



**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**  
**AUGUST 27, 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 Meetings Minutes**

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Recommendation -

1. Approve the regular Senior Citizen Housing Corporation minutes from July 23, 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 actions 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 July 2025.
2. Alternatively, discuss and take other action related to this item.

**4. Discussion and Consideration to Allow for Vending Machines in Park Vista**

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Recommendation –

1. Discuss and consider allowing vending machines in Park Vista.
2. Alternatively, discuss and take other action related to this item.

**D. REPORTS - COMMUNITY DEVELOPMENT DEPARTMENT**

**5. Upcoming Events**

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Recommendation -

1. Receive and file 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:

DATE:

TIME:

BY:

**MINUTES OF THE MEETING**  
**El Segundo Senior Citizen Housing Board Corporation**  
**Wednesday,**  
**July 23, 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  
Paula Rotolo  
Julia Newman  
**Absent:** Denise Fessenbecker  
**Others:** Neil Cadman  
Michael Allen  
Agnes Ho

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

- A resident submitted a letter dated July 21, 2025, in the comment box regarding the malfunction of the washing machine. Paula stated that residents in the future should reach out to Cadman Group as soon as possible.
- #320 Doty Gomez submitted a letter dated July 21, 2025, to request a West Side vending machine as a test run for snacks for the residents. Neil believes that it would be a liability for the facility. Tim inquired what the liability might be. The board requested a follow-up from the City Attorney as to liability or if allowed.
- A resident asked about Amazon being contacted at 11:30 PM to enter the building for the delivery of package.
- #402 Val inquired about agenda item 4 on not allowing non-voting board member the opportunity to be able vote. She stated that, as a resident, she disagrees with not having a vote.

**A. CONSENT**

**1. APPROVAL OF MEETING MINUTES**

Motioned by Paula Rotolo and seconded by Julia Newman to approve the June 25, 2025, Meeting Minutes. The motion passed 4-0.

**B. UNFINISHED BUSINESS**

- Tim provided an update to the common area artwork policy. He stated that he spoke with Michael is working with the City Attorney to provide the board information guidelines policy.

**C. NEW BUSINESS**

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

- Paul provided a recap of the posting of agenda location on the city websites. Neil clarified that the positing and hardcopies on the bulletin board and placed at the front counter. He also confirmed that the financial was not include with the hardcopies of the agenda.
- Paul informed the board that the facility assessment is schedule to take place in 2026.

Receive and file: Motion carried 4-0

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

- Paul inquired about the balance of the account. Neil stated that he recently transferred \$60k, leaving a balance of \$2.5 million.
- Tim noticed that extreme dollar amount being spent on Unit #309 for maintenance. Neil stated that, yes, it is getting complete make over that hasn't been done in years.

Receive and file: Motion carried 4-0

**4. Discussion and Consideration of Amending the bylaws to Allow for Park Vista Resident to Serve as a Non-voting Board Member.**

- Michael provided a brief discussion from council stating that new law is in effect and is going to table this item until after the council meeting on August 18<sup>th</sup> with additional information for the board.
- Julia inquired about the benefit of non-voting members. Michael reply that there is pros and cons that gives a voice on the dais to non-voting board members.
- Michael informed the board that Paul and Julia's terms had expired. The City Council has extended their terms until the end of August, but he is not sure when it would reopen.
- Paul inquired if the city attorney would provide direction to the board. Michael stated that he believes the city attorney would provide direction.

**5. 2024 Financial Audit Scope of Services**

- Neil informed the board of the annual audit report in the packet. He stated that the president would need sign the report.

**D. REPORTS – COMMUNITY DEVELOPMENT DEPARTMENT**

**6. Upcoming Events**

- Michael informed the resident that on August 19<sup>th</sup> there will be a barbeque at the Joslyn Center from 12:00 pm to 2:00 pm.
- National Night Out is on August 5<sup>th</sup> on Main Street.

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

- Tim stated the 3<sup>rd</sup> floor annual inspection has been completed.
- Paul asked if the contracts for Cadman Group would be reviewed. Michael stated that it is a workplan to review contracts calendar.

