



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
APRIL 23, 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 regular Senior Citizen Housing Corporation Minutes from March 26, 2025.
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 actions 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 March 2025.
2. Alternatively, discuss and take other action related to this item.

4. **Review of the Pine Tree Removal Request**

Recommendation -

1. Receive and file the request to review the pine tree debris and safety hazards.

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

5. Review of Parking Availability, Waitlist Policy, and Rate Structure

Recommendation -

1. Review parking availability, waitlist policy, and rate structure, and consider possible amendments to the same.

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

D. REPORTS - COMMUNITY DEVELOPMENT DEPARTMENT

6. Upcoming Events

Recommendation -

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

7. Park Vista Analysis

Recommendation -

1. Receive and file the report regarding a Park Vista analysis.

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)

8. Update Regarding the Rowing Machine in the Recreation Room

Recommendation -

1. File and receive the update for the rowing machine in the recreation room.

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

ADJOURNMENT

POSTED: ES Public Library, Joslyn Center, and Park Vista
DATE: April 17
TIME: 5:30 PM
BY: Julie Todd, Ryan Delgado, Neil Cadman

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

CALL TO ORDER:

The meeting was called to order at 3:35 p.m. by Board Paul Lanyi.

ROLL CALL

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

PUBLIC COMMUNICATION. (Suggestion Box Comments)

- A resident inquired about having a yard sale on June 1, 2025. The Board asked what the City's position is on requesting a yard sale. Ryan stated that he would need approval from Michael to proceed. Paul asked Agnes to follow up with Michael.
- An inquiry dated March 25, 2025, requested input from the City and Cadman Group regarding what happens if a resident loses their Social Security checks. Paul stated that the City Council is the appropriate board to direct those concerns to for a response.
- A comment was made requesting that the broken rowing machine bench on the 1st floor recreation room be fixed or replaced. Neil responded that it's an insurance issue, but if the machine is broken, it needs to be removed. He informed the Board that if they would like to replace the machine, he would obtain a quote for a maintenance contract to comply with insurance requirements. Paul asked if Neil could remove the broken piece and provide a quote for a new machine along with a maintenance contract to be presented at the next meeting agenda.
- A letter dated March 13, 2025, from Mr. and Mrs. Fischer raised concerns about pine trees dropping sap, pinecones, and branches onto their balcony. It is causing damage to patio furniture and poses potential bodily injury risks. They are requesting the trees be removed. Paul requested that the item be placed on the agenda, including the City and arborist's policies on tree removal.

A. CONSENT

1. APPROVAL OF MEETING MINUTES

Paul Lanyi motion and Paula Rotolo second, to approve the February 26, 2025, Meeting Minutes. The motion passed 5-0.

B. UNFINISHED BUSINESS

None.

C. NEW BUSINESS

2. President's Report (Paul Lanyi)

- Paul informed everyone that he would be presenting the State of the Union this Tuesday, April 1st, to City Council.
- Paul inquired about the number of parking spots available at Park Vista. Neil stated that he believes there are approximately 50 spots.
- Paul asked if any spots had become available in the last few years. He mentioned that there is a waiting list. Paul then asked Neil how long the list is. Neil stated that it is fairly long. It is a two-tiered list: all new residents are placed on the waiting list for outside parking spots, and current tenants are moved to the inside parking garage list. Paul inquired if the outside parking lot rate for new tenants and if it should be adjusted. Neil stated that a deadline would need to be created in case current tenants want to be added to the list. Paul asked if a breakdown of rates and how often spots become available- weekly or annually-could be added to the agenda for the next meeting.
- Denise suggested that the rates for new tenants was already substantially high for new tenant, that she didn't think it would be a good idea.

Receive and file: Motion carried 5-0

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

- Paul inquired if the \$48k per year for Uriel is covered under the maintenance budget. Neil stated that it all falls under the maintenance budget.
- Paula inquired about the 6 items for Spectrum. Neil stated that he caught it last month that the Spectrum covers multiple layers of billing for the facility, including internet, cable, and telephones.

