



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
JUNE 25, 2025

MEMBERS OF SENIOR CITIZEN HOUSING CORPORATION BOARD

Paul Lanyi, President
Timothy Whelan, Vice President
Denise Fessenbecker
Julia Newman
Paula Rotolo

The Senior Citizen Housing Corporation Board, with certain statutory exceptions, can only take action upon properly posted and listed agenda items. Any writings or documents given to a majority of the Senior Citizen Housing Corporation Board, regarding any matter on this agenda, that the City received after issuing the agenda packet are available for public inspection in the Park Vista Lobby, Joslyn Center, and the El Segundo Public Library during normal business hours. Such documents may also be posted on the City's website at www.elsegundo.org and additional copies will be available at the meeting.

Unless otherwise noted in the agenda, the public can only comment on city-related business that is within the jurisdiction of the Senior Citizen Housing Corporation Board and/or items listed on the agenda during the Public Communications portion of the Meeting. Members of the public may also provide comments electronically by sending an email to the following address before 3:00 P.M. on the day of the meeting: agnesho@elsegundo.org. Please include the meeting date and item number in the subject line. The time limit for comments is five (5) minutes per person. Before speaking to the Senior Citizen Housing Corporation Board, please state: your name, residence, and organization/group you represent, if desired. Please respect the time limits.

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act and Government Code Section 54953(g), the City Council has adopted a reasonable accommodation policy to swiftly resolve accommodation requests. The policy can also be found on the City's website at <https://www.elsegundo.org/government/departments/city-clerk>. Please contact the City Clerk's Office at (310) 524-2308 to make an accommodation request or to obtain a copy of the policy.

CALL TO ORDER/ROLL CALL

PUBLIC COMMUNICATION – (Related to City Business Only – 5-minute limit per person, 30-minute limit total) *Individuals who have received value of \$50 or more to communicate to the **Senior Citizen Housing Corporation Board** on behalf of another, and employees speaking on behalf of their employer, must so identify themselves prior to addressing the **Senior Citizen Housing Corporation Board**. Failure to do so shall be a misdemeanor and punishable by a fine of \$250. While all comments are welcome, the Brown Act does not allow action on any item not on the agenda.*

A. CONSENT

1. **Approval of Meeting Minutes**

Recommendation -

1. Approve the regular Senior Citizen Housing Corporation Minutes from May 28, 2025.
2. Alternatively, discuss and take other action related to this item.

B. UNFINISHED BUSINESS

C. NEW BUSINESS

2. **President's Report**

Recommendation -

1. Receive and file reports regarding correspondence, meetings, and business related to Park Vista
2. Alternatively, discuss and take other actions related to this item.

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

Recommendation -

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

4. **Review rates: Parking, pet, security deposit**

Recommendation -

1. Review the rates and amounts, discuss, and adjust the deposits or rates if deemed necessary.
2. Alternatively, discuss and take other action related to this item.

5. Common Area Artwork Policy

Recommendation -

1. Review the public artwork policy, discuss, and adjust the policy if deemed necessary.
2. Alternatively, discuss and take other action related to this item.

6. Annual Unit Inspection

Recommendation -

1. Appoint a board member to accompany the management staff in conducting the annual unit inspection on each floor in PV.
2. Alternatively, discuss and take other actions related to this item.

D. REPORTS - COMMUNITY DEVELOPMENT DEPARTMENT

7. Upcoming Events

Recommendation -

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

E. REPORTS – SENIOR CITIZENS HOUSING BOARD

A General Report From Individual Board Members

F. REPORTS – MANAGEMENT (CADMAN GROUP)

ADJOURNMENT

POSTED:

DATE:

TIME:

BY:

MINUTES OF THE MEETING
El Segundo Senior Citizen Housing Board Corporation
Wednesday,
May 28, 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
Denise Fessenbecker
Paula Rotolo
Absent: Tim Whelan
Julia Newman
Others: Neil Cadman
Michael Allen
Venus Wesson
Agnes Ho
Paul Chung