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

- Media Room has received a new television.
- City has been alerted about the railing repairs that have been an ongoing update. He stated that a remaining 50 feet is left to complete.
- Updated the annual anniversary party planning. He also stated that the National Charity League will be assisting with the event. He also stated that the resident would like to see the attendance of City Council.

**ADJOURNMENT:** 4:20 PM

**NEXT MEETING:** Wednesday, August 28, 2025



# PARK VISTA

## Financial Reporting Analysis

July 2025

**Gross Income:** \$96,790.55

**Gross Expenses:** \$58,916.63

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

- *Maintenance of \$29,650.41. Normal operations with a major vacancy prep of unit 309 and 204 (never been renovated before), smaller rent ready work for unit 112 and usual maintenance expenses.*
- *No water bill received in July.*
- *Bank interest of \$8,920.77 reported by the City for July.*

**Net Income:** \$28,953.15

**Total Account Balances:** \$2,584,472.29

**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: 96.9% occupied on 7/1/2025  
95.9% occupied on 7/31/2025

Move-outs: 1

Move-ins: 0

Notices to Vacate: 3

#### Budget Comparison Notes:

**Operations:** Operations for the month performed \$31,585.80 over budget for July, \$275,480.88 over budget YTD. This is primarily due to both earthquake and liability/fire insurance budgeted monthly but paid annually. NOTE: earthquake insurance paid in August so much of this will catch up next month. Also, water much less than budget due to the City crediting the facility over the wrong billing structure.

#### Income

- Income for the month of July \$9,304.59 over budget for July, \$66,082.06 over budget YTD.

#### Expenses:

- Overall expenses for July \$17,527.11 under budget, \$180,762.85 under budget YTD.
- Maintenance \$5,067.08 over budget for July, \$47,595.33 under budget YTD.
- Electricity over budget for July by \$771.23, and \$976.93 under budget YTD.
- Gas under budget by \$474.04 for July and \$546.78 over budget YTD.
- Cable Television under budget by \$552.67 for July, \$3,497.42 under budget YTD.
- Water performing \$20,514.75 under budget YTD, but this is due to the City of El Segundo roll back of over charging for previous years.
- Telephone \$2,468.97 under budget for July and \$17,232.96 under budget YTD.
- Elevator service over budget by \$3,436.14 YTD due to the final payment of the new flooring.
- Management fees over budget by \$500 for July – the auditor found that Cadman Group had not charged the current fee in September 2024 when the rate changed.

**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

August 13, 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:		Q3-2025	<b>July-25 Original</b>
Beginning balance at June 30, 2025		\$	2,354,645.52
Accrued: Interest (Posted quarterly)		\$	8,920.77
Add: Deposits	Transfer in 7/17/2025	\$	60,000.00
Add: Deposits			
Less: Withdrawals			
<b>TOTAL IN LAIF/CAMP - G/L# 504-101-0000-0004:</b>		<b>As of 7/31/2025</b>	<b>\$ 2,423,566.29</b>