Receive and file: Motion carried 5-0

D. REPORTS – COMMUNITY DEVELOPMENT DEPARTMENT

4. Upcoming Events (Ryan Delgado)

- Mr. Delgado informed residents about the new Arts and Crafts activity starting on April 11, 2025, from 10:00 a.m. to 11:00 a.m. at the Joslyn Center. For more information, contact the Joslyn Center.
- The Strider Walking Group will begin on April 15, 2025, and will involve a one-mile walk each way. The meeting location is at the Joslyn Center.
- The upcoming annual ElderFest, themed “Flipping the Script on Aging,” will be held in May at the Joslyn Center from 11:00 a.m. to 1:00 p.m. All nomination forms to nominate a resident as the Older American of the Year must be submitted to the Joslyn Center by April 15.

E. REPORTS – SENIOR CITIZENS HOUSING BOARD

- Agnes reminded the board that their Form 700 needs to be completed. If anyone needs assistance, they should reach out to her directly.

F. REPORTS – MANAGEMENT (CADMAN GROUP)

- Monday, March 24th, the El Segundo Fire Department installed an AED device, provided training, and explained to the tenants that they are covered by law. It is believed that the next meeting will be held in a couple of months. Paul asked how many devices are going to be installed throughout the facility and what the cost would be.

- He informed the board that he recently moved \$88,000 to the CAMP account whenever the main account exceeds the \$150,000 threshold.

ADJOURNMENT: 4:05 PM

NEXT MEETING: Wednesday, April 23, 2025



PARK VISTA

Financial Reporting Analysis

March 2025

Gross Income: \$93,010.18

Gross Expenses: \$50,533.12

Expenses for the month were normal except for the following:

- *Maintenance of \$22,761.64. Normal operations with one major vacancy prep of \$9,014.00*
- *No water bills in March.*
- *Bank interest of \$8,191.82 reported by the City for March.*

Net Income: \$34,285.24

Total Account Balances: \$2,404,233.42

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 3/1/2025
99% occupied on 3/31/2025**

Move-outs: 1

Move-ins: 1

Notices to Vacate: 1

Budget Comparison Notes:

Operations: Operations for the month performed \$25,910.69 over budget for March, \$112,057.45 over budget YTD.

Income

- **Income for the month of March \$6,253.17 over budget for March, \$29,232.66 over budget YTD.**

Expenses:

- **Overall expenses for March \$25,910.69 under budget, \$82,824.79 under budget YTD.**
- **Maintenance \$1,821.70 under budget for March, \$30,982.90 under budget YTD.**
- **Electricity under budget for March by \$426.41, and \$968.25 under budget YTD.**
- **Gas over budget by \$1,782.25 for March and 1,520.98 over budget YTD.**
- **Cable Television under budget by \$269.87 for March, \$368.58 under budget YTD.**
- **Water performing \$2,849.79 over budget YTD.**
- **Telephone \$2,468.97 under budget for March and 7,357.08 under budget YTD.**
- **Elevator service over budget by \$6,822.02 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

April 10, 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	March-25
		<u>Original</u>
Beginning balance at December 31, 2024	\$	2,108,116.49
Accrued: Interest (Posted quarterly)	\$	23,723.92
Add: Deposits	\$	49,647.14
Transfer in	2/13/2025	
Add: Deposits	\$	88,000.00
Transfer in	3/20/2025	
Less: Withdrawals		
TOTAL IN LAIF/CAMP - G/L# 504-101-0000-0004:	<u>As of</u>	
	3/31/2025	\$ 2,269,487.55

Accrued Interest (posted quarterly by the 15th day following quarter):						
Interest Earned	January	@	4.550%	Actual	CAMP for 31 days	8,146.57
Interest Earned	February	@	4.510%	Actual	CAMP for 28 days	7,385.53
Interest Earned	March	@	4.470%	Actual	CAMP for 31 days	8,191.82
Accrued Interest	quarter to date					23,723.92

