



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
OCTOBER 22, 2025

MEMBERS OF SENIOR CITIZEN HOUSING CORPORATION BOARD

Timothy Whelan, Vice President
Denise Fessenbecker
Julia Newman
Paula Rotolo
Valerie Smith, Non-Voting Member

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 Meeting Minutes for the September 24, 2025, meeting.
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

Recommendation -

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

4. Housing Element Update Presentation

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.

5. **Annual Market Rent Survey and Adjustment of Rental Rates for New, Incoming Tenants**

Recommendation -

1. Review and consider the annual market rent survey.
2. Discuss and possible action regarding adjustment to rental rates for new, incoming tenants.
3. Alternatively, discuss and take other action related to this item.

6. **Analysis of 2025 Facility Maintenance Compared to the Scheduled Maintenance Plan**

Recommendation -

1. Analyze and discuss the current year's facility maintenance items compared to the facility maintenance schedule.
2. Alternatively, discuss and take other action related to this item.

D. REPORTS - COMMUNITY DEVELOPMENT DEPARTMENT

7. **November and December 2025 Board Meetings**

Recommendation -

1. Discuss the possible cancellation of the November and December meetings, and decide whether to conduct a special meeting at a new time or adjourn until the regular meeting on January 26, 2026.
2. Alternatively, discuss and take other action related to this item.

8. **Upcoming Events**

Recommendation -

1. Receive and file the update 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,
September 24, 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: Daisy Epifanio (Cadman Group)
Michael Allen
Agnes Ho
Venus Wesson

PUBLIC COMMUNICATION. (Suggestion Box Comments)

- Michael acknowledged that he is aware of the recent incident that occurred at the facility. He cautioned the attendees (or residents/board) that management is handling the matter separately and that it is crucial to avoid naming any individuals or listing apartment numbers to maintain respect for privacy rights
- Val Smith shared her concerns regarding a recent incident she witnessed inside the facility. She suggested the need to establish a dedicated Disturbance Policy to ensure consistent and appropriate handling of similar events in the future

A. CONSENT

1. APPROVAL OF MEETING MINUTES

Motioned by Denise Fessenbecker and seconded by Paula Rotolo to approve the August 27, 2025, Meeting Minutes. The motion passed 4-0.

B. UNFINISHED BUSINESS

Michael provided an update regarding the vending machines.

C. NEW BUSINESS

2. President's Report (Paul Lanyi)

- Paul asked for an update on the vending machines today. Michael informed the Board that he recently received a draft vending machine proposal. To ensure a well-informed decision, he recommended obtaining a second quote for comparison. He intends to present both quotes and recommendations to the Board at a later date for a decision on how to move forward.

Receive and file: Motion carried 4-0

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

- None.

4. Review and Authorize Premium Payment for Basic Liability and Fire Insurance for Park Vista. (Daisy Epifanio Cadman Group).

- Daisy confirmed that the renewal policy for Acrisure West Insurance Service has been fully processed and is now only awaiting authorization from the Board. Paul suggested that for all future renewals, staff should state that the payment has already been made, clarifying that only the formal authorization is required from the Board.

Receive and file: Motion carried 4-0

5. Housing Element Update Presentation

- Michael informed the Board that Paul Samaras was unavailable for this meeting and would need to be placed on the agenda for the next board meeting.

D. REPORTS – COMMUNITY DEVELOPMENT DEPARTMENT

6. Review Board Notification Process

- Michael provided an update on the formal notification process for the Annual Anniversary Party. He stated that the email notification was blind copied (bcc'd) to the Board members, City Staff, and Council to ensure compliance and avoid potential violations of the Brown Act policy. Additionally, Michael noted that Neil consistently provides a verbal notification to both the Board and residents approximately one month in advance during the official Board meetings. Michael wanted to remind everyone that some of our official emails may occasionally go into your spam folder. If you are missing communications, please check there first.

