



**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**  
**SEPTEMBER 24, 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 regular Senior Citizen Housing Corporation minutes from the August 27, 2025, meeting.
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**

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Recommendation -

1. Receive and file the status of reports including, but not limited to, statements, invoices, and finances for August 2025.
2. Alternatively, discuss and take other action related to this item.

**4. Review and Authorize Premium Payment for Basic Liability and Fire Insurance for Park Vista**

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Recommendation -

1. Review the attached invoice for basic liability and fire insurance for Park Vista and authorize the payments for this invoice.

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

**5. Housing Element Update Presentation**

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Recommendation -

1. Receive and file the progress report and implementation regarding the adopted El Segundo Housing Element for the 2021-2029 period.
2. Alternatively, discuss and take other action related to this item.

**D. REPORTS - COMMUNITY DEVELOPMENT DEPARTMENT**

**6. Review Board Notification Process**

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Recommendation -

1. Review the report regarding the notification process to the Board.
2. Alternatively, discuss and take other action related to this item.

**7. Upcoming Events**

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Recommendation –

1. Discuss any 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,**  
**August 27, 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  
Denise Fessenbecker  
**Absent:** Julia Newman  
**Others:** Neil Cadman  
Michael Allen  
Agnes Ho  
Venus Wesson

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

- A resident shared concerns about a comment regarding a non-voting board member being on the board. Board members stated that they did not recall any such comments being made and suggested that it may have come from the City Council.
- A resident inquired about an update on allowing a vending machine with both healthy and unhealthy snack options. Michael stated that he would respond during Item D.

**A. CONSENT**

**1. APPROVAL OF MEETING MINUTES**

Motioned by Paula Rotolo and seconded by Denise Fessenbecker to approve the July 23, 2025, Meeting Minutes. The motion passed 4-0.

**B. UNFINISHED BUSINESS**

None.

**C. NEW BUSINESS**

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

- Paul apologized for missing the annual anniversary party on Saturday. He mentioned that he appeared to be the only board member who received an invitation. The other board members did not receive a copy via email or hard copy, and he asked for clarification on how this type of information is distributed to the board.
- Michael asked Neil about the process for notifying everyone to save the date. Neil stated that he sent the email to city staff to distribute to the board members and city council members.
- Paul asked if the process could be reviewed.

- Paul asked for an update on the Capital Improvement Program, specifically whether a budget presentation is scheduled for October. Neil responded that he will provide the first draft of the budget, but he is currently working on the rent survey. Paul inquired about the annual inspection. Neil stated that the inspections have been completed, and he is currently addressing the items noted in the report.
- Paul inquired about the status of the facility assessment report and whether it could be placed on the agenda. Michael stated that he had provided an update at the last meeting, noting that the dates are moving forward earlier than originally scheduled.
- Michael confirmed that the "Save the Date" invitations were sent out on July 14th. He stated that he would check with the IT department regarding email notifications and would follow up at the next meeting.

Receive and file: Motion carried 4-0

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

- Paul has a question about two expenses from Pit Bull for a maintenance clean-out. He asked if the tenant's deposit would cover the costs. Neil stated the tenant's deposit was not refunded because it covered the cost of clearing out the abandoned unit.
- Paul inquired whether funds are set aside from maintenance fees in the annual budget for rehabs. Neil confirmed that he does budget annually for maintenance fees.

Receive and file: Motion carried 4-0

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

- Michael stated if the board is interested in contracting a vendor and identifying a location for vending machines, they can begin the process of moving forward
- Resident stated that they have a vendor who is willing to provide a 30-day trial. Michael stated that we can go through the proper channels to obtain permits, insurance, etc.

The board motioned to move forward with obtaining vending machine proposals. This item will be placed on the agenda for the next meeting. The motion passed 4-0.

**D. REPORTS – COMMUNITY DEVELOPMENT DEPARTMENT**

**5. Upcoming Events**

- Michael stated that the new brochure was dropped off at Park Vista for September.
- Day-tripper to the Gene Autry Museum on September 9<sup>th</sup> with the cost of \$10 both ways.
- Planning Division handed out Land Use Element survey flyers asking if the resident would take time to fill out the survey.
- Status on the appointment of non-board member ordinance by the City Council was approved last week.
- Reappointment of the two board member seats is pending currently in the City Manager's office with further directions, and will follow up with additional information.

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

None.

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

- Earthquake insurance billed in August for \$70,498 is lower than the previous year.
- Tenant management meeting included a discussion of different options for Park Vista.
- It was noted that more people on the waiting list are turning down units due to the rent rates. Recently, 4 prospective tenants declined. Michael inquired if the decline is toward the rent or qualification. Neil stated that it was due to the rent.

- A Ring camera was installed on the management unit due to an intruder attempted to enter in the early morning.
- The anniversary party was a great event. Neil stated that a generous amount of gift cards was received, the food was excellent, and he wanted to thank the National Charity League.