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: Mar 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
Operating Income & Expense				
Income				
RENT				
Rent Income	86,216.00	101.65	257,396.00	97.16
Parking Income	1,660.49	1.96	4,985.88	1.88
Total RENT	87,876.49	103.61	262,381.88	99.04
Maintenance Charge (Income Account)	0.00	0.00	2,089.02	0.79
Prepayment	-3,561.51	-4.20	-1,140.37	-0.43
Laundry Income	503.38	0.59	1,597.70	0.60
Total Operating Income	84,818.36	100.00	264,928.23	100.00
Expense				
Fire Service	0.00	0.00	510.00	0.19
Maintenance	22,761.64	26.84	42,767.12	16.14
Elevator service	1,614.12	1.90	10,572.02	3.99
Gardening	3,263.88	3.85	5,047.37	1.91
Management Fees	16,500.00	19.45	49,500.00	18.68
Pest Control	4.63	0.01	862.94	0.33
Licenses and Permits	0.00	0.00	0.00	0.00
Electricity	1,656.93	1.95	5,281.77	1.99
Gas	3,448.92	4.07	6,520.99	2.46
Water	0.00	0.00	10,650.21	4.02
Telephone/Internet	281.03	0.33	892.92	0.34
Trash	0.00	0.00	335.83	0.13
Cable/Television	32.19	0.04	11,551.72	4.36
Office Supplies	103.16	0.12	988.35	0.37
Advertising & Promotion	566.62	0.67	725.40	0.27
Legal Expenses (Expense account)	300.00	0.35	300.00	0.11
Total Operating Expense	50,533.12	59.58	146,506.64	55.30
NOI - Net Operating Income	34,285.24	40.42	118,421.59	44.70
Other Income & Expense				
Other Income				
Interest on Bank Accounts	8,191.82	9.66	23,723.92	8.95
Total Other Income	8,191.82	9.66	23,723.92	8.95

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Net Other Income	8,191.82	9.66	23,723.92	8.95
Total Income	93,010.18	109.66	288,652.15	108.95
Total Expense	50,533.12	59.58	146,506.64	55.30
Net Income	42,477.06	50.08	142,145.51	53.65

Balance Sheet

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

As of: 03/31/2025

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	134,745.87
Park Vista Reserve Account - LAIF	2,269,487.55
Total Cash	2,404,233.42
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	2,888,658.37
LIABILITIES & CAPITAL	
Liabilities	
Security Deposit Interest	-530.00
Pet Deposit	4,325.00
Key Deposit	1,830.00
Security Deposit	77,987.00
Passthrough Cash Account	-946.00
Accounts Payable	30,698.00
Total Liabilities	113,364.00
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	142,145.51
Calculated Prior Years Retained Earnings	2,501,657.91
Total Capital	2,775,294.37
TOTAL LIABILITIES & CAPITAL	2,888,658.37

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: 03/01/2025 to 03/31/2025

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

	03/11/2025	03/11/2025	2120 - Passthrough Cash Account	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	321	Alonte, Ben	270.00	0.00	5825	03/12/2025	Ben Alonte, Park Vista - 321: Move Out Refund	
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6210 - Maintenance

9234733212	03/04/2025	03/04/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	412	HD Supply	131.39	0.00	5823	03/10/2025	Vacancy/ Prep-New toilet tank.	
9234780159	03/07/2025	03/07/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	207.27	0.00	5823	03/10/2025	Maintenance supplies; bathroom vanity cabinet.	
30174	03/07/2025	03/07/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		TRIANGLE AIR SYSTEM OR VLAD BALAS	270.00	0.00	597C-3C00	03/18/2025	Repairs made to A/C motor in A/C room, serviced and left working properly again.	
CC073781	03/10/2025	04/09/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	424	Carpet Concepts	408.46	0.00	7AA7-DAB0	04/09/2025	Replaced 20+ years old kitchen flooring coming apart and causing trip hazard with new	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
											vinyl flooring.	
9234889293	03/10/2025	03/10/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	100.37	0.00	5825	03/17/2025	Maintenance supplies for the building.	
9234889295	03/10/2025	03/10/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	321	HD Supply	124.82	0.00	5825	03/17/2025	Vacancy/ Prep # 321- Light fixtures	
9234889296	03/10/2025	03/10/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	321	HD Supply	142.34	0.00	5825	03/17/2025	Vacancy/ Prep # 321- New ceiling fan	
9234889297	03/10/2025	03/10/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	321	HD Supply	2,872.86	0.00	5825	03/17/2025	Vacancy/ Prep # 321- New Refrigerator, gas range, and dishwasher machine.	
9234950906	03/11/2025	03/11/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	321	HD Supply	141.26	0.00	5825	03/17/2025	Vacancy/ Prep # 321-- New range hood	
9234950907	03/11/2025	03/11/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	102.69	0.00	5825	03/17/2025	Janitor- Cleaning supplies.	
203756	03/11/2025	03/11/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	120.00	0.00	8FD8-1660	03/19/2025	Updated (1) light in media room to an LED strip light.	
203755	03/11/2025	03/11/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	250.00	0.00	8FD8-1660	03/19/2025	Updated (2) old garage lights to new T12 48" LED strip lights.	
203751	03/11/2025	03/11/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El		Montalvo, Uriel	265.00	0.00	8FD8-1660	03/19/2025	Updated (2) garage lights to LED.	