PUBLIC COMMUNICATION. (Suggestion Box Comments)

- A second letter was received dated April 8 from Mr. and Mrs. Fisher (Apt. #110), expressing concern about a tree that is damaging patio furniture due to falling sap and pinecones.
- A letter was submitted requesting public comments to be moved to the end of the meeting or inserted mid-meeting to allow more residents to attend. The letter also raised concerns about building security and unauthorized guests. Paul confirmed there is an existing public communication policy in place.
- A letter dated May 28, 2025, requested \$600 for upcoming holiday events and \$1,200 for 2026 holiday expenses. Neil noted that a one-time stipend was approved last year. Paul explained that an anniversary party is already budgeted and the requested funds cannot be approved at this time.
- No hot water in the washing machine concern.
- Resident #310 expressed concern regarding the building's generator. Neil will address this in his management report.
- Concerns were raised about caregivers not wearing masks; Michael confirmed that all current county health regulations are being followed.
- Brad in #317 requested to hang artwork in the lobby. Neil recommended submitting it as a board agenda item and noted that an existing policy requires review.
- Resident #423 provided background on his opposition to the rent increase based on limited income.

A. CONSENT

1. APPROVAL OF MEETING MINUTES

Motion by Paula Rotolo and seconded by Denise Fessenbecker to approve the March 26, 2025, Meeting Minutes. The motion passed 3-0.

B. UNFINISHED BUSINESS

None.

C. NEW BUSINESS

2. President's Report (Paul Lanyi)

- Paul discussed the facility assessment covering the next 25 years and encouraged the city to allocate \$250,000 in the budget.
- Paul Chung mentioned he will present the annual budget next Tuesday, which includes the \$250,000 allocation for senior housing—consistent over the past three years.
- Paul asked the board if they are opposed to allowing 5 minutes at the beginning of our meeting for public comments. Michael reiterated that it cannot involve any dialogue—just public comments—and nothing that has already been deliberated.
- Paul introduced everyone to Michell Keldorf, the newly appointed council member, and Michelle gave a brief background about herself.
- A resident asked about the unused \$12,000 allocated to the anniversary party during the pandemic. Neil will address this at the next meeting.

Receive and file: Motion carried 3-0

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

- Paul inquired about the reporting for March expenses, specifically the elevator service being over budget by \$6,822.02 due to the payment for new flooring. Neil stated that having both elevator floors done cost about \$8,500. Paul asked if this was a reasonable amount. Neil stated that they received three separate bids for this.
- Paul asked about a tree maintenance expense from American Arbor Care, which Neil confirmed was included in the March budget for liquid amber and pine trees.
- Paul inquired if an April disbursement was because a tenant moved out. Neil stated that a refund would have been within 21 days of that date and that it covered the security deposit refund.
- Paul last question regarding Spectrum expense for March that was received in April. Neil stated that not his policy to hunt vendors to pay.

Receive and file: Motion carried 3-0

4. Review of the Pine Tree Removal (Cadman Group)

- Neil stated that during the April meeting, this item had been addressed. It was determined that it is a city tree and not a Park Vista tree. Michael stated that there is a city policy in place. Denise asked about alternatives to tree removal, but no response was provided.

5. Review of Parking Availability, Waitlist Policy, and Rate Structure (Cadman Group)

- Neil stated that he reached out to city staff to obtain more information. He provided the parking breakdown, which includes a total of 60 parking spaces in the entire building with no visitor spaces. This is the breakdown in each parking lot: upper-level garage – total 23 including the 2 ADA; lower-level parking – 20 spaces; behind the gate – 18 spaces; exterior parking – 17 spaces.
- Current waitlist: 22 residents. Of those, 16 are waiting to move from exterior to interior parking, and 2 are waiting for ADA-designated spaces
- Current parking rates: interior garage – \$31.83; exterior parking – \$21.22
- There were 12 parking spot turnovers in 2024; the average yearly turnover is 10

D. REPORTS – COMMUNITY DEVELOPMENT DEPARTMENT

6. Upcoming Events (Ryan Delgado)

- Mr. Delgado stated that he has flyers for the upcoming yard sale on June 21st. He stated that this event would be on the back patio of Park Vista.