7. Upcoming Events (Ryan Delgado)

- Mr. Delgado announced the following two events for the upcoming month: Daytripper to the Grammy Museum, which is scheduled for October 11, 2025. This will be a round-trip excursion. The cost is \$20 per person, plus the cost of the museum entrance. Senior luncheon Halloween party, which is scheduled for October 21, 2025, starting at 12:00 pm. The location for the party is at the Joslyn Center.

E. REPORTS – SENIOR CITIZENS HOUSING BOARD

- Paul inquired about the update on the facility assessment. Michael stated that it was completed on September 16th consultant walked the exterior, roof, and parking lot, and he was hoping to receive the draft report within the next couple of weeks.
- Tim stated that Julia and he is still working to schedule a meeting with the City Attorney regarding artwork policy.
- Michael updated the Board the interviews for the two vacated seats and the non-voting member went to City Council on September 16th, and the report would take place on the October 7th meeting. Paul stated that there would be changes at the next meeting besides the non-voting members.
- The Annual Anniversary Committee has received additional raffle gift cards after the recent party. They propose that these gift cards be raffled off at the upcoming Board meeting for all who is of attendance.

F. REPORTS – MANAGEMENT (CADMAN GROUP)

- The consultant was recently onsite to conduct the facility assessment

ADJOURNMENT: 3:52 PM

NEXT MEETING: Wednesday, October 22, 2025



PARK VISTA

Financial Reporting Analysis

September 2025

Gross Income: \$100,372.91

Gross Expenses: \$85,234.17

Expenses for the month were normal except for the following:

- *Maintenance of \$27,494.73. Normal operations with a vacancy prep of one unit.*
- *Liability insurance payment of \$27,654.44*
- *No water bills in September.*
- *Bank interest of \$8,653.03 reported by the City for September.*

Net Income: \$15,138.74

Total Account Balances: \$2,566,964.20

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: 97.97 occupied on 9/1/2025
95.9% occupied on 9/30/2025

Move-outs: 0

Move-ins: 3

Notices to Vacate: 0

Budget Comparison Notes:

Operations: Operations for the month performed \$4,364.22 under budget for September, \$202,891.29 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 September \$13,154.69 over budget for September, \$90.138.04 over budget YTD.

Expenses:

- Overall expenses for September \$8,790.47 over budget, \$113,753.25 under budget YTD.
- Maintenance \$2,911.40 over budget for September, \$46,465.73 under budget YTD.
- Electricity over budget for September by \$529.54, and \$70.52 over budget YTD.
- Gas under budget by \$406.54 for September and \$299.92 under budget YTD.
- Cable Television under budget by \$520.487 for September, \$4,538.38 under budget YTD.
- Water performing \$29,347.23 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 September and \$22,170.90 under budget YTD.
- Elevator service over budget by \$2,618.48 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

October 15, 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	September-25
			<u>Original</u>
Beginning balance at June 30, 2025		\$	2,354,645.52
Accrued: Interest (Posted quarterly)		\$	26,597.30
Add: Deposits	Transfer in 7/17/2025	\$	60,000.00
Add: Deposits			
Less: Withdrawals			
TOTAL IN LAIF/CAMP - G/L# 504-101-0000-0004:			
	<u>As of</u> 9/30/2025	\$	2,441,242.82

Accrued Interest (posted quarterly by the 15th day following quarter):							
Interest Earned	July	@	4.410%	Actual	CAMP	for 31 days	\$ 8,920.77
Interest Earned	August	@	4.400%	Actual	CAMP	for 31 days	\$ 9,023.50
Interest Earned	September	@	4.360%	Actual	CAMP	for 30 days	\$ 8,653.03
Accrued Interest	quarter to date						\$ 26,597.30