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								
9234985902	03/12/2025	03/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	321	HD Supply	49.38	0.00	5825	03/17/2025	Vacancy/ Prep # 321- New toilet seat	
9234985903	03/12/2025	03/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	21.89	0.00	5825	03/17/2025	Janitor- Cleaning supplies.	
9234985904	03/12/2025	03/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	72.91	0.00	5825	03/17/2025	Maintenance supplies.	
48331	03/12/2025	03/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	47.70	0.00	3000000584	03/19/2025	Maintenance supplies; 16" toilet water lines, clamp, sawzall blade pack.	
48351	03/12/2025	03/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	67.85	0.00	3000000584	03/19/2025	Maintenance supplies; pop up assembly- brass, pop up assembly- non metallic, pop up plug wrench.	
48353	03/12/2025	03/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	49.45	0.00	3000000584	03/19/2025	Maintenance supplies; flexible sink trap, p sink trap, flexi- drain extension, flexi-drain connector.	
48363	03/12/2025	03/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	197.07	0.00	3000000584	03/19/2025	Maintenance supplies; garbage disposal, impact bit set.	
9235057091	03/14/2025	03/14/2025	6210 -	Park Vista -		HD Supply	12.36	0.00	5825	03/17/2025	Janitor	

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	
252038	03/14/2025	03/14/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	412	Industrial Lock & Security Inc.	390.00	0.00	3000000583	03/18/2025	Emergency call afterhours; key no longer worked in unit door lock, locksmith came out to repair lock with keys, left working properly again.	
203780	03/14/2025	03/14/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	214	Montalvo, Uriel	250.00	0.00	8FD8-1660	03/19/2025	Urgent call for toilet not working, snaked to clear clog, fixed water pressure.	
203779	03/14/2025	03/14/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	105	Montalvo, Uriel	275.00	0.00	8FD8-1660	03/19/2025	Replaced garbage disposal.	
203758	03/14/2025	03/14/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	450.00	0.00	8FD8-1660	03/19/2025	Hauled away trash, old appliances from vacancy preps.	
38518	03/17/2025	03/17/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	83.20	0.00	ACH	03/17/2025	Quill INV42945547 - cleaning supplies	
38518	03/17/2025	03/17/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	125.01	0.00	ACH	03/17/2025	Quill INV 42963586 -cleaning supplies	
38518	03/17/2025	03/17/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El		Cadman Group	53.64	0.00	ACH	03/17/2025	Quill INV 42965588 - white	