Accrued Interest (posted quarterly by the 15th day following quarter):							
Interest Earned	July	@	4.410%	Actual	<b>CAMP</b>	for 31 days	\$ 8,920.77
Interest Earned	August	@		Actual	<b>CAMP</b>	for 31 days	\$ -
Interest Earned	September	@		Actual	<b>CAMP</b>	for 30 days	\$ -
<b>Accrued Interest</b>	<b>quarter to date</b>						<b>\$ 8,920.77</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:** Jul 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	87,230.00	99.27	603,887.72	98.03
Parking Income	1,660.49	1.89	11,627.84	1.89
Passthrough Charges	0.00	0.00	0.00	0.00
<b>Total RENT</b>	<b>88,890.49</b>	<b>101.16</b>	<b>615,515.56</b>	<b>99.92</b>
Maintenance Charge (Income Account)	450.00	0.51	2,539.02	0.41
Prepayment	-2,032.57	-2.31	-5,487.58	-0.89
NSF Bank Fees Collected	0.00	0.00	50.00	0.01
Application Fee Income	0.00	0.00	0.00	0.00
Laundry Income	561.86	0.64	3,421.39	0.56
<b>Total Operating Income</b>	<b>87,869.78</b>	<b>100.00</b>	<b>616,038.39</b>	<b>100.00</b>
<b>Expense</b>				
Fire Service	255.00	0.29	3,786.73	0.61
Fire Extinguisher Service	0.00	0.00	0.00	0.00
Maintenance	29,650.41	33.74	124,488.02	20.21
Elevator service	0.00	0.00	12,186.14	1.98
Gardening	1,342.49	1.53	10,522.33	1.71
Management Fees	17,000.00	19.35	116,000.00	18.83
Pest Control	348.60	0.40	2,085.14	0.34
Licenses and Permits	0.00	0.00	450.00	0.07
Electricity	2,854.56	3.25	13,606.42	2.21
Gas	1,192.63	1.36	12,213.47	1.98
Water	0.00	0.00	10,985.25	1.78
Telephone/Internet	281.03	0.32	2,017.04	0.33
Trash	0.00	0.00	335.83	0.05
Cable/Television	5,697.33	6.48	40,252.58	6.53
Office Supplies	107.15	0.12	1,956.86	0.32
Uniforms	0.00	0.00	542.00	0.09
Advertising & Promotion	187.43	0.21	2,486.80	0.40
Legal Expenses (Expense account)	0.00	0.00	405.00	0.07
Bank Service Fees	0.00	0.00	24.00	0.00
<b>Total Operating Expense</b>	<b>58,916.63</b>	<b>67.05</b>	<b>354,343.61</b>	<b>57.52</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>NOI - Net Operating Income</b>	28,953.15	32.95	261,694.78	42.48
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	8,920.77	10.15	57,802.66	9.38
<b>Total Other Income</b>	<b>8,920.77</b>	<b>10.15</b>	<b>57,802.66</b>	<b>9.38</b>
<b>Net Other Income</b>	<b>8,920.77</b>	<b>10.15</b>	<b>57,802.66</b>	<b>9.38</b>
Total Income	96,790.55	110.15	673,841.05	109.38
Total Expense	58,916.63	67.05	354,343.61	57.52
<b>Net Income</b>	<b>37,873.92</b>	<b>43.10</b>	<b>319,497.44</b>	<b>51.86</b>

## Balance Sheet

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

**As of:** 07/31/2025

**Accounting Basis:** Cash

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Cash in Bank	160,906.06
Park Vista Reserve Account - LAIF	2,423,566.29
<b>Total Cash</b>	<b>2,584,472.35</b>
Building Improvements	1,046,041.00
Equipment	184,779.00
Furnishings	153,863.00
Personal Property	-0.05
Accumulated Depreciation	-1,084,089.00
<b>TOTAL ASSETS</b>	<b>2,885,066.30</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Pet Deposit	4,325.00
Key Deposit	1,740.00
Security Deposit	76,870.00
Passthrough Cash Account	1,596.00
Accounts Payable	11,429.00
<b>Total Liabilities</b>	<b>95,960.00</b>
<b>Capital</b>	
Owner Contribution	35,996.00
Owner Distribution	-35,996.00
Retained Earnings	36,195.95
Prior Years Retained Earnings	12,696.00
Calculated Retained Earnings	319,497.44
Calculated Prior Years Retained Earnings	2,420,716.91
<b>Total Capital</b>	<b>2,789,106.30</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>2,885,066.30</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:** 07/01/2025 to 07/31/2025**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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**6000 - Fire Service**

FSF-1130389	07/16/2025	07/16/2025	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Fire Safety First	255.00	0.00	8B78-8D50	07/17/2025	Fire alarm monitoring - July - September 2025	
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**6210 - Maintenance**

9238447554	07/01/2025	07/01/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	112	HD Supply	107.32	0.00	5845	07/15/2025	New bathroom sink.	
9238447555	07/01/2025	07/01/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	112	HD Supply	125.10	0.00	5845	07/15/2025	Vacancy/ Prep - # 112 New bathroom vanity lamp.	
9238447556	07/01/2025	07/01/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	112	HD Supply	131.69	0.00	5845	07/15/2025	New ceiling fan.	
9238447557	07/01/2025	07/01/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	112	HD Supply	141.58	0.00	5845	07/15/2025	Vacancy/ Prep # 112 new range vent hood	
9238447558	07/01/2025	07/01/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	112	HD Supply	2,028.18	0.00	5845	07/15/2025	Vacancy/ Prep # 112- New gas range and dishwasher.	