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
Brenda Sum, Accountant
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: Sep 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	90,221.00	98.37	780,318.72	97.88
Parking Income	1,681.71	1.83	14,948.82	1.88
Passthrough Charges	0.00	0.00	0.00	0.00
Total RENT	91,902.71	100.20	795,267.54	99.75
Maintenance Charge (Income Account)	0.00	0.00	2,539.02	0.32
Prepayment	-737.83	-0.80	-5,169.45	-0.65
NSF Bank Fees Collected	25.00	0.03	100.00	0.01
Application Fee Income	-15.00	-0.02	0.00	0.00
Laundry Income	545.00	0.59	4,487.64	0.56
Total Operating Income	91,719.88	100.00	797,224.75	100.00
Expense				
Fire Service	0.00	0.00	3,786.73	0.47
Fire Extinguisher Service	0.00	0.00	0.00	0.00
Maintenance	27,494.73	29.98	174,784.28	21.92
Elevator service	1,682.34	1.83	13,868.48	1.74
Gardening	1,309.90	1.43	13,207.72	1.66
Management Fees	16,500.00	17.99	149,000.00	18.69
Pest Control	101.80	0.11	2,448.74	0.31
Insurance - Property	27,654.44	30.15	27,654.44	3.47
Earthquake Insurance	0.00	0.00	70,498.00	8.84
Licenses and Permits	0.00	0.00	450.00	0.06
Electricity	2,612.87	2.85	18,820.53	2.36
Gas	1,260.12	1.37	14,700.10	1.84
Water	0.00	0.00	11,152.77	1.40
Telephone/Internet	281.03	0.31	2,579.10	0.32
Trash	0.00	0.00	335.83	0.04
Cable/Television	5,729.52	6.25	51,711.62	6.49
Office Supplies	447.64	0.49	3,293.62	0.41
Uniforms	0.00	0.00	542.00	0.07
Advertising & Promotion	147.78	0.16	8,953.69	1.12
Legal Expenses (Expense account)	0.00	0.00	405.00	0.05
Bank Service Fees	12.00	0.01	48.00	0.01
Professional Fees	0.00	0.00	6,000.00	0.75

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Operating Expense	85,234.17	92.93	574,240.65	72.03
NOI - Net Operating Income	6,485.71	7.07	222,984.10	27.97
Other Income & Expense				
Other Income				
Interest on Bank Accounts	8,653.03	9.43	75,479.19	9.47
Total Other Income	8,653.03	9.43	75,479.19	9.47
Net Other Income	8,653.03	9.43	75,479.19	9.47
Total Income	100,372.91	109.43	872,703.94	109.47
Total Expense	85,234.17	92.93	574,240.65	72.03
Net Income	15,138.74	16.51	298,463.29	37.44

Balance Sheet

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

As of: 09/30/2025

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	125,721.38
Park Vista Reserve Account - LAIF	2,441,242.82
Total Cash	2,566,964.20
Building Improvements	1,046,041.00
Equipment	184,779.00
Furnishings	153,863.00
Personal Property	-0.05
Accumulated Depreciation	-1,084,089.00
TOTAL ASSETS	2,867,558.15
LIABILITIES & CAPITAL	
Liabilities	
Pet Deposit	4,525.00
Key Deposit	1,770.00
Security Deposit	80,166.00
Passthrough Cash Account	1,596.00
Accounts Payable	11,429.00
Total Liabilities	99,486.00
Capital	
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	298,463.29
Calculated Prior Years Retained Earnings	2,420,716.91
Total Capital	2,768,072.15
TOTAL LIABILITIES & CAPITAL	2,867,558.15

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: 09/01/2025 to 09/30/2025

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

	09/11/2025	09/11/2025	2120 - Passthrough Cash Account	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	403	Werkau, Elissa	270.00	0.00	5860	09/11/2025	Elissa Werkau, Park Vista - 403: Move Out Refund	
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4550 - Application Fee Income

	09/25/2025	09/25/2025	4550 - Application Fee Income	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	75.00	0.00	ACH	09/25/2025	Application Fee Income for 09/2025	
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6210 - Maintenance