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							bathroom wall cabinet	
38518	03/17/2025	03/17/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	125.00	0.00	ACH	03/17/2025	IT services - issues with maintenance email and set up	
203797	03/17/2025	03/17/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	150.00	0.00	8FD8-1660	03/19/2025	Repairs made to lower parking gate.	
10102024	03/18/2025	03/18/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Peraza, Gabriel	290.00	0.00	8FDA-7BF0	03/19/2025	Reconnected IDTECK access control system for main computer, updated system, cleaned inside, left working properly.	
69308	03/19/2025	03/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		American Arbor Care	2,440.00	0.00	E48F-03A0	03/24/2025	Prune and shape (7) Canary Island Pines on property.	
9235196494	03/19/2025	03/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	130.60	0.00	5826	03/24/2025	Maintenance supplies; moisture absorbers, Honeywell thermostats.	
9235196495	03/19/2025	03/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	125.93	0.00	5826	03/24/2025	Maintenance supplies; packs of AA batteries for smoke/Co2 detectors.	
9235196496	03/19/2025	03/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	116.02	0.00	5826	03/24/2025	Maintenance supplies; LED bulbs.	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
9235196497	03/19/2025	03/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	116.02	0.00	5826	03/24/2025	Maintenance supplies; LED bulb packs.	
9235255765	03/20/2025	03/20/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	51.52	0.00	5826	03/24/2025	Maintenance supplies; wire fastening nail hooks for ceiling, bend screw hooks hardware packs.	
9235255766	03/20/2025	03/20/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	81.08	0.00	5826	03/24/2025	Maintenance Supplies; gallons of commercial drain cleaner.	
9235298642	03/21/2025	03/21/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	12.03	0.00	5826	03/24/2025	Maintenance supplies.	
9235298644	03/21/2025	03/21/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	4.37	0.00	5826	03/24/2025	Maintenance supplies.	
9235298645	03/21/2025	03/21/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	166.06	0.00	5826	03/24/2025	Maintenance supplies; shower stems, shower faucets.	
CC073996	03/25/2025	04/24/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	321	Carpet Concepts	0.00	1,076.04			Vacancy prep; new carpeting installed and carpet padding in studio unit living areas, new vinyl installed in kitchen and bathroom.	
9235399268	03/25/2025	03/25/2025	6210 - Maintenance	Park Vista - 615 E. Holly		HD Supply	96.32	0.00	5827	04/01/2025	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								
3242025-60389-03/25/2025	03/25/2025	03/25/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Peraza, Gabriel	0.00	1,420.00			(3) new security cameras supplied, installed and configured to work with system and new DVR, including new weather protected cabling, junction box install and connectors.	
3242025-60389-03/25/2025	03/25/2025	03/25/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Peraza, Gabriel	0.00	920.00			New DVR upgrade supplied and installed to coordinate with new cameras needed in garage/ parking areas, includes installation, setup and configuration.	
9235489992	03/28/2025	03/28/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	34.82	0.00	5829	04/09/2025	Janitor-Cleaning supplies.	
44974	03/28/2025	03/28/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	321	Total Maintenance Group, Inc.	0.00	8,910.00			Vacancy prep; entire studio unit prep and paint walls, ceilings, cabinets, closets, patio, remove contact paper	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
											in kitchen drawers, resurface kitchen countertops, supply + replace cabinet hinges, sliding door tracks, cabinet knobs, install new appliances.	
45060	03/28/2025	03/28/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	321	Total Maintenance Group, Inc.	155.00	0.00	B7E0-C530	04/10/2025	Vacancy prep; studio unit cleaning after construction work done.	
9235554938	03/31/2025	03/31/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	121.12	0.00	5829	04/09/2025	Maintenance supplies for the building.	
408566	03/31/2025	03/31/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	250.00	0.00	B7E2-0F10	04/10/2025	Installed (1) set of new LED lights in upper garage middle ceiling.	
203781	03/31/2025	03/31/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	250.00	0.00	B7E2-0F10	04/10/2025	Installed new LED light fixture on upper garage east corner.	
							11,997.81	12,326.04				

6245 - Elevator service

151401899729	03/20/2025	03/20/2025	6245 - Elevator service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Amtech Elevator Service	1,614.12	0.00	9059-1620	03/20/2025	Quarterly Service 4/1/25 - 6/30/25	
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Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
6250 - Gardening												
6678	03/25/2025	03/25/2025	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	1,303.49	0.00	4637-79E0	03/25/2025	Monthly Service - February	
6651	03/25/2025	03/25/2025	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	1,303.49	0.00	4637-79E0	03/25/2025	Monthly Service - January	
6651	03/25/2025	03/25/2025	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	656.90	0.00	4637-79E0	03/25/2025	Extra supplies and approved work Jan 2025, (50lb) of lawn fertilizer, replace valves and sprinklers	
6720	03/31/2025	03/31/2025	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	229.00	0.00	6DD4-5D30	04/01/2025	Monthly Service - March	
							3,492.88	0.00				
6270 - Management Fees												
	03/03/2025	03/03/2025	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	16,500.00	0.00	ACH	03/03/2025	Management Fees for 03/2025	
6315 - Pest Control												
457524070	03/28/2025	03/28/2025	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Terminix	4.63	0.00	3000000587	03/31/2025	Environmental safety surcharge	
6410 - Electricity												
700394170456	03/19/2025	03/19/2025	6410 - Electricity	Park Vista - 615 E. Holly Avenue El		Edison	1,532.35	0.00	3000000585	03/19/2025	service 2/10/25-3/11/25	

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								
700587779325	03/19/2025	03/19/2025	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Edison	124.58	0.00	3000000586	03/19/2025	service 2/10/25-3/11/25	