- Second “Senior Fit” class on Mondays and Wednesdays; sign-ups open June 2 for an additional day.
- Strider Walking Group beach trip at 10:30 AM.
- Bob Motta was announced as the 2025 ElderFest “Flipping the Script on Aging” award winner.

7. Park Vista Future Operation Analysis

- Michael stated that during the April 1 Council meeting, staff were directed to explore long-term operational strategies for Park Vista. Options include sale, refinancing, or management change, with a commitment to preserving the facility’s purpose. A follow-up report will be presented at the June 3, 2025 Council meeting.

E. REPORTS – SENIOR CITIZENS HOUSING BOARD

- None.

F. REPORTS – MANAGEMENT (CADMAN GROUP)

- The rowing machine is functional; a tenant wanted to move their personal equipment into the exercise room.
- The city-funded ADA devices have been installed (five per floor).
- Annual cleaning of common area carpools started last month.
- Tenant meeting held May 13, 2025, included a board presentation and discussions on HUD/Section 8.
- Security reminder: residents should not leave the main entrance open or allow unverified guests in.
- New California law (AB 2747) allows tenants to request that on-time rent payments be reported to a credit bureau.
- Clarified that generators only power the elevators—not the full facility. Some units are connected, but a detailed list is unavailable.
- Future discussion planned on lobby artwork policy; Neil provided background on unapproved artwork that prompted the existing policy.
- A community member’s mother in-law had recently been scammed online last couple of months. He stated that he reached out to the police department to provide another cyber security meeting.

ADJOURNMENT: 4:39 PM

NEXT MEETING: Wednesday, June 25, 2025



CADMANGROUP

PARK VISTA

Financial Reporting Analysis

May 2025

Gross Income: \$97,539.02

Gross Expenses: \$48,906.70

Expenses for the month were normal except for the following:

- *Maintenance of \$20,700.41. Normal operations with one large vacancy prep work and boiler scheduled maintenance.*
- *No water bills in May.*
- *Bank interest of \$8,519.59 reported by the City for May.*

Net Income: \$48,632.32

Total Account Balances: \$2,496,548.01

NOTE: THIS DOCUMENT IS A SUMMARY AND ANALYSIS ONLY OF THE MONTHLY FINANCIAL STATEMENTS FOR PARK VISTA. THEY ARE NOT PART OF THE ACTUAL FINANCIAL STATEMENTS FOR PARK VISTA.

Total number of vacancies for the month: 99.0% occupied on 5/1/2025
99.0% occupied on 5/31/2025

Move-outs: 2

Move-ins: 2

Notices to Vacate: 1

Budget Comparison Notes:

Operations: Operations for the month performed \$42,344.20 over budget for May, \$202,526.78 over budget YTD.

Income

- Income for the month of May \$10,454.24 over budget for May, \$47,343.10 over budget YTD.

Expenses:

- Overall expenses for May \$27,537.04 under budget, \$135,472.79 under budget YTD.
- Maintenance \$3,882.92 under budget for May, \$43,658.04 under budget YTD.
- Electricity under budget for May by \$357.33, and \$1,863.06 under budget YTD.
- Gas under budget by \$253.24 for May and \$1,329.97 over budget YTD.
- Cable Television under budget by \$520.48 for May, \$2,456.46 under budget YTD.
- Water performing \$11,682.27 budget YTD.
- Telephone \$2,518.83 under budget for May and \$12,295.02 under budget YTD.
- Elevator service over budget by \$4,322.02 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

June 12, 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:	Q2-2025	May-25 Original
Beginning balance at March 31, 2025	\$	2,269,487.55
Accrued: Interest (Posted quarterly)	\$	16,820.32
Add: Deposits		
Add: Deposits		
Less: Withdrawals		
TOTAL IN LAIF/CAMP - G/L# 504-101-0000-0004:	<u>As of</u> 5/31/2025	\$ 2,286,307.87