9240506611	09/02/2025	09/02/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	413	HD Supply	167.42	0.00	5861	09/15/2025	Maintenance supplies.	
9240506612	09/02/2025	09/02/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	131.96	0.00	5859	09/11/2025	Maintenance supplies for the building.	
9240506613	09/02/2025	09/02/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	423	HD Supply	964.70	0.00	5859	09/11/2025	New refrigerator.	
9240506614	09/02/2025	09/02/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El	108	HD Supply	144.57	0.00	5859	09/11/2025	New toilet tank	

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								
9240506615	09/02/2025	09/02/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	408	HD Supply	144.57	0.00	5859	09/11/2025	New toilet tank	
9240506616	09/02/2025	09/02/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	53.70	0.00	5859	09/11/2025	Maintenance supplies for the building.	
9240556556	09/02/2025	09/02/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	21.47	0.00	5859	09/11/2025	Maintenance supplies.	
255392	09/02/2025	09/02/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	107	Industrial Lock & Security Inc.	168.53	0.00	3000000630	09/19/2025	3 new keys needed for rekeyed lock to front door, rekeyed to master after lock repair.	
255411	09/02/2025	09/02/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Industrial Lock & Security Inc.	135.00	0.00	3000000630	09/19/2025	Rekeyed lock to work with master key for unit.	
243387	09/02/2025	09/02/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	150.00	0.00	7C69-22A0	09/19/2025	Repalced light ballast in back stairways on ceiling of 2nd and 3rd floors.	
243386	09/02/2025	09/02/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	204	Pitbull Remodeling & Maintenance	150.00	0.00	7C69-22A0	09/19/2025	Repaired sliding screen door.	
243376	09/02/2025	09/02/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	210	Pitbull Remodeling & Maintenance	240.00	0.00	7C69-22A0	09/19/2025	Replaced carbon monoxide detector.	
243375	09/02/2025	09/02/2025	6210 -	Park Vista -	318	Pitbull	180.00	0.00	7C69-22A0	09/19/2025	Snaked	