1,656.93 0.00

6420 - Gas

075 005 3297 8	03/14/2025	03/14/2025	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		SoCalGas	6.62	0.00	3000000581	03/14/2025	service 2/3/25-3/5/25	
056 105 3200 3	03/14/2025	03/14/2025	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		SoCalGas	1,721.15	0.00	3000000582	03/17/2025	service 2/3/25-3/5/25	

1,727.77 0.00

6445 - Telephone/Internet

38518	03/17/2025	03/17/2025	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	49.86	0.00	ACH	03/17/2025	AT&T mobile account 1029605353	
8448 30 006 0397046	03/27/2025	03/27/2025	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	231.17	0.00	ACH	03/27/2025	service 3/8/25-4/7/25	

281.03 0.00

6455 - Cable/Television

8448 30 006 0255251	03/19/2025	03/19/2025	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	32.19	0.00	ACH	03/19/2025	service 3/1/25-3/29/25	
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7420 - Office Supplies

38518	03/17/2025	03/17/2025	7420 - Office Supplies	Park Vista - 615 E. Holly		Cadman Group	10.99	0.00	ACH	03/17/2025	Quill INV 42613663 -	
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Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				Avenue El Segundo, CA 90245							Coffee supplies	
38518	03/17/2025	03/17/2025	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	92.17	0.00	ACH	03/17/2025	Quill INV - 42743038 - kitchen supplies	

103.16 0.00

7450 - Advertising & Promotion

38518	03/17/2025	03/17/2025	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	566.62	0.00	ACH	03/17/2025	1st Quarter Anniversary - Food	
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7610 - Legal Expenses (Expense account)

8419	03/03/2025	03/03/2025	7610 - Legal Expenses (Expense account)	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Joseph L. Cruz, APC	300.00	0.00	34EF-4940	03/04/2025		
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Total