**ADJOURNMENT:** 4:45 PM

**NEXT MEETING:** Wednesday, September 24, 2025



# PARK VISTA

## Financial Reporting Analysis

August 2025

**Gross Income:** \$98,489.98

**Gross Expenses:** \$134,662.87

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

- *Maintenance of \$22,801.53. Normal operations with a major vacancy prep of unit 112.*
- *Liability insurance payment of \$70,498.00*
- *Water bills of \$167.52 received in August.*
- *Bank interest of \$9,023.50 reported by the City for August.*

**Net Income:** -\$36,172.89

**Total Account Balances:** \$2,546,781.68

**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 8/1/2025  
95.9% occupied on 8/31/2025

Move-outs: 2

Move-ins: 1

Notices to Vacate: 0

#### Budget Comparison Notes:

**Operations:** Operations for the month performed \$42,461.01 under budget for August, \$233,019.87 over budget YTD. This is primarily due to both earthquake and liability/fire insurance budgeted monthly but paid annually. Also, water much less than budget due to the City crediting the facility over the wrong billing structure.

#### Income

- Income for the month of August \$10,901.29 over budget for August, \$76,983.35 over budget YTD.

#### Expenses:

- Overall expenses for August \$58,219.13 over budget, \$122,543.72 under budget YTD.
- Maintenance \$1,781.80 under budget for August, \$49,377.13 under budget YTD.
- Electricity over budget for August by \$517.91, and \$459.02 under budget YTD.
- Gas under budget by \$440.16 for August and \$106.62 over budget YTD.
- Cable Television under budget by \$552.67 for August, \$3,497.42 under budget YTD.
- Water performing \$24,847.23 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 August and \$19,701.93 under budget YTD.
- Elevator service over budget by \$2,186.14 YTD 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

September 16, 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>August-25 Original</b>
Beginning balance at June 30, 2025		\$	2,354,645.52
Accrued: Interest (Posted quarterly)		\$	17,944.27
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>			
	<u>As of</u> <b>8/31/2025</b>	\$	<b>2,432,589.79</b>

Accrued Interest (posted quarterly by the 15th day following quarter):							
Interest Earned	July	@	4.410%	Actual	<b>CAMP</b>	for <b>31</b> days	\$ 8,920.77
Interest Earned	August	@	4.400%	Actual	<b>CAMP</b>	for <b>31</b> days	\$ 9,023.50
Interest Earned	September	@		Actual	<b>CAMP</b>	for <b>30</b> days	\$ -
<b>Accrued Interest</b>	<b>quarter to date</b>						<b>\$ 17,944.27</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:** Aug 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	86,210.00	96.36	690,097.72	97.82
Parking Income	1,639.27	1.83	13,267.11	1.88
Passthrough Charges	0.00	0.00	0.00	0.00
<b>Total RENT</b>	<b>87,849.27</b>	<b>98.19</b>	<b>703,364.83</b>	<b>99.70</b>
Maintenance Charge (Income Account)	0.00	0.00	2,539.02	0.36
Prepayment	1,055.96	1.18	-4,431.62	-0.63
NSF Bank Fees Collected	25.00	0.03	75.00	0.01
Application Fee Income	15.00	0.02	15.00	0.00
Laundry Income	521.25	0.58	3,942.64	0.56
<b>Total Operating Income</b>	<b>89,466.48</b>	<b>100.00</b>	<b>705,504.87</b>	<b>100.00</b>
<b>Expense</b>				
Fire Service	0.00	0.00	3,786.73	0.54
Fire Extinguisher Service	0.00	0.00	0.00	0.00
Maintenance	22,801.53	25.49	147,289.55	20.88
Elevator service	0.00	0.00	12,186.14	1.73
Gardening	1,375.49	1.54	11,897.82	1.69
Management Fees	16,500.00	18.44	132,500.00	18.78
Pest Control	261.80	0.29	2,346.94	0.33
Earthquake Insurance	70,498.00	78.80	70,498.00	9.99
Licenses and Permits	0.00	0.00	450.00	0.06
Electricity	2,601.24	2.91	16,207.66	2.30
Gas	1,226.51	1.37	13,439.98	1.91
Water	167.52	0.19	11,152.77	1.58
Telephone/Internet	281.03	0.31	2,298.07	0.33
Trash	0.00	0.00	335.83	0.05
Cable/Television	5,729.52	6.40	45,982.10	6.52
Office Supplies	889.12	0.99	2,845.98	0.40
Uniforms	0.00	0.00	542.00	0.08
Advertising & Promotion	6,319.11	7.06	8,805.91	1.25
Legal Expenses (Expense account)	0.00	0.00	405.00	0.06
Bank Service Fees	12.00	0.01	36.00	0.01
Professional Fees	6,000.00	6.71	6,000.00	0.85
<b>Total Operating</b>	<b>134,662.87</b>	<b>150.52</b>	<b>489,006.48</b>	<b>69.31</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Expense</b>				
NOI - Net Operating Income	-45,196.39	-50.52	216,498.39	30.69
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Interest on Bank Accounts	9,023.50	10.09	66,826.16	9.47
<b>Total Other Income</b>	<b>9,023.50</b>	<b>10.09</b>	<b>66,826.16</b>	<b>9.47</b>
<b>Net Other Income</b>	<b>9,023.50</b>	<b>10.09</b>	<b>66,826.16</b>	<b>9.47</b>
Total Income	98,489.98	110.09	772,331.03	109.47
Total Expense	134,662.87	150.52	489,006.48	69.31
<b>Net Income</b>	<b>-36,172.89</b>	<b>-40.43</b>	<b>283,324.55</b>	<b>40.16</b>