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
226256	07/01/2025	07/01/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	220	Pitbull Remodeling & Maintenance	180.00	0.00	D012-1940	07/11/2025	Repaired dishwasher with new water supply line.	
9238560760	07/08/2025	07/08/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	24.78	0.00	5845	07/15/2025	Janitor-Cleaning supplies.	
9238605090	07/08/2025	07/08/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	24.78	0.00	5845	07/15/2025	Maintenance supplies.	
9238620420	07/08/2025	07/08/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	23.37	0.00	5845	07/15/2025	Janitor-Cleaning supplies.	
48593	07/08/2025	07/08/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	85.11	0.00	3000000615	07/21/2025	Maintenance supplies; paint tray, paint brushes, stucco patch.	
48549	07/08/2025	07/08/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	74.62	0.00	3000000615	07/21/2025	Maintenance supplies; shower stems, cartridges.	
48556	07/08/2025	07/08/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	15.35	0.00	3000000615	07/21/2025	Maintenance supplies; bailing wire spool.	
48566	07/08/2025	07/08/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	66.43	0.00	3000000615	07/21/2025	Maintenance supplies; ABS pipes, flex santees, plumbing and drain pipe parts.	
48581	07/08/2025	07/08/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA		Southbay Industrial Hardware	357.19	0.00	3000000615	07/21/2025	Maintenance supplies; vacancy prep #204	

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245							rescreens, #309 rescreens, screwdriver set, circular blade, cable tie pack.	
9238516138	07/09/2025	07/09/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	64.08	0.00	5845	07/15/2025	Janitor-Cleaning supplies.	
226263	07/09/2025	07/09/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	112	Pitbull Remodeling & Maintenance	450.00	0.00	D012-1940	07/11/2025	Haul away contents of unit.	
9238881566	07/15/2025	07/15/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	112	HD Supply	63.59	0.00	5847	07/21/2025	New window blinds	
9238881567	07/15/2025	07/15/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	411	HD Supply	131.69	0.00	5847	07/21/2025	New ceiling fan	
9238881568	07/15/2025	07/15/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	305	HD Supply	90.93	0.00	5847	07/21/2025	New window blinds	
9238881569	07/15/2025	07/15/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	73.85	0.00	5847	07/21/2025	Maintenance supplies.	
9238881570	07/15/2025	07/15/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	112	HD Supply	117.92	0.00	5847	07/21/2025	Vertical blinds.	
226294	07/17/2025	07/17/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	408	Pitbull Remodeling & Maintenance	275.00	0.00	6E03-5520	07/28/2025	Snaked bathroom toilet, repaired toilet tank.	

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
226293	07/17/2025	07/17/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	408	Pitbull Remodeling & Maintenance	350.00	0.00	6E03-5520	07/28/2025	Snaked kitchen and bathroom sink to main line with commercial snake needed to clear.	
39017	07/18/2025	07/18/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	83.55	0.00	ACH	07/18/2025	Quill INV 44634975 - cleaning supplies	
39017	07/18/2025	07/18/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	87.33	0.00	ACH	07/18/2025	Quill INV 44634648 - cleaning supplies	
39017	07/18/2025	07/18/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	41.69	0.00	ACH	07/18/2025	Quill INV 44621844 - cleaning supplies	
39000	07/18/2025	07/18/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	92.17	0.00	ACH	07/18/2025	Quill INV 44535590 - cleaning supplies	
9239077419	07/21/2025	07/21/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	407	HD Supply	141.58	0.00	5850	08/04/2025	New range hood.	
9239077420	07/21/2025	07/21/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	406	HD Supply	97.68	0.00	5850	08/04/2025	New range hood.	
9239077421	07/21/2025	07/21/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	27.32	0.00	5850	08/04/2025	Maintenance supplies. - Gloves	
9239052077	07/21/2025	07/21/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El		HD Supply	71.60	0.00	5850	08/04/2025	Maintenance supplies.	