38,547.14 12,326.04

Budget - Comparative

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

Period Range: Mar 2025 to Mar 2025

Comparison Period Range: Mar 2024 to Mar 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
Income								
RENT								
Rent Income	86,216.00	80,325.00	5,891.00	7.33%	79,147.00	78,690.00	457.00	0.58%
Parking Income	1,660.49	1,654.44	6.05	0.37%	1,663.92	1,622.00	41.92	2.58%
Total RENT	87,876.49	81,979.44	5,897.05	7.19%	80,810.92	80,312.00	498.92	0.62%
Vacancy	0.00	-4,016.25	4,016.25	100.00%	0.00	-2,916.67	2,916.67	100.00%
Prepayment	-3,561.51	0.00	-3,561.51	-	460.49	0.00	460.49	-
Laundry Income	503.38	602.00	-98.62	-16.38%	425.67	860.00	-434.33	-50.50%
Total Budgeted Operating Income	84,818.36	78,565.19	6,253.17	7.96%	81,697.08	78,255.33	3,441.75	4.40%
Expense								
Fire Service	0.00	833.34	833.34	100.00%	0.00	833.34	833.34	100.00%
Fire Extinguisher Service	0.00	83.34	83.34	100.00%	0.00	0.00	0.00	0.00%
Maintenance	22,761.64	24,583.34	1,821.70	7.41%	11,367.42	17,500.00	6,132.58	35.04%
Elevator service	1,614.12	1,250.00	-364.12	-29.13%	2,969.30	1,250.00	-1,719.30	-137.54%
Gardening	3,263.88	1,750.00	-1,513.88	-86.51%	1,215.59	1,750.00	534.41	30.54%
Management Fees	16,500.00	16,500.00	0.00	0.00%	16,500.00	16,500.00	0.00	0.00%
Pest Control	4.63	500.00	495.37	99.07%	175.00	500.00	325.00	65.00%
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 Permits	0.00	50.00	50.00	100.00%	450.00	50.00	-400.00	-800.00%
Electricity	1,656.93	2,083.34	426.41	20.47%	1,827.94	2,350.00	522.06	22.22%
Gas	3,448.92	1,666.67	-1,782.25	-106.93%	1,770.70	2,000.00	229.30	11.46%
Water	0.00	4,500.00	4,500.00	100.00%	0.00	4,500.00	4,500.00	100.00%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Telephone/ Internet	281.03	2,750.00	2,468.97	89.78%	80.69	2,750.00	2,669.31	97.07%
Cable/Television	32.19	6,250.00	6,217.81	99.48%	4,294.54	6,250.00	1,955.46	31.29%
Office Supplies	103.16	400.00	296.84	74.21%	330.66	400.00	69.34	17.34%
Advertising & Promotion	566.62	1,166.67	600.05	51.43%	0.00	450.00	450.00	100.00%
Entertainment	0.00	416.67	416.67	100.00%	0.00	0.00	0.00	0.00%
Legal Expenses (Expense account)	300.00	300.00	0.00	0.00%	350.00	300.00	-50.00	-16.67%
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%
Total Budgeted Operating Expense	50,533.12	76,443.81	25,910.69	33.90%	41,331.84	58,035.43	16,703.59	28.78%
Total Budgeted Operating Income	84,818.36	78,565.19	6,253.17	7.96%	81,697.08	78,255.33	3,441.75	4.40%
Total Budgeted Operating Expense	50,533.12	76,443.81	25,910.69	33.90%	41,331.84	58,035.43	16,703.59	28.78%
NOI - Net Operating Income	34,285.24	2,121.38	32,163.86	1516.18%	40,365.24	20,219.90	20,145.34	99.63%
Other Income								
Interest on Bank Accounts	8,191.82	4,166.67	4,025.15	96.60%	5,747.01	2,500.00	3,247.01	129.88%
Total Budgeted Other Income	8,191.82	4,166.67	4,025.15	96.60%	5,747.01	2,500.00	3,247.01	129.88%
Net Other Income	8,191.82	4,166.67	4,025.15	96.60%	5,747.01	2,500.00	3,247.01	129.88%
Total Budgeted Income	93,010.18	82,731.86	10,278.32	12.42%	87,444.09	80,755.33	6,688.76	8.28%
Total Budgeted Expense	50,533.12	76,443.81	25,910.69	33.90%	41,331.84	58,035.43	16,703.59	28.78%
Net Income	42,477.06	6,288.05	36,189.01	575.52%	46,112.25	22,719.90	23,392.35	102.96%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Cash								
Cash in Bank	-53,954.76	0.00	53,954.76	–	42,473.24	0.00	-42,473.24	–
Park Vista Reserve Account - LAIF	96,191.82	0.00	-96,191.82	–	5,747.01	0.00	-5,747.01	–
Total Budgeted Cash	42,237.06	0.00	-42,237.06	–	48,220.25	0.00	-48,220.25	–
Liability								
Key Deposit	30.00	0.00	30.00	–	30.00	0.00	30.00	–
Security Deposit	-270.00	0.00	-270.00	–	2,078.00	0.00	2,078.00	–
Total Budgeted Liability	-240.00	0.00	-240.00	–	2,108.00	0.00	2,108.00	–

April 8, 2025

City of El Segundo
Board of Directors
El Segundo, CA

To Whom It May Concern:

We, Karl and Lillian Fischer are residents of El Segundo, at 615 E. Holly Avenue. Apt. 110. We have notified Park Vista Senior Apartments' Manager of our concern and the reason for this letter. This is the 3rd letter sent to the City of El Segundo Board of Directors and the Cadman Group.

We are -AGAIN- requesting that the ONE PINE TREE bordering our patio at Park Vista - Apartment 110, be cut down.

The Tree Service personnel were here last week. and limbs and branches from those 2 trees we wrote you about, on March 13th, 2025, were trimmed. They were dropping sap, pine cones and branches, continuously. But, unfortunately that was NOT enough. We are still unable to go outside and enjoy beautiful sunny days because we still get pine cones and sap. Our clothes get ruined...and our patio furniture gets ruined too. This SAP is NOT washable or removable. The cushions and patio furniture have to be discarded. The patio cement gets covered with sap and if we are out there trying to clean up, we track in sap into the apartment,

We respectfully request that at least the one Pine tree closest to and directly above our patio be CUT DOWN ASAP - PLEASE!

We have tried everything to improve the situation, but nothing works. My husband and I firmly believe, the only answer is to have this pine tree cut down.

Sincerely Yours,

Karl Fischer
Tel: 914-715-0749
email: doowopkarl@aol.com

Lillian Fischer
Tel: 914-715-0855

CC: Teresa Estrada, Mgr.; The Cadman Group; City of El Segundo, CA