Accrued Interest (posted quarterly by the 15th day following quarter):							
Interest Earned	April	@	4.450%	Actual	CAMP	for 30 days	\$ 8,300.73
Interest Earned	May	@	4.420%	Actual	CAMP	for 31 days	\$ 8,519.59
Interest Earned	June	@		Actual	CAMP	for 30 days	\$ -
Accrued Interest	quarter to date						\$ 16,820.32

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: May 2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
RENT				
Rent Income	86,480.72	97.15	429,544.72	97.59
Parking Income	1,660.49	1.87	8,306.86	1.89
Passthrough Charges	0.00	0.00	0.00	0.00
Total RENT	88,141.21	99.01	437,851.58	99.47
Maintenance Charge (Income Account)	0.00	0.00	2,089.02	0.47
Prepayment	270.63	0.30	-2,606.47	-0.59
NSF Bank Fees Collected	25.00	0.03	50.00	0.01
Application Fee Income	20.00	0.02	20.00	0.00
Laundry Income	562.59	0.63	2,764.92	0.63
Total Operating Income	89,019.43	100.00	440,169.05	100.00
Expense				
Fire Service	0.00	0.00	765.00	0.17
Maintenance	20,700.41	23.25	79,258.65	18.01
Elevator service	0.00	0.00	10,572.02	2.40
Gardening	1,303.49	1.46	7,810.35	1.77
Management Fees	16,500.00	18.54	82,500.00	18.74
Pest Control	436.80	0.49	1,474.74	0.34
Licenses and Permits	0.00	0.00	450.00	0.10
Electricity	1,726.00	1.94	8,553.63	1.94
Gas	1,413.43	1.59	9,663.32	2.20
Water	0.00	0.00	10,817.73	2.46
Telephone/Internet	231.17	0.26	1,454.98	0.33
Trash	0.00	0.00	335.83	0.08
Cable/Television	5,729.52	6.44	28,793.54	6.54
Office Supplies	186.02	0.21	1,849.71	0.42
Uniforms	0.00	0.00	542.00	0.12
Advertising & Promotion	562.86	0.63	1,475.69	0.34
Legal Expenses (Expense account)	105.00	0.12	405.00	0.09
Bank Service Fees	12.00	0.01	24.00	0.01
Total Operating Expense	48,906.70	54.94	246,746.19	56.06

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
NOI - Net Operating Income	40,112.73	45.06	193,422.86	43.94
Other Income & Expense				
Other Income				
Interest on Bank Accounts	8,519.59	9.57	40,544.24	9.21
Total Other Income	8,519.59	9.57	40,544.24	9.21
Net Other Income	8,519.59	9.57	40,544.24	9.21
Total Income	97,539.02	109.57	480,713.29	109.21
Total Expense	48,906.70	54.94	246,746.19	56.06
Net Income	48,632.32	54.63	233,967.10	53.15

Balance Sheet

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

As of: 05/31/2025

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	210,240.14
Park Vista Reserve Account - LAIF	2,286,307.87
Total Cash	2,496,548.01
Tenant Account Receivable	100.00
Building Improvements	1,031,873.00
Equipment	149,355.00
Furnishings	153,863.00
Personal Property	-0.05
Accumulated Depreciation	-850,766.00
TOTAL ASSETS	2,980,972.96
LIABILITIES & CAPITAL	
Liabilities	
Security Deposit Interest	-530.00
Pet Deposit	3,925.00
Key Deposit	1,760.00
Security Deposit	78,950.00
Passthrough Cash Account	-946.00
Accounts Payable	30,698.00
Total Liabilities	113,857.00
Capital	
Owner Contribution	35,996.00
Owner Distribution	-35,996.00
Retained Earnings	118,794.95
Prior Years Retained Earnings	12,696.00
Calculated Retained Earnings	233,967.10
Calculated Prior Years Retained Earnings	2,501,657.91
Total Capital	2,867,115.96
TOTAL LIABILITIES & CAPITAL	2,980,972.96