## Balance Sheet

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

As of: 08/31/2025

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Cash in Bank	114,191.89
Park Vista Reserve Account - LAIF	2,432,589.79
<b>Total Cash</b>	<b>2,546,781.68</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>2,847,375.63</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Pet Deposit	4,146.22
Key Deposit	1,740.00
Security Deposit	75,531.00
Passthrough Cash Account	1,596.00
Accounts Payable	11,429.00
<b>Total Liabilities</b>	<b>94,442.22</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	283,324.55
Calculated Prior Years Retained Earnings	2,420,716.91
<b>Total Capital</b>	<b>2,752,933.41</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>2,847,375.63</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:** 08/01/2025 to 08/31/2025

**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**

	08/18/2025	08/18/2025	2120 - Passthrough Cash Account	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	401	Gordon, Janet B.	1,717.41	0.00	5854	08/21/2025	Janet B. Gordon, Park Vista - 401: Move Out Refund	
	08/26/2025	08/26/2025	2120 - Passthrough Cash Account	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	217	Estrada, Yvonne	1,487.00	0.00	F120-0790	08/27/2025	Yvonne Estrada, Park Vista - 217: Move Out Refund	
							<b>3,204.41</b>	<b>0.00</b>				

**4550 - Application Fee Income**

	08/28/2025	08/28/2025	4550 - Application Fee Income	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	15.00	0.00	ACH	09/02/2025	Application Fee Income for 08/2025	
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**6210 - Maintenance**

242131	08/04/2025	08/04/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	203	Pitbull Remodeling & Maintenance	280.00	0.00	2DEF-48F0	08/14/2025	Snaked toilet to main line to clear deep clog affected stack of units.	
242134	08/04/2025	08/04/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	103	Pitbull Remodeling & Maintenance	250.00	0.00	2DEF-48F0	08/14/2025	Replaced toilet bolts, replaced toilet wax ring, reinstalled toilet.	

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
242138	08/04/2025	08/04/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	250.00	0.00	2DEF-48F0	08/14/2025	Hauled away bulky items left behind by vacated tenants.	
9239572010	08/05/2025	08/05/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	14.94	0.00	5853	08/12/2025	Janitor supplies.	
9239489008	08/05/2025	08/05/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	421	HD Supply	175.59	0.00	5853	08/12/2025	New garbage disposal.	
9239489009	08/05/2025	08/05/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	161.35	0.00	5853	08/12/2025	Maintenance supplies for the building.	
9239489010	08/05/2025	08/05/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	77.23	0.00	5853	08/12/2025	Janitor-Cleaning supplies.	
9239489011	08/05/2025	08/05/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	49.37	0.00	5853	08/12/2025	Maintenance supplies.	
9239489012	08/05/2025	08/05/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	129.51	0.00	5853	08/12/2025	Maintenance supplies for the building.	
242146	08/07/2025	08/07/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	101	Pitbull Remodeling & Maintenance	220.00	0.00	8E10-5FF0	08/20/2025	After-hours service, snaked bathtub drain to main line to clear.	
48669	08/07/2025	08/07/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	48.89	0.00	3000000622	08/14/2025	Maintenance supplies; utility blades, drywall joint tape, drywall square.	

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
48678	08/07/2025	08/07/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	50.57	0.00	3000000622	08/14/2025	Maintenance supplies; 2pc 8" iron carbide grit, box of phillips machine screws.	
48600	08/07/2025	08/07/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	178.44	0.00	3000000622	08/14/2025	Maintenance supplies; paint roller brush, 4-sided supports, all purpose general masking tape, washers, screws, window rescreens #112.	
48641	08/07/2025	08/07/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	72.17	0.00	3000000622	08/14/2025	Maintenance supplies; clamp lamp, 3 LED type A bulbs	
9239762042	08/11/2025	08/11/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	63.80	0.00	5853	08/12/2025	Maintenance supplies for the building. New Battery	
9239762043	08/11/2025	08/11/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	181.75	0.00	5853	08/12/2025	Janitor-Cleaning supplies.	
242265	08/11/2025	08/11/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	410	Pitbull Remodeling & Maintenance	535.00	0.00	0C49-F2B0	08/22/2025	Replaced hot and cold water angle stop valves for kitchen faucet and one for dishwasher. Replaced kitchen faucet.	