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				Segundo, CA 90245								
9238985235	07/21/2025	07/21/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	112	HD Supply	118.13	0.00	5850	08/04/2025	New Vertical blinds	
9238985236	07/21/2025	07/21/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	20.38	0.00	5850	08/04/2025	Maintenance supplies for the building.	
242102	07/21/2025	07/21/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	112	Pitbull Remodeling & Maintenance	450.00	0.00	F72B-6580	08/11/2025	Hauled away all small personal items (clothes, plants, bags, etc.) left by tenant in unit.	
PETTY CASH	07/23/2025	07/23/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Estrada , Teresa	272.16	0.00	5849	08/04/2025	Petty Cash expenses 12/ 6/23 - 7/4/25	
9239183834	07/23/2025	07/23/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	99.75	0.00	5850	08/04/2025	Maintenance supplies; elongated toilet seats.	
9239183835	07/23/2025	07/23/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	408	HD Supply	97.67	0.00	5850	08/04/2025	New faucet.	
	07/23/2025	07/23/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		The Stanley Louis Company	505.66	0.00	E4DD-B300	08/04/2025	Routine maintenance to boiler on roof; replaced HSI and flame sensor, and flowswitch per recommendations. Parts + labor.	
9239247341	07/28/2025	07/28/2025	6210 -	Park Vista -		HD Supply	134.32	0.00	5853	08/12/2025	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; elongated ADA toilet bowl.	
242121	07/28/2025	07/28/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	305	Pitbull Remodeling & Maintenance	280.00	0.00	F72B-6580	08/11/2025	Replaced shower stem.	
242115	07/28/2025	07/28/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	302	Pitbull Remodeling & Maintenance	160.00	0.00	F72B-6580	08/11/2025	Repaired bedroom window.	
242114	07/28/2025	07/28/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	423	Pitbull Remodeling & Maintenance	180.00	0.00	F72B-6580	08/11/2025	Repaired broken kitchen cabinet.	
242113	07/28/2025	07/28/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	208	Pitbull Remodeling & Maintenance	330.00	0.00	F72B-6580	08/11/2025	Updated kitchen ceiling light to LED, removed old ballast and (3) old lightbulbs.	
45957	07/28/2025	07/28/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	112	Total Maintenance Group, Inc.	225.00	0.00	F72F-5000	08/11/2025	Vacancy prep; 1b/1b full unit cleaning for new tenant.	
45824	07/28/2025	07/28/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	112	Total Maintenance Group, Inc.	10,808.00	0.00	2498-CC40	08/11/2025	Vacancy prep #112; 1b/1b entire unit prep, primer, paint walls, ceiling, closets, balcony, cabinets, minor drywall repairs throughout. Supply and replace vent fan in bathroom,	

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
											toilet supply lines, kitchen faucet, outlets throughout and light switches.	
9239383270	07/29/2025	07/29/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	209	HD Supply	131.69	0.00	5853	08/12/2025	New living room ceiling fan	
9236201252	07/30/2025	07/30/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	122.58	0.00	5853	08/12/2025	Janitor-Cleaning supplies.	
242126	07/30/2025	07/30/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	502	Pitbull Remodeling & Maintenance	220.00	0.00	F72B-6580	08/11/2025	After hours emergency; snaked toilet to clear clog.	Toilet Clog
9239451976	07/31/2025	07/31/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	246.94	0.00	5853	08/12/2025	Maintenance supplies; 48" fluorescent light bulb package.	
9239451977	07/31/2025	07/31/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	116.28	0.00	5853	08/12/2025	Maintenance supplies; LED light bulb packs (5).	
9239451978	07/31/2025	07/31/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	72.75	0.00	5853	08/12/2025	Maintenance supplies; chrome bathroom faucet.	
							<b>20,236.79</b>	<b>0.00</b>				

**6250 - Gardening**

6823	07/01/2025	07/01/2025	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	1,303.49	0.00	3771-1360	07/08/2025	Monthly Service - June	
6823	07/01/2025	07/01/2025	6250 -	Park Vista -		Octavio	39.00	0.00	3771-1360	07/08/2025	Extra	

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
			Gardening	615 E. Holly Avenue El Segundo, CA 90245		Rojas Landscaping	1,342.49	0.00			supplies and approved work for June (2) 4" sprinklers	

**6270 - Management Fees**

	07/01/2025	07/01/2025	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	16,500.00	0.00	ACH	07/01/2025	Management Fees for 07/2025	
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**6315 - Pest Control**