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: 05/01/2025 to 05/31/2025

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

	05/28/2025	05/28/2025	2120 - Passthrough Cash Account	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	204	McTigue, Peter W.	1,426.00	0.00	5839	05/29/2025	Peter W. McTigue, Park Vista - 204: Move Out Refund	
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4550 - Application Fee Income

	05/05/2025	05/05/2025	4550 - Application Fee Income	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	20.00	0.00	ACH	05/05/2025	Application Fee Income for 05/2025	
	05/28/2025	05/28/2025	4550 - Application Fee Income	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	20.00	0.00	ACH	06/02/2025	Application Fee Income for 05/2025	

40.00 0.00

6000 - Fire Service

24617	05/27/2025	05/27/2025	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		F.A.S.T. Fire Pro	1,400.00	0.00	7C02-64C0	06/11/2025	Annual fire sprinkler maintenance inspection, passed inspection, compliance engine submission for fire system performance	
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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
											tests, Title 19 annual fire sprinkler testing and compliance engine submission, pass.	
24616	05/27/2025	05/27/2025	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		F.A.S.T. Fire Pro	375.00	0.00	7C02-64C0	06/11/2025	Quarterly fire sprinkler maintenance inspection per Fire Dept.	
24615	05/27/2025	05/27/2025	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		F.A.S.T. Fire Pro	991.73	0.00	7C02-64C0	06/11/2025	Emergency call for fire alarm going off in elevator, trouble shoot valve tamper switch, replace tamper switch, tested and left working properly again. Materials + technician labor.	Alarm
							2,766.73	0.00				

6210 - Maintenance

408726	05/05/2025	05/05/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	510	Montalvo, Uriel	250.00	0.00	DB16-8030	05/28/2025	Snaked main line for unit to clear urgent clog affecting drains.	
250353	05/05/2025	05/05/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		The Stanley Louis Company	1,601.00	0.00	5158-D390	05/19/2025	Boiler maintenance; replaced both storage tank's anode rods due to condition of current units. Tested system after,	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
											running properly. New parts and labor.	
48453	05/07/2025	05/07/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	141.01	0.00	3000000599	05/19/2025	Maintenance supplies; paint roller, clear vinyl tubing, (2) re-screens for windows.	
48454	05/07/2025	05/07/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	29.59	0.00	3000000599	05/19/2025	Maintenance supplies; (3) toilet tank flappers.	
48458	05/07/2025	05/07/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	27.42	0.00	3000000599	05/19/2025	Maintenance supplies; quick set compound.	
9236809884	05/08/2025	05/08/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	176.49	0.00	5837	05/13/2025	Janitor-Cleaning supplies.	
9236908408	05/12/2025	05/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	108	HD Supply	952.62	0.00	5837	05/13/2025	New dishwasher machine.	
408732	05/12/2025	05/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	328	Montalvo, Uriel	1,800.00	0.00	4E4A-2EC0	06/10/2025	Re-sloped balcony floor; sand, add fiber glass, add floor texture. Scraped and added (2) coats of paint. Cleaned and hauled away debris.	
408740	05/12/2025	05/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA		Montalvo, Uriel	380.00	0.00	70AA-74C0	06/06/2025	Removed washing machines, snaked all	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245							washing machine drain lines, reinstalled washing machines back.	
408728	05/12/2025	05/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	419	Montalvo, Uriel	350.00	0.00	70AA-74C0	06/06/2025	Repaired 5th floor patio drain causing leaking into unit.	
408565	05/12/2025	05/12/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	150.00	0.00	70AA-74C0	06/06/2025	Replaced light ballast for a 2nd floor light fixture and bulbs.	
38770	05/14/2025	05/14/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	41.69	0.00	ACH	05/14/2025	Quill INV 43833541 - cleaning supplies	
38770	05/14/2025	05/14/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	65.38	0.00	ACH	05/14/2025	Quill INV 43831783 - cleaning supplies	
9236990804	05/14/2025	05/14/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	320	HD Supply	96.10	0.00	5838	05/29/2025	Maintenance supplies for unit #320	
408618	05/15/2025	05/15/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	450.00	0.00	7BFC-DA00	06/11/2025	Added (2) coats of paint on 50 ft. of exterior iron fencing after repairs were made.	
408617	05/15/2025	05/15/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	480.00	0.00	7BFC-DA00	06/11/2025	Added (2) coats of primer on 50 ft. of exterior fencing after repairs were made.	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
9237082550	05/16/2025	05/16/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	320	HD Supply	31.74	0.00	5838	05/29/2025	Maintenance supplies.	
9237135188	05/19/2025	05/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	108	HD Supply	25.01	0.00	5838	05/29/2025	Maintenance supplies.	
03010	05/19/2025	05/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Hernandez Carpet Care	3,000.00	0.00	4E4B-9E20	06/10/2025	Annual deep cleaning of carpets of 1st floor lobby, entry, and office and landing and stairs of all floors.	
408744	05/19/2025	05/19/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	319	Montalvo, Uriel	350.00	0.00	4E4A-2EC0	06/10/2025	Checked where leak was coming from on unit's living area floor; removed carpeting and padding, vacuumed all the water from carpet. Installed blowers for (2) days to dry out.	
9237160312	05/21/2025	05/21/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	42.20	0.00	5838	05/29/2025	Maintenance supplies for the building.	
226068	05/22/2025	05/22/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	180.00	0.00	4E4A-2EC0	06/10/2025	Snaked kitchen sink in rec room for urgent back-up.	
226064	05/22/2025	05/22/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El		Montalvo, Uriel	250.00	0.00	7BFC-DA00	06/11/2025	Updated back stairway ceiling lights	