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
242261	08/11/2025	08/11/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	408	Pitbull Remodeling & Maintenance	560.00	0.00	0C49-F2B0	08/22/2025	Replaced (3) angle stops valves in kitchen, replaced (3) angle stops valves in bathroom, and (1) toilet water supply line.	
242260	08/11/2025	08/11/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	408	Pitbull Remodeling & Maintenance	250.00	0.00	0C49-F2B0	08/22/2025	Removed and installed new kitchen faucet.	
242259	08/11/2025	08/11/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	408	Pitbull Remodeling & Maintenance	380.00	0.00	0C49-F2B0	08/22/2025	Supplied and installed new toilet, assembly, and new wax ring.	
9239867251	08/12/2025	08/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	314	HD Supply	131.69	0.00	5855	08/21/2025	New bathroom light fixture.	
9239867252	08/12/2025	08/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	127.83	0.00	5855	08/21/2025	Maintenance supplies.	
39148	08/13/2025	08/13/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	941.66	0.00	813	08/13/2025	New Patio Furniture	
39148	08/13/2025	08/13/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	88.55	0.00	813	08/13/2025	Quill INV 44865679 - cleaning supplies	
39148	08/13/2025	08/13/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	12.50	0.00	813	08/13/2025	Quill INV 44867715 - cleaning supplies	

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
39148	08/13/2025	08/13/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	38.14	0.00	813	08/13/2025	Quill INV 44865699 cleaning supplies	
39148	08/13/2025	08/13/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	115.85	0.00	813	08/13/2025	Quill INV 45039072 - cleaning supplies	
39148	08/13/2025	08/13/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	71.41	0.00	813	08/13/2025	Quill INV 4539104 - cleaning supplies	
39148	08/13/2025	08/13/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	41.69	0.00	813	08/13/2025	Quill INV 45021518 - cleaning supplies	
39157	08/13/2025	08/13/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	327.05	0.00	813	08/13/2025	New Patio furniture install and delivery	
9236201252	08/13/2025	08/13/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	2.02	0.00	3000000621	08/13/2025	Janitor-Cleaning supplies.	
INV-0867	08/14/2025	08/14/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	217	Golden Plus Cleaning Services	275.00	0.00	E5A0-32F0	09/04/2025	Vacancy prep; entire unit cleaning 1b/1b for new tenant move-in.	
9239979261	08/14/2025	08/14/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	149.22	0.00	5855	08/21/2025	New Vertical blinds	
242270	08/14/2025	08/14/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	111	Pitbull Remodeling & Maintenance	250.00	0.00	E59B-6560	09/04/2025	Adjusted bathroom santi drain pipe, installed new drywall and patched.	

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
242269	08/14/2025	08/14/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	111	Pitbull Remodeling & Maintenance	330.00	0.00	E59B-6560	09/04/2025	Removed old bathroom sink, installed new sink undermount and installed new faucet with new pop-out drain.	
242268	08/14/2025	08/14/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	111	Pitbull Remodeling & Maintenance	330.00	0.00	E59B-6560	09/04/2025	Replaced (3) bathroom angle stop vavles, installed new water supply line.	
242264	08/14/2025	08/14/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	315	Pitbull Remodeling & Maintenance	295.00	0.00	E59B-6560	09/04/2025	Replaced shower valve cartridge.	
9240108988	08/19/2025	08/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	217	HD Supply	53.32	0.00	5855	08/21/2025	New towel bars	
9240108989	08/19/2025	08/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	263.38	0.00	5855	08/21/2025	Two New Ceiling Fans for the Rec. Room	
4093	08/19/2025	08/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	423	OC-LA Appliance Solutions	250.00	0.00	0C4E-6D40	08/22/2025	Service call for fridge compressor cleaning, status check.	
4092	08/19/2025	08/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	215	OC-LA Appliance Solutions	285.00	0.00	0C4E-6D40	08/22/2025	Service call for fridge compressor cleaning, status check, removed sticky build-up on gasket.	
4091	08/19/2025	08/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El	203	OC-LA Appliance Solutions	350.00	0.00	0C4E-6D40	08/22/2025	Service call to repair fridge,	

**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							replaced condenser coils, cleaned area and left working properly again.	
4090	08/19/2025	08/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	312	OC-LA Appliance Solutions	300.00	0.00	0C4E-6D40	08/22/2025	Repair for leaking fridge, cleaned condenser coils, cleaned out blocked drain.	
242294	08/19/2025	08/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	423	Pitbull Remodeling & Maintenance	150.00	0.00	E59B-6560	09/04/2025	Snaked bathroom sink to main line affecting stack.	
242290	08/19/2025	08/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	125.00	0.00	E59B-6560	09/04/2025	Replaced exterior light fixture ballast outside unit #326 and one light bulb outside unit #303.	
242289	08/19/2025	08/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	311	Pitbull Remodeling & Maintenance	95.00	0.00	E59B-6560	09/04/2025	Repaired bathroom faucet.	
242287	08/19/2025	08/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	411	Pitbull Remodeling & Maintenance	180.00	0.00	E59B-6560	09/04/2025	Updated (1) kitchen ceiling light to LED.	
242281	08/19/2025	08/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	209	Pitbull Remodeling & Maintenance	180.00	0.00	E59B-6560	09/04/2025	Removed old ceiling fan in living area and installed new one.	
242280	08/19/2025	08/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	407	Pitbull Remodeling & Maintenance	180.00	0.00	E59B-6560	09/04/2025	Removed old range hood and installed new one.	