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		Remodeling & Maintenance					kitchen sink main line to clear clog between units.	
243374	09/02/2025	09/02/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	511	Pitbull Remodeling & Maintenance	250.00	0.00	7C69-22A0	09/19/2025	Snaked kitchen sink main line, reassembled all plumbing pipes under kitchen sink, reinstalled garbage disposal.	
243371	09/02/2025	09/02/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	217	Pitbull Remodeling & Maintenance	140.00	0.00	7C69-22A0	09/19/2025	Removed bulky items left by former tenants to garage from unit. Replaced bathroom window screen.	
9240586932	09/03/2025	09/03/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	12.06	0.00	5859	09/11/2025	Janitor-Cleaning supplies.	
242299	09/03/2025	09/03/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	420	Pitbull Remodeling & Maintenance	55.00	0.00	7C69-22A0	09/19/2025	Repaired garbage disposal.	
242288	09/03/2025	09/03/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	217	Pitbull Remodeling & Maintenance	350.00	0.00	7C69-22A0	09/19/2025	Removed back gate, welded repairs and re-installed.	Fence/Gate
243395	09/03/2025	09/03/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	450.00	0.00	5893-A370	09/24/2025	Back exterior fence; finished sanding 50 feet, primer and paint back metal fence gate.	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
243394	09/03/2025	09/03/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	450.00	0.00	5893-A370	09/24/2025	Back exterior fence; sanded 50 feet of corroded metal fence.	
243392	09/03/2025	09/03/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	325.00	0.00	5893-A370	09/24/2025	Sand, primer and paint new back railing installed in back of exterior of property.	
243391	09/03/2025	09/03/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	420.00	0.00	5893-A370	09/24/2025	Installed new metal railings for exterior back side of property.	
243390	09/03/2025	09/03/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	600.00	0.00	5893-A370	09/24/2025	Cut and welded iron fencing, picked up and delivered after welding complete to be installed in back exterior area of property.	
9240619386	09/04/2025	09/04/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	99.53	0.00	5859	09/11/2025	Janitor-Cleaning supplies.	
9240619387	09/04/2025	09/04/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	23.04	0.00	5859	09/11/2025	Maintenance supplies for the building.	
2774	09/04/2025	09/04/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Lee's Appliances	75.00	0.00	589A-6E50	09/24/2025	Service call for fridge not working; inspection found freon leak, diagnosis to replace fridge	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
											given.	
889528923	09/08/2025	09/08/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	103	L.A. Hydro Jet & Rooter Service Inc	143.00	0.00	589B-73E0	09/24/2025	Cabled kitchen sink to clear clog to main line.	Drain/Pipe Clog
9240788364	09/09/2025	09/09/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	149.22	0.00	5859	09/11/2025	Maintenance supplies.	
48717	09/09/2025	09/09/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	36.19	0.00	3000000634	09/24/2025	Maintenance supplies; 3' appliance cord, adhesive spray.	
48737	09/09/2025	09/09/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	94.09	0.00	3000000634	09/24/2025	Maintenance supplies; pop-up stopper, appliance epoxy, drain covers, sink traps, drain extension.	
9240880334	09/11/2025	09/11/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	101.84	0.00	5861	09/15/2025	Maintenance supplies - cleaning carpet spot	
9240880335	09/11/2025	09/11/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	403	HD Supply	1,995.26	0.00	5862	09/24/2025	Vacancy/ Prep- New appliances.	
243385	09/11/2025	09/11/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	204	Pitbull Remodeling & Maintenance	250.00	0.00	7C69-22A0	09/19/2025	Removed sliding glass door, repaired glass door and reinstalled it.	
243377	09/11/2025	09/11/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA	412	Pitbull Remodeling & Maintenance	280.00	0.00	5893-A370	09/24/2025	Snaked kitchen sink drain line to main line to	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245							clear deep clog between units.	
9240910760	09/12/2025	09/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	141.58	0.00	5862	09/24/2025	Maintenance supplies; range hood vent with light.	
9240910761	09/12/2025	09/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	301.80	0.00	5862	09/24/2025	Maintenance supplies; package of (15) 2'x4' acrylic light covers.	
9240910762	09/12/2025	09/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	125.10	0.00	5862	09/24/2025	Maintenance supplies; LED bathroom light vanity fixture.	
9240910763	09/12/2025	09/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	131.69	0.00	5862	09/24/2025	Maintenance supplies; indoor 5-blade ceiling fan with LED light fixture.	
9240910765	09/12/2025	09/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	120.71	0.00	5862	09/24/2025	Maintenace supplies; oval ceramic sink for bathroom.	
S142971-CL1	09/12/2025	09/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		The Chute Doctor	1,097.50	0.00	3000000628	09/17/2025	Quarterly service to clean trash chutes, and collection room cleaning service.	
245305	09/16/2025	09/16/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	311	Pitbull Remodeling & Maintenance	150.00	0.00	141F-1D60	10/07/2025	Replaced ceiling fan.	
CC075543	09/17/2025	09/17/2025	6210 - Maintenance	Park Vista - 615 E. Holly	112	Carpet Concepts	1,473.58	0.00	D0F5-5F70	10/02/2025	Vacancy prep 1+1; installed	