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							to LED strip lights.	
226063	05/22/2025	05/22/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	180.00	0.00	7BFC-DA00	06/11/2025	Replaced broken old ceiling fan in office with new one.	
226062	05/22/2025	05/22/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	108	Montalvo, Uriel	330.00	0.00	7BFC-DA00	06/11/2025	Updated electric power to dishwasher, re-installed dishwasher.	
226058	05/22/2025	05/22/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	313	Montalvo, Uriel	220.00	0.00	7BFC-DA00	06/11/2025	Snaked kitchen sink to main line to clear clog causing over- flow.	
408592	05/22/2025	05/22/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	425.00	0.00	7BFC-DA00	06/11/2025	Supplied and installed new 6"x42" garden LED light post in west side garden.	
9237344424	05/27/2025	05/27/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	26.32	0.00	5840	06/10/2025	Maintenance supplies.	
226079	05/27/2025	05/27/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	350.00	0.00	7BFC-DA00	06/11/2025	Urgent service call to snake laundry room drains to main line after back-up.	
408736	05/27/2025	05/27/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	419	Montalvo, Uriel	385.00	0.00	7BFC-DA00	06/11/2025	Removed all water damaged drywall of closet ceiling and let dry. Supplied and installed new drywall, patched,	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
											added popcorn texture, and match wall paint.	
38798	05/28/2025	05/28/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	79.88	0.00	528	05/28/2025	Quill Invoice - 184426176 - cleaning supplies	
38798	05/28/2025	05/28/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	125.00	0.00	528	05/28/2025	IT Service - Teresa issues with webcam for Fair Housing training	
9237366121	05/28/2025	05/28/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	89.75	0.00	5840	06/10/2025	Maintenance supplies for the building.	
9237366123	05/28/2025	05/28/2025	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	83.61	0.00	5840	06/10/2025	Maintenance supplies - Light bulbs	
							13,164.81	0.00				

6250 - Gardening

6743	05/01/2025	05/01/2025	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	1,303.49	0.00	A9A4-18D0	05/05/2025	Monthly Service - April	
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6270 - Management Fees