438951	07/01/2025	07/01/2025	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Terminix	86.80	0.00	3000000611	07/08/2025	Monthly Service - July	
438951	07/15/2025	07/15/2025	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Terminix	86.80	0.00	3000000614	07/17/2025	Monthly Service - July	
24278	07/25/2025	07/25/2025	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Al & Sons Termite and Pest Control Inc.	175.00	0.00	3000000618	07/28/2025	service 6/19/25-7/17/25	
							<b>348.60</b>	<b>0.00</b>				

**6410 - Electricity**

700587779325	07/18/2025	07/18/2025	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Edison	139.73	0.00	3000000616	07/21/2025	700587779325	
700394170456	07/18/2025	07/18/2025	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	2,714.83	0.00	3000000617	07/21/2025	service 6/11/25-7/13/25	
							<b>2,854.56</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>6420 - Gas</b>												
056 105 3200 3	07/10/2025	07/10/2025	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		SoCalGas	1,192.63	0.00	3000000612	07/11/2025	Service 6/3/ 25-7/2/25	
<b>6445 - Telephone/Internet</b>												
39017	07/18/2025	07/18/2025	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	49.86	0.00	ACH	07/18/2025	Spectrum Mobile line	
8448 30 006 0397046	07/28/2025	07/28/2025	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	231.17	0.00	ACH	07/28/2025	service 7/8/ 25-8/7/25	
							<b>281.03</b>	<b>0.00</b>				
<b>6455 - Cable/Television</b>												
8448 30 006 0017008	07/14/2025	07/14/2025	6455 - Cable/ Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	5,697.33	0.00	3000000613	07/14/2025	service 7/4/ 25-8/3/25	
<b>7420 - Office Supplies</b>												
39017	07/18/2025	07/18/2025	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	107.15	0.00	ACH	07/18/2025	Quill INV 44720588 - coffee supplies	
<b>7450 - Advertising &amp; Promotion</b>												
11979	07/22/2025	07/22/2025	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Dial Printers	187.43	0.00	ACH	07/22/2025	Newsletter Q3	
<b>Total</b>							<b>49,003.01</b>	<b>0.00</b>				