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							new carpeting and padding in unit living areas and vinyl in kitchen and bathroom.	
CC075494	09/17/2025	09/17/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	423	Carpet Concepts	1,088.45	0.00	D0F5-5F70	10/02/2025	Installed new carpet and padding in living area of 1+1 occupied unit.	
39315	09/18/2025	09/18/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	13.82	0.00	924	09/24/2025	Quill INV 45559724 - cleaning supplies	
39315	09/18/2025	09/18/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	37.29	0.00	924	09/24/2025	Quill INV 45546035 - hospital surge protector	
39315	09/18/2025	09/18/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	103.24	0.00	924	09/24/2025	Quill INV 45558243 - cleaning supplies	
63830-1-1	09/18/2025	09/18/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	495.00	0.00	141F-1D60	10/07/2025	Clean and apply two coats of white exterior masonry paint to two exterior block walls that were corroded after the fence was repaired, leading to the park.	
245330	09/18/2025	09/18/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA		Pitbull Remodeling & Maintenance	150.00	0.00	141F-1D60	10/07/2025	Repaired trash chute emergency door.	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245								
252428	09/18/2025	09/18/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		The Stanley Louis Company	1,403.30	0.00	B091-3BD0	09/24/2025	Urgent boiler repair; replaced HSI, flame sensor, flowswitch, and gasket for boiler pump cartridge, system repaired back to normal and left working properly. Labor + new parts.	
9241185701	09/19/2025	09/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	403	HD Supply	1,150.39	0.00	5862	09/24/2025	Vacancy Prep- #403 New dishwasher machine	
64055-1-6	09/19/2025	09/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	101	Pitbull Remodeling & Maintenance	280.00	0.00	141F-1D60	10/07/2025	Snaked kitchen sink to main line.	
4162	09/22/2025	09/22/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	501	OC-LA Appliance Solutions	285.00	0.00	1422-B590	10/07/2025	Service call for fridge not cooling, replaced gasket, left working properly.	
245350	09/22/2025	09/22/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	423	Pitbull Remodeling & Maintenance	150.00	0.00	141F-1D60	10/07/2025	Fixed refrigerator door and recaulked bathroom.	
245341	09/22/2025	09/22/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	450.00	0.00	141F-1D60	10/07/2025	Cleaned all exterior patio floor drains.	
245339	09/22/2025	09/22/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA		Pitbull Remodeling & Maintenance	180.00	0.00	141F-1D60	10/07/2025	Repaired upper garage door lock.	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245								
245316	09/22/2025	09/22/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	250.00	0.00	141F-1D60	10/07/2025	Snaked main line floor drain in A/C room.	
243384	09/22/2025	09/22/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	275.00	0.00	B094-C7D0	09/24/2025	Replaced (1) ceiling pack light in upper garage.	
63809-1-12	09/22/2025	09/22/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	150.00	0.00	B094-C7D0	09/24/2025	Repair upper garage ceiling lights.	
39291	09/24/2025	09/24/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	2,759.50	0.00	924	09/24/2025	Anniversary Party ca	
255806	09/24/2025	09/24/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	408	Industrial Lock & Security Inc.	195.00	0.00	3000000637	10/07/2025	Service to unit front door and keys, left working properly again.	
63945-1-17	09/25/2025	09/25/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	411	Pitbull Remodeling & Maintenance	280.00	0.00	141F-1D60	10/07/2025	Snaked kitchen sink main line and reset garbage disposal after clog cleared.	
64149-1-15	09/25/2025	09/25/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	120.00	0.00	141F-1D60	10/07/2025	Fixed electrical problem for entry ceiling lights.	
CC086621	09/26/2025	09/26/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	403	Carpet Concepts	0.00	1,076.64				
9241402717	09/26/2025	09/26/2025	6210 - Maintenance	Park Vista - 615 E. Holly		HD Supply	181.08	0.00	5864	10/09/2025	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							kitchen sink garbage disposal #403.	
9241402718	09/26/2025	09/26/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	98.85	0.00	5864	10/09/2025	Maintenance supplies.	

22,589.03 1,076.64

6245 - Elevator service

151402093602	09/19/2025	09/19/2025	6245 - Elevator service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Amtech Elevator Service	1,682.34	0.00	7C6E-C990	09/19/2025	Service 10/1/ 25 - 12/31/25	
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6250 - Gardening

6896	09/02/2025	09/02/2025	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	1,309.90	0.00	CCD1-F540	09/02/2025	Monthly Service - August	
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6270 - Management Fees

	09/02/2025	09/02/2025	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	16,500.00	0.00	ACH	09/02/2025	Management Fees for 09/ 2025	
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6315 - Pest Control

438951	09/18/2025	09/18/2025	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Terminix	86.80	0.00	3000000633	09/19/2025	Monthly Service - September	
462931399	09/29/2025	09/29/2025	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Terminix	15.00	0.00	3000000635	09/29/2025		
463940656	09/29/2025	09/29/2025	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El		Terminix	350.00	0.00	3000000638	10/07/2025	#210 follow up pest control	

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							treatment to unit.	