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
9240081341	08/20/2025	08/20/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	508	HD Supply	181.08	0.00	5855	08/21/2025	New garbage disposal.	
9240174934	08/20/2025	08/20/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	134.77	0.00	5855	08/21/2025	Janitor Supplies	
9240218055	08/21/2025	08/21/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	32.51	0.00	5858	09/04/2025	Maintenance supplies; chrome towel bar for bathroom.	
243352	08/21/2025	08/21/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	422	Pitbull Remodeling & Maintenance	120.00	0.00	E59B-6560	09/04/2025	Snaked bathroom sink.	Drain/Pipe Clog
242298	08/21/2025	08/21/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	419	Pitbull Remodeling & Maintenance	110.00	0.00	E59B-6560	09/04/2025	Urgent after-hours call for toilet clog; snaked toilet.	
242296	08/21/2025	08/21/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	314	Pitbull Remodeling & Maintenance	95.00	0.00	E59B-6560	09/04/2025	Replaced bathroom light fixture.	
242295	08/21/2025	08/21/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	250.00	0.00	E59B-6560	09/04/2025	Snaked laundry room drain line to clear clog causing overflow into laundry room.	
242283	08/21/2025	08/21/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	160.00	0.00	E59B-6560	09/04/2025	Updated 2nd floor ceiling light in hall to LED.	
242279	08/21/2025	08/21/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	302	Pitbull Remodeling & Maintenance	120.00	0.00	E59B-6560	09/04/2025	Bathtub snaked to clear deep clog.	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
46154	08/21/2025	08/21/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	401	Total Maintenance Group, Inc.	3,895.00	0.00	5758-6F30	09/08/2025	Vacancy prep; 1b/1b full unit prep and paint including walls, ceiling, patio, cabinets, and closets. New lights installed, new ceiling fan installed.	
46182	08/21/2025	08/21/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Total Maintenance Group, Inc.	190.00	0.00	E5A1-3B60	09/04/2025	Rec room ceiling fan installed.	
9240321441	08/25/2025	08/25/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	131.69	0.00	5858	09/04/2025	Maintenance supplies; indoor LED ceiling fan.	
9240357915	08/26/2025	08/26/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	72.41	0.00	5858	09/04/2025	Maintenance supplies; bathroom ceiling light fixture.	
72916	08/26/2025	08/26/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		L & R Heating & Air Conditioning Inc.	975.00	0.00	575C-B650	09/08/2025	Urgent repair work for HVAC cooling system in rec room area; replaced filter, added refrigerant, added leak sealant, cleaned coils.	Air Conditioner
39176	08/27/2025	08/27/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	78.27	0.00	825	08/27/2025	Quill INV 45215263 -cleaning supplies	
CC076220	08/27/2025	08/27/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El	401	Carpet Concepts	0.00	868.93			Vacancy prep; installed new	

**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							carpet and padding throughout unit.	
46228	08/27/2025	08/27/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	401	Total Maintenance Group, Inc.	225.00	0.00	E5A1-3B60	09/04/2025	Vacancy prep; entire unit cleaning for new tenant move-in including appliances.	
243368	08/28/2025	08/28/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	217	Pitbull Remodeling & Maintenance	450.00	0.00	E59B-6560	09/04/2025	Vacancy prep; installed towel rack bar, paint touch-ups throughout unit, minor repairs.	
243362	08/28/2025	08/28/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	220	Pitbull Remodeling & Maintenance	120.00	0.00	E59B-6560	09/04/2025	Fixed dishwasher water pressure.	
243361	08/28/2025	08/28/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	217	Pitbull Remodeling & Maintenance	250.00	0.00	E59B-6560	09/04/2025	Repaired sliding glass door and sliding screen door to patio.	
243360	08/28/2025	08/28/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	220	Pitbull Remodeling & Maintenance	120.00	0.00	E59B-6560	09/04/2025	Repaired toilet flush valve.	
9240481424	08/29/2025	08/29/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	2.95	0.00	5858	09/04/2025	Maintenance supplies; kitchen sink strainer.	
9240481425	08/29/2025	08/29/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	32.91	0.00	5858	09/04/2025	Maintenance supplies; package of large knit work gloves.	
9240481426	08/29/2025	08/29/2025	6210 - Maintenance	Park Vista - 615 E. Holly		HD Supply	121.26	0.00	5858	09/04/2025	Maintenance supplies;	

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				Avenue El Segundo, CA 90245							utility table.	