	05/05/2025	05/05/2025	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	16,500.00	0.00	ACH	05/05/2025	Management Fees for 05/2025	
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6315 - Pest Control

438951	05/07/2025	05/07/2025	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El		Terminix	86.80	0.00	3000000595	05/08/2025	Monthly Service - May	
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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								
24278	05/12/2025	05/12/2025	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AI & Sons Termite and Pest Control Inc.	175.00	0.00	3000000597	05/12/2025	service 3/20/ 25-4/17/25	
24278	05/21/2025	05/21/2025	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		AI & Sons Termite and Pest Control Inc.	175.00	0.00	3000000602	05/21/2025	Service 4/17/ 25-5/15/25	

436.80 0.00

6410 - Electricity

700394170456	05/16/2025	05/16/2025	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	1,607.38	0.00	3000000600	05/19/2025	service 4/10/ 25-5/9/25	
700587779325	05/16/2025	05/16/2025	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Edison	118.62	0.00	3000000601	05/19/2025	Service 4/10/ 25-5/11/25	

1,726.00 0.00

6420 - Gas

056 105 3200 3	05/09/2025	05/09/2025	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		SoCalGas	1,413.43	0.00	3000000596	05/09/2025	service 4/3/ 25-5/2/25	
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6445 - Telephone/Internet

8448 30 006 0397046	05/27/2025	05/27/2025	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	231.17	0.00	ACH	05/27/2025	Service 5/8/ 25-6/7/25	
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6455 - Cable/Television

8448 30 006 0017008	05/14/2025	05/14/2025	6455 - Cable/ Television	Park Vista - 615 E. Holly Avenue El Segundo, CA		Spectrum	5,697.33	0.00	3000000598	05/14/2025	service 5/4/ 25-6/3/25	
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Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245								
	05/19/2025	05/19/2025	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	32.19	0.00	ACH	05/19/2025	Service 4/30/29 - 5/29/25	
							5,729.52	0.00				
7420 - Office Supplies												
38770	05/14/2025	05/14/2025	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	28.22	0.00	ACH	05/14/2025	New computer speakers for manager's computer	
38781	05/19/2025	05/19/2025	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	157.80	0.00	ACH	05/19/2025	Quill INV 43982537 - coffee and kitchen supplies	
							186.02	0.00				
7450 - Advertising & Promotion												
38781	05/19/2025	05/19/2025	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	562.86	0.00	ACH	05/19/2025	Noahs Bagels for tenant quarterly meeting	
7610 - Legal Expenses (Expense account)												
8845	05/21/2025	05/21/2025	7610 - Legal Expenses (Expense account)	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Joseph L. Cruz, APC	105.00	0.00	53C5-B130	05/21/2025		
Total							45,591.83	0.00				