451.80 0.00

6320 - Insurance - Property

75777	09/09/2025	09/09/2025	6320 - Insurance - Property	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Acisure B & B Premier Insurance Solutions	27,654.44	0.00	5863	09/24/2025		
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6410 - Electricity

700587779325	09/18/2025	09/18/2025	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Edison	146.99	0.00	3000000631	09/19/2025	service 8/12/ 25-9/10/25	
700394170456	09/18/2025	09/18/2025	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	2,465.88	0.00	3000000632	09/19/2025	service 8/12/ 25-9/10/25	

2,612.87 0.00

6420 - Gas

056 105 3200 3	09/10/2025	09/10/2025	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		SoCalGas	1,260.12	0.00	3000000627	09/11/2025	service 8/1/ 25-9/3/25	
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6445 - Telephone/Internet

39292	09/24/2025	09/24/2025	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	49.86	0.00	924	09/24/2025	Spectrum Mobile Line 1029605353	
8448 30 006 0397046	09/29/2025	09/29/2025	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	231.17	0.00	ACH	09/29/2025	service 9/8/ 25-10/7/25	

281.03 0.00

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
6455 - Cable/Television												
001700809042509/16/2025	09/16/2025	09/16/2025	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	5,697.33	0.00	3000000629	09/17/2025	Service 9/4/25 - 10/3/25	
	09/19/2025	09/19/2025	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	32.19	0.00	ACH	09/19/2025		
							5,729.52	0.00				
7420 - Office Supplies												
39280	09/08/2025	09/08/2025	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	73.45	0.00	ACH	09/08/2025	Quill INV 45373782 - coffee and kitchen supplies	
39280	09/08/2025	09/08/2025	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	71.19	0.00	ACH	09/08/2025	Quill INV 45373723 - kitchen supplies	
39280	09/08/2025	09/08/2025	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	75.04	0.00	ACH	09/08/2025	Quill INV 45373746 - kitchen supplies	
39280	09/08/2025	09/08/2025	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	227.96	0.00	ACH	09/08/2025	Quill INV 45373420 - kitchen supplies	
							447.64	0.00				
7450 - Advertising & Promotion												
39280	09/08/2025	09/08/2025	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	96.54	0.00	ACH	09/08/2025	Quill INV 45373715 - drinks for anniversary party	
39280	09/08/2025	09/08/2025	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El		Cadman Group	51.24	0.00	ACH	09/08/2025	Quill INV 45371466 - supplies for	

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			147.78	0.00			anniversary party	
Total							81,011.47	1,076.64				