17,735.77      868.93

**6250 - Gardening**

6862	08/04/2025	08/04/2025	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	1,303.49	0.00	E4E1-3E90	08/04/2025	Monthly Service - July	
6862	08/04/2025	08/04/2025	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	72.00	0.00	E4E1-3E90	08/04/2025	Extra supplies and approved work for July: 50lb fertilizer bag, 15 ft green wire for retaining bougainvillea	

1,375.49      0.00

**6270 - Management Fees**

	08/04/2025	08/04/2025	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	16,500.00	0.00	ACH	08/04/2025	Management Fees for 08/ 2025	
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**6315 - Pest Control**

438951	08/01/2025	08/01/2025	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Terminix	86.80	0.00	3000000619	08/04/2025	Monthly Service - July	
24278	08/26/2025	08/26/2025	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AI & Sons Termite and Pest Control Inc.	175.00	0.00	3000000626	08/26/2025	service 7/17/ 25-8/21/25	

261.80      0.00

**6321 - Earthquake Insurance**

005194	08/05/2025	08/05/2025	6321 - Earthquake Insurance	Park Vista - 615 E. Holly Avenue El		City of El Segundo	70,498.00	0.00	5851	08/06/2025	EQ/Flood Insurance 2025 - 2026	
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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
				Segundo, CA 90245								

**6410 - Electricity**

700587779325	08/18/2025	08/18/2025	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Edison	122.31	0.00	3000000624	08/19/2025	service 7/14/25-8/11/25	
700394170456	08/19/2025	08/19/2025	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	2,478.93	0.00	3000000625	08/19/2025	service 7/14/25-8/11/25	
							<b>2,601.24</b>	<b>0.00</b>				

**6420 - Gas**

056 105 3200 3	08/12/2025	08/12/2025	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		SoCalGas	1,226.51	0.00	3000000620	08/12/2025	service 7/2/25-8/1/25	
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**6430 - Water**

075-18531-000	08/08/2025	08/08/2025	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	83.76	0.00	ACH	08/08/2025	service 5/14/25-7/14/25	
075-18411-000	08/08/2025	08/08/2025	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	83.76	0.00	ACH	08/08/2025		
							<b>167.52</b>	<b>0.00</b>				

**6445 - Telephone/Internet**

39157	08/13/2025	08/13/2025	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	49.86	0.00	813	08/13/2025	Spectrum Mobile account	
8448 30 006 0397049	08/27/2025	08/27/2025	6445 - Telephone/Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA		Spectrum	231.17	0.00	ACH	08/27/2025	service 8/8/25-9/7/25	

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue	
90245													
							281.03	0.00					

**6455 - Cable/Television**

8448 30 006 0017008	08/18/2025	08/18/2025	6455 - Cable/ Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	5,697.33	0.00	3000000623	08/19/2025	Service 8/4/ 25-9/3/25		
8448 30 006 0255251	08/19/2025	08/19/2025	6455 - Cable/ Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	32.19	0.00	ACH	08/19/2025	service 7/30/ 24-8/29/24		
							5,729.52	0.00					

**7420 - Office Supplies**

39148	08/13/2025	08/13/2025	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	359.59	0.00	813	08/13/2025	New TV for community room		
39148	08/13/2025	08/13/2025	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	180.13	0.00	813	08/13/2025	Quill INV 44865578 - coffee supplies		
39176	08/27/2025	08/27/2025	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	87.04	0.00	825	08/27/2025	Quill INV 45233391 - coffee and kitchen supplies		
39176	08/27/2025	08/27/2025	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	146.21	0.00	825	08/27/2025	Quill INV 45233333 - office supplies		
39176	08/27/2025	08/27/2025	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	116.15	0.00	825	08/27/2025	Quill INV - 45251475 - kitchen supplies		
							889.12	0.00					

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
<b>7450 - Advertising &amp; Promotion</b>												
PETTY CASH	08/04/2025	08/04/2025	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Estrada , Teresa	350.00	0.00	5848	08/04/2025	For anniversary party vendor tips	
Deposit	08/12/2025	08/12/2025	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Lomita Feed Store	87.00	0.00	5852	08/12/2025	Hay Deposit for Park Vista Anniversary party	
39148	08/13/2025	08/13/2025	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	192.94	0.00	813	08/13/2025	Invitations for Anniversary Party	
39148	08/13/2025	08/13/2025	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	30.72	0.00	813	08/13/2025	Anniversary party decor	
39148	08/13/2025	08/13/2025	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	34.23	0.00	813	08/13/2025	Anniversary party decor	
39148	08/13/2025	08/13/2025	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	156.01	0.00	813	08/13/2025	Anniversary party decor	
39148	08/13/2025	08/13/2025	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	823.68	0.00	813	08/13/2025	Anniversary Party DJ	
39157	08/13/2025	08/13/2025	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	541.94	0.00	813	08/13/2025	Cake and Gift Cards for anniversary party	
39175	08/21/2025	08/21/2025	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	2,000.00	0.00	821	08/21/2025	Park Vista Anniversary party catering	

