6.58%

## Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
<b>Income</b>								
Total Budgeted Expense	53,384.24	76,443.81	23,059.57	30.17%	77,588.11	58,035.43	-19,552.68	-33.69%
<b>Net Income</b>	<b>45,091.16</b>	<b>6,288.05</b>	<b>38,803.11</b>	<b>617.09%</b>	<b>8,480.04</b>	<b>22,719.90</b>	<b>-14,239.86</b>	<b>-62.68%</b>
<b>Cash</b>								
Cash in Bank	-10,946.51	0.00	10,946.51	–	4,331.18	0.00	-4,331.18	–
Park Vista Reserve Account - LAIF	57,032.67	0.00	-57,032.67	–	5,395.86	0.00	-5,395.86	–
<b>Total Budgeted Cash</b>	<b>46,086.16</b>	<b>0.00</b>	<b>-46,086.16</b>	<b>–</b>	<b>9,727.04</b>	<b>0.00</b>	<b>-9,727.04</b>	<b>–</b>
<b>Liability</b>								
Key Deposit	-30.00	0.00	-30.00	–	30.00	0.00	30.00	–
Security Deposit	1,025.00	0.00	1,025.00	–	1,217.00	0.00	1,217.00	–
<b>Total Budgeted Liability</b>	<b>995.00</b>	<b>0.00</b>	<b>995.00</b>	<b>–</b>	<b>1,247.00</b>	<b>0.00</b>	<b>1,247.00</b>	<b>–</b>