Budget - Comparative

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

Period Range: Sep 2025 to Sep 2025

Comparison Period Range: Sep 2024 to Sep 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	90,221.00	80,325.00	9,896.00	12.32%	82,535.57	78,690.00	3,845.57	4.89%
Parking Income	1,681.71	1,654.44	27.27	1.65%	1,693.74	1,622.00	71.74	4.42%
Total RENT	91,902.71	81,979.44	9,923.27	12.10%	84,229.31	80,312.00	3,917.31	4.88%
Vacancy	0.00	-4,016.25	4,016.25	100.00%	0.00	-2,916.66	2,916.66	100.00%
Prepayment	-737.83	0.00	-737.83	–	32.30	0.00	32.30	–
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	–	-90.00	0.00	-90.00	–
Laundry Income	545.00	602.00	-57.00	-9.47%	477.59	860.00	-382.41	-44.47%
Total Budgeted Operating Income	91,719.88	78,565.19	13,154.69	16.74%	84,649.20	78,255.34	6,393.86	8.17%
Expense								
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	27,494.73	24,583.33	-2,911.40	-11.84%	14,603.93	17,500.00	2,896.07	16.55%
Elevator service	1,682.34	1,250.00	-432.34	-34.59%	1,614.12	1,250.00	-364.12	-29.13%
Gardening	1,309.90	1,750.00	440.10	25.15%	1,184.59	1,750.00	565.41	32.31%
Management Fees	16,500.00	16,500.00	0.00	0.00%	15,750.00	16,500.00	750.00	4.55%
Pest Control	101.80	500.00	398.20	79.64%	432.17	500.00	67.83	13.57%
Insurance - Property	27,654.44	2,708.33	-24,946.11	-921.09%	21,810.97	0.00	-21,810.97	–
Earthquake Insurance	0.00	7,916.66	7,916.66	100.00%	0.00	0.00	0.00	0.00%
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	2,612.87	2,083.33	-529.54	-25.42%	3,182.10	2,350.00	-832.10	-35.41%
Gas	1,260.12	1,666.66	406.54	24.39%	860.85	2,000.00	1,139.15	56.96%
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	5,729.52	6,250.00	520.48	8.33%	5,616.62	6,250.00	633.38	10.13%
Office Supplies	447.64	400.00	-47.64	-11.91%	568.54	400.00	-168.54	-42.14%
Advertising & Promotion	147.78	1,166.66	1,018.88	87.33%	4,000.39	450.00	-3,550.39	-788.98%
Entertainment	0.00	416.66	416.66	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	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	0.00	708.33	708.33	100.00%	0.00	625.00	625.00	100.00%
Total Budgeted Operating Expense	85,234.17	76,443.70	-8,790.47	-11.50%	69,624.28	58,035.41	-11,588.87	-19.97%
Total Budgeted Operating Income	91,719.88	78,565.19	13,154.69	16.74%	84,649.20	78,255.34	6,393.86	8.17%
Total Budgeted Operating Expense	85,234.17	76,443.70	-8,790.47	-11.50%	69,624.28	58,035.41	-11,588.87	-19.97%
NOI - Net Operating Income	6,485.71	2,121.49	4,364.22	205.71%	15,024.92	20,219.93	-5,195.01	-25.69%
Other Income								
Interest on Bank Accounts	8,653.03	4,166.66	4,486.37	107.67%	5,516.23	2,500.00	3,016.23	120.65%
Total Budgeted Other Income	8,653.03	4,166.66	4,486.37	107.67%	5,516.23	2,500.00	3,016.23	120.65%
Net Other Income	8,653.03	4,166.66	4,486.37	107.67%	5,516.23	2,500.00	3,016.23	120.65%
Total Budgeted Income	100,372.91	82,731.85	17,641.06	21.32%	90,165.43	80,755.34	9,410.09	11.65%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Total Budgeted Expense	85,234.17	76,443.70	-8,790.47	-11.50%	69,624.28	58,035.41	-11,588.87	-19.97%
Net Income	15,138.74	6,288.15	8,850.59	140.75%	20,541.15	22,719.93	-2,178.78	-9.59%
Cash								
Cash in Bank	11,529.49	0.00	-11,529.49	—	13,358.92	0.00	-13,358.92	—
Park Vista Reserve Account - LAIF	8,653.03	0.00	-8,653.03	—	5,516.23	0.00	-5,516.23	—
Total Budgeted Cash	20,182.52	0.00	-20,182.52	—	18,875.15	0.00	-18,875.15	—
Liability								
Pet Deposit	378.78	0.00	378.78	—	0.00	0.00	0.00	0.00%
Key Deposit	30.00	0.00	30.00	—	10.00	0.00	10.00	—
Security Deposit	4,635.00	0.00	4,635.00	—	-1,676.00	0.00	-1,676.00	—
Total Budgeted Liability	5,043.78	0.00	5,043.78	—	-1,666.00	0.00	-1,666.00	—