## Budget - Comparative

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

**Period Range:** Jul 2025 to Jul 2025

**Comparison Period Range:** Jul 2024 to Jul 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	87,230.00	80,325.00	6,905.00	8.60%	83,842.20	78,690.00	5,152.20	6.55%
Parking Income	1,660.49	1,654.44	6.05	0.37%	1,619.09	1,622.00	-2.91	-0.18%
<b>Total RENT</b>	<b>88,890.49</b>	<b>81,979.44</b>	<b>6,911.05</b>	<b>8.43%</b>	<b>85,461.29</b>	<b>80,312.00</b>	<b>5,149.29</b>	<b>6.41%</b>
Maintenance Charge (Income Account)	450.00	0.00	450.00	–	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	-2,032.57	0.00	-2,032.57	–	4,057.77	0.00	4,057.77	–
NSF Bank Fees Collected	0.00	0.00	0.00	0.00%	25.00	0.00	25.00	–
Laundry Income	561.86	602.00	-40.14	-6.67%	411.42	860.00	-448.58	-52.16%
<b>Total Budgeted Operating Income</b>	<b>87,869.78</b>	<b>78,565.19</b>	<b>9,304.59</b>	<b>11.84%</b>	<b>89,955.48</b>	<b>78,255.33</b>	<b>11,700.15</b>	<b>14.95%</b>
<b>Expense</b>								
Fire Service	255.00	833.33	578.33	69.40%	375.00	833.33	458.33	55.00%
Fire Extinguisher Service	0.00	83.33	83.33	100.00%	838.71	0.00	-838.71	–
Maintenance	29,650.41	24,583.33	-5,067.08	-20.61%	40,513.51	17,500.00	-23,013.51	-131.51%
Elevator service	0.00	1,250.00	1,250.00	100.00%	0.00	1,250.00	1,250.00	100.00%
Gardening	1,342.49	1,750.00	407.51	23.29%	1,184.59	1,750.00	565.41	32.31%
Management Fees	17,000.00	16,500.00	-500.00	-3.03%	15,750.00	16,500.00	750.00	4.55%
Pest Control	348.60	500.00	151.40	30.28%	432.17	500.00	67.83	13.57%
Insurance - Property	0.00	2,708.33	2,708.33	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	2,854.56	2,083.33	-771.23	-37.02%	2,778.79	2,350.00	-428.79	-18.25%
Gas	1,192.63	1,666.67	474.04	28.44%	0.00	2,000.00	2,000.00	100.00%
Water	0.00	4,500.00	4,500.00	100.00%	0.00	4,500.00	4,500.00	100.00%
Telephone/ Internet	281.03	2,750.00	2,468.97	89.78%	0.00	2,750.00	2,750.00	100.00%
Cable/Television	5,697.33	6,250.00	552.67	8.84%	5,629.44	6,250.00	620.56	9.93%
Office Supplies	107.15	400.00	292.85	73.21%	532.85	400.00	-132.85	-33.21%
Advertising & Promotion	187.43	1,166.67	979.24	83.93%	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)	0.00	300.00	300.00	100.00%	0.00	300.00	300.00	100.00%
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	708.33	708.33	100.00%	0.00	625.00	625.00	100.00%
<b>Total Budgeted Operating Expense</b>	<b>58,916.63</b>	<b>76,443.74</b>	<b>17,527.11</b>	<b>22.93%</b>	<b>68,035.06</b>	<b>58,035.41</b>	<b>-9,999.65</b>	<b>-17.23%</b>
Total Budgeted Operating Income	87,869.78	78,565.19	9,304.59	11.84%	89,955.48	78,255.33	11,700.15	14.95%
Total Budgeted Operating Expense	58,916.63	76,443.74	17,527.11	22.93%	68,035.06	58,035.41	-9,999.65	-17.23%
<b>NOI - Net Operating Income</b>	<b>28,953.15</b>	<b>2,121.45</b>	<b>26,831.70</b>	<b>1264.78%</b>	<b>21,920.42</b>	<b>20,219.92</b>	<b>1,700.50</b>	<b>8.41%</b>
<b>Other Income</b>								
Interest on Bank Accounts	8,920.77	4,166.67	4,754.10	114.10%	5,850.96	2,500.00	3,350.96	134.04%
<b>Total Budgeted Other Income</b>	<b>8,920.77</b>	<b>4,166.67</b>	<b>4,754.10</b>	<b>114.10%</b>	<b>5,850.96</b>	<b>2,500.00</b>	<b>3,350.96</b>	<b>134.04%</b>
<b>Net Other Income</b>	<b>8,920.77</b>	<b>4,166.67</b>	<b>4,754.10</b>	<b>114.10%</b>	<b>5,850.96</b>	<b>2,500.00</b>	<b>3,350.96</b>	<b>134.04%</b>
Total Budgeted	96,790.55	82,731.86	14,058.69	16.99%	95,806.44	80,755.33	15,051.11	18.64%

## 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	58,916.63	76,443.74	17,527.11	22.93%	68,035.06	58,035.41	-9,999.65	-17.23%
<b>Net Income</b>	<b>37,873.92</b>	<b>6,288.12</b>	<b>31,585.80</b>	<b>502.31%</b>	<b>27,771.38</b>	<b>22,719.92</b>	<b>5,051.46</b>	<b>22.23%</b>
<b>Cash</b>								
Cash in Bank	-31,613.85	0.00	31,613.85	–	26,411.42	0.00	-26,411.42	–
Park Vista Reserve Account - LAIF	68,920.77	0.00	-68,920.77	–	5,850.96	0.00	-5,850.96	–
<b>Total Budgeted Cash</b>	<b>37,306.92</b>	<b>0.00</b>	<b>-37,306.92</b>	<b>–</b>	<b>32,262.38</b>	<b>0.00</b>	<b>-32,262.38</b>	<b>–</b>
<b>Liability</b>								
Key Deposit	0.00	0.00	0.00	0.00%	30.00	0.00	30.00	–
Security Deposit	-567.00	0.00	-567.00	–	4,461.00	0.00	4,461.00	–
<b>Total Budgeted Liability</b>	<b>-567.00</b>	<b>0.00</b>	<b>-567.00</b>	<b>–</b>	<b>4,491.00</b>	<b>0.00</b>	<b>4,491.00</b>	<b>–</b>