**Bill Detail**

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
39175	08/21/2025	08/21/2025	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	93.00	0.00	821	08/21/2025	Park Vista Tenant quarterly meeting Coffee	
39175	08/21/2025	08/21/2025	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	381.72	0.00	821	08/21/2025	Park Vista Tenant Quarterly meeting bagels	
39159	08/21/2025	08/21/2025	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	147.04	0.00	821	08/21/2025	Park Vista Anniversary decorations	
	08/25/2025	08/25/2025	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Lomita Feed Store	30.00	0.00	5857	08/25/2025	Park Vista Anniversary party decor	
39186	08/27/2025	08/27/2025	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	550.00	0.00	825	08/27/2025	Anniversary Party -DJ balance due	
39186	08/27/2025	08/27/2025	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	750.83	0.00	825	08/27/2025	Anniversary Party : Florals	
39186	08/27/2025	08/27/2025	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	150.00	0.00	825	08/27/2025	Anniversary party gift cards	
							<b>6,319.11</b>	<b>0.00</b>				

**7620 - Professional Fees**

0022706-IN	08/21/2025	08/21/2025	7620 - Professional Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Hoffman Short Rubin Dewinter Sanderson	6,000.00	0.00	5856	08/21/2025	Audit services for year end 12/31/24	
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<b>Total</b>							<b>132,804.52</b>	<b>868.93</b>				
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## Budget - Comparative

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

**Period Range:** Aug 2025 to Aug 2025

**Comparison Period Range:** Aug 2024 to Aug 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	86,210.00	80,325.00	5,885.00	7.33%	83,650.00	78,690.00	4,960.00	6.30%
Parking Income	1,639.27	1,654.44	-15.17	-0.92%	1,596.57	1,622.00	-25.43	-1.57%
<b>Total RENT</b>	<b>87,849.27</b>	<b>81,979.44</b>	<b>5,869.83</b>	<b>7.16%</b>	<b>85,246.57</b>	<b>80,312.00</b>	<b>4,934.57</b>	<b>6.14%</b>
Vacancy	0.00	-4,016.25	4,016.25	100.00%	0.00	-2,916.67	2,916.67	100.00%
Prepayment	1,055.96	0.00	1,055.96	–	-3,976.82	0.00	-3,976.82	–
NSF Bank Fees Collected	25.00	0.00	25.00	–	0.00	0.00	0.00	0.00%
Application Fee Income	15.00	0.00	15.00	–	30.00	0.00	30.00	–
Laundry Income	521.25	602.00	-80.75	-13.41%	489.26	860.00	-370.74	-43.11%
<b>Total Budgeted Operating Income</b>	<b>89,466.48</b>	<b>78,565.19</b>	<b>10,901.29</b>	<b>13.88%</b>	<b>81,789.01</b>	<b>78,255.33</b>	<b>3,533.68</b>	<b>4.52%</b>
<b>Expense</b>								
Fire Service	0.00	833.33	833.33	100.00%	0.00	833.33	833.33	100.00%
Fire Extinguisher Service	0.00	83.33	83.33	100.00%	0.00	0.00	0.00	0.00%
Maintenance	22,801.53	24,583.33	1,781.80	7.25%	17,589.85	17,500.00	-89.85	-0.51%
Elevator service	0.00	1,250.00	1,250.00	100.00%	0.00	1,250.00	1,250.00	100.00%
Gardening	1,375.49	1,750.00	374.51	21.40%	1,236.59	1,750.00	513.41	29.34%
Management Fees	16,500.00	16,500.00	0.00	0.00%	15,750.00	16,500.00	750.00	4.55%
Pest Control	261.80	500.00	238.20	47.64%	82.17	500.00	417.83	83.57%
Insurance - Property	0.00	2,708.33	2,708.33	100.00%	0.00	0.00	0.00	0.00%
Earthquake Insurance	70,498.00	7,916.67	-62,581.33	-790.50%	0.00	85,000.00	85,000.00	100.00%
Licenses and Permits	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
Electricity	2,601.24	2,083.33	-517.91	-24.86%	17.13	2,350.00	2,332.87	99.27%
Gas	1,226.51	1,666.67	440.16	26.41%	1,901.74	2,000.00	98.26	4.91%
Water	167.52	4,500.00	4,332.48	96.28%	8,725.98	4,500.00	-4,225.98	-93.91%
Telephone/ Internet	281.03	2,750.00	2,468.97	89.78%	0.00	2,750.00	2,750.00	100.00%
Cable/Television	5,729.52	6,250.00	520.48	8.33%	5,618.38	6,250.00	631.62	10.11%
Office Supplies	889.12	400.00	-489.12	-122.28%	197.09	400.00	202.91	50.73%
Advertising & Promotion	6,319.11	1,166.67	-5,152.44	-441.64%	823.68	7,000.00	6,176.32	88.23%
Entertainment	0.00	416.67	416.67	100.00%	0.00	3,500.00	3,500.00	100.00%
Legal Expenses (Expense account)	0.00	300.00	300.00	100.00%	0.00	300.00	300.00	100.00%
Bank Service Fees	12.00	6.25	-5.75	-92.00%	0.00	6.25	6.25	100.00%
Postage	0.00	20.83	20.83	100.00%	0.00	20.83	20.83	100.00%
Professional Fees	6,000.00	708.33	-5,291.67	-747.06%	6,000.00	625.00	-5,375.00	-860.00%
<b>Total Budgeted Operating Expense</b>	<b>134,662.87</b>	<b>76,443.74</b>	<b>-58,219.13</b>	<b>-76.16%</b>	<b>57,942.61</b>	<b>153,085.41</b>	<b>95,142.80</b>	<b>62.15%</b>
Total Budgeted Operating Income	89,466.48	78,565.19	10,901.29	13.88%	81,789.01	78,255.33	3,533.68	4.52%
Total Budgeted Operating Expense	134,662.87	76,443.74	-58,219.13	-76.16%	57,942.61	153,085.41	95,142.80	62.15%
<b>NOI - Net Operating Income</b>	<b>-45,196.39</b>	<b>2,121.45</b>	<b>-47,317.84</b>	<b>-2230.45%</b>	<b>23,846.40</b>	<b>-74,830.08</b>	<b>98,676.48</b>	<b>131.87%</b>
<b>Other Income</b>								
Interest on Bank Accounts	9,023.50	4,166.67	4,856.83	116.56%	5,829.40	2,500.00	3,329.40	133.18%
<b>Total Budgeted Other Income</b>	<b>9,023.50</b>	<b>4,166.67</b>	<b>4,856.83</b>	<b>116.56%</b>	<b>5,829.40</b>	<b>2,500.00</b>	<b>3,329.40</b>	<b>133.18%</b>
<b>Net Other Income</b>	<b>9,023.50</b>	<b>4,166.67</b>	<b>4,856.83</b>	<b>116.56%</b>	<b>5,829.40</b>	<b>2,500.00</b>	<b>3,329.40</b>	<b>133.18%</b>
Total Budgeted Income	98,489.98	82,731.86	15,758.12	19.05%	87,618.41	80,755.33	6,863.08	8.50%

## Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Total Budgeted Expense	134,662.87	76,443.74	-58,219.13	-76.16%	57,942.61	153,085.41	95,142.80	62.15%
<b>Net Income</b>	<b>-36,172.89</b>	<b>6,288.12</b>	<b>-42,461.01</b>	<b>-675.26%</b>	<b>29,675.80</b>	<b>-72,330.08</b>	<b>102,005.88</b>	<b>141.03%</b>
<b>Cash</b>								
Cash in Bank	-46,714.17	0.00	46,714.17	—	23,486.40	0.00	-23,486.40	—
Park Vista Reserve Account - LAIF	9,023.50	0.00	-9,023.50	—	5,829.40	0.00	-5,829.40	—
<b>Total Budgeted Cash</b>	<b>-37,690.67</b>	<b>0.00</b>	<b>37,690.67</b>	<b>—</b>	<b>29,315.80</b>	<b>0.00</b>	<b>-29,315.80</b>	<b>—</b>
<b>Liability</b>								
Pet Deposit	-178.78	0.00	-178.78	—	200.00	0.00	200.00	—
Key Deposit	0.00	0.00	0.00	0.00%	-60.00	0.00	-60.00	—
Security Deposit	-1,339.00	0.00	-1,339.00	—	-530.00	0.00	-530.00	—
Passthrough Cash Account	0.00	0.00	0.00	0.00%	30.00	0.00	30.00	—
<b>Total Budgeted Liability</b>	<b>-1,517.78</b>	<b>0.00</b>	<b>-1,517.78</b>	<b>—</b>	<b>-360.00</b>	<b>0.00</b>	<b>-360.00</b>	<b>—</b>



Acrisure West Insurance Services, LLC

Invoice #	Date
75777	9/9/2025
Account Number	Amount Due
CADMGRO-01	\$27,654.44

Pay Online at: [www.Acrisure.com/West-Pay/](http://www.Acrisure.com/West-Pay/)

Make checks payable and remit to:

Acrisure West Insurance Services, LLC  
PO Box 103403  
Pasadena, CA 91189-3403

For overnight / courier processing, remit to:

JP Morgan Chase  
Attn: Acrisure West Coast Trust & 103403  
2710 Media Center Dr, Building 6  
Los Angeles, California 90065

Cadman Group  
DO NOT MAIL TO INSURED ANYTHING  
see sticky note

Detach and return top portion with check payment. Please include invoice number on check memo line.



Invoice #	Account Number	Date	Amount Due
75777	CADMGRO-01	10/9/2025	\$27,654.44

General Liability Policy Number: BINDERAES1215738 03 Effective:10/9/2025 to 10/9/2026

Item #	Policy Eff Date	Due Date	Trans	Description	Amount
1818707	10/9/2025	10/9/2025	RENB	Renewal of CGL1 Effective 10/9/2025	\$26,366.00
1818708	10/9/2025	10/9/2025	CFEE	Policy Fee to Carrier for City of El Segundo; El Segu	\$450.00
1818709	10/9/2025	10/9/2025	SLTX	Surplus Lines Tax for CGL1	\$790.98
1818710	10/9/2025	10/9/2025	STPF	Stamping Fee paid to Carrier	\$47.46

Total Invoice Balance: \$27,654.44

Account Name:Cadman Group

Pay Now