Budget - Comparative

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

Period Range: May 2025 to May 2025

Comparison Period Range: May 2024 to May 2024

Additional Account Types: Asset, Cash, Liability, Capital

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Income								
RENT								
Rent Income	86,480.72	80,325.00	6,155.72	7.66%	78,521.50	78,690.00	-168.50	-0.21%
Parking Income	1,660.49	1,654.44	6.05	0.37%	1,606.15	1,622.00	-15.85	-0.98%
Passthrough Charges	0.00	0.00	0.00	0.00%	-30.00	0.00	-30.00	-
Total RENT	88,141.21	81,979.44	6,161.77	7.52%	80,097.65	80,312.00	-214.35	-0.27%
Vacancy	0.00	-4,016.25	4,016.25	100.00%	0.00	-2,916.67	2,916.67	100.00%
Prepayment	270.63	0.00	270.63	-	-1,083.53	0.00	-1,083.53	-
NSF Bank Fees Collected	25.00	0.00	25.00	-	0.00	0.00	0.00	0.00%
Application Fee Income	20.00	0.00	20.00	-	0.00	0.00	0.00	0.00%
Laundry Income	562.59	602.00	-39.41	-6.55%	488.75	860.00	-371.25	-43.17%
Total Budgeted Operating Income	89,019.43	78,565.19	10,454.24	13.31%	79,502.87	78,255.33	1,247.54	1.59%
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	20,700.41	24,583.33	3,882.92	15.79%	9,593.48	17,500.00	7,906.52	45.18%
Elevator service	0.00	1,250.00	1,250.00	100.00%	5,800.00	1,250.00	-4,550.00	-364.00%
Gardening	1,303.49	1,750.00	446.51	25.51%	1,204.59	1,750.00	545.41	31.17%
Management Fees	16,500.00	16,500.00	0.00	0.00%	16,500.00	16,500.00	0.00	0.00%
Pest Control	436.80	500.00	63.20	12.64%	339.34	500.00	160.66	32.13%
Insurance - Property	0.00	2,708.33	2,708.33	100.00%	0.00	0.00	0.00	0.00%
Earthquake Insurance	0.00	7,916.67	7,916.67	100.00%	0.00	0.00	0.00	0.00%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Licenses and Permits	0.00	50.00	50.00	100.00%	0.00	50.00	50.00	100.00%
Electricity	1,726.00	2,083.33	357.33	17.15%	1,661.16	2,350.00	688.84	29.31%
Gas	1,413.43	1,666.67	253.24	15.19%	1,104.64	2,000.00	895.36	44.77%
Water	0.00	4,500.00	4,500.00	100.00%	0.00	4,500.00	4,500.00	100.00%
Telephone/ Internet	231.17	2,750.00	2,518.83	91.59%	204.92	2,750.00	2,545.08	92.55%
Cable/Television	5,729.52	6,250.00	520.48	8.33%	4,359.38	6,250.00	1,890.62	30.25%
Office Supplies	186.02	400.00	213.98	53.50%	751.72	400.00	-351.72	-87.93%
Advertising & Promotion	562.86	1,166.67	603.81	51.75%	0.00	450.00	450.00	100.00%
Entertainment	0.00	416.67	416.67	100.00%	0.00	0.00	0.00	0.00%
Legal Expenses (Expense account)	105.00	300.00	195.00	65.00%	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	48,906.70	76,443.74	27,537.04	36.02%	41,519.23	58,035.41	16,516.18	28.46%
Total Budgeted Operating Income	89,019.43	78,565.19	10,454.24	13.31%	79,502.87	78,255.33	1,247.54	1.59%
Total Budgeted Operating Expense	48,906.70	76,443.74	27,537.04	36.02%	41,519.23	58,035.41	16,516.18	28.46%
NOI - Net Operating Income	40,112.73	2,121.45	37,991.28	1790.82%	37,983.64	20,219.92	17,763.72	87.85%
Other Income								
Interest on Bank Accounts	8,519.59	4,166.67	4,352.92	104.47%	5,772.76	2,500.00	3,272.76	130.91%
Total Budgeted Other Income	8,519.59	4,166.67	4,352.92	104.47%	5,772.76	2,500.00	3,272.76	130.91%
Net Other Income	8,519.59	4,166.67	4,352.92	104.47%	5,772.76	2,500.00	3,272.76	130.91%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Total Budgeted Income	97,539.02	82,731.86	14,807.16	17.90%	85,275.63	80,755.33	4,520.30	5.60%
Total Budgeted Expense	48,906.70	76,443.74	27,537.04	36.02%	41,519.23	58,035.41	16,516.18	28.46%
Net Income	48,632.32	6,288.12	42,344.20	673.40%	43,756.40	22,719.92	21,036.48	92.59%
Cash								
Cash in Bank	41,330.73	0.00	-41,330.73	—	35,222.64	0.00	-35,222.64	—
Park Vista Reserve Account - LAIF	8,519.59	0.00	-8,519.59	—	5,772.76	0.00	-5,772.76	—
Total Budgeted Cash	49,850.32	0.00	-49,850.32	—	40,995.40	0.00	-40,995.40	—
Liability								
Pet Deposit	-200.00	0.00	-200.00	—	0.00	0.00	0.00	0.00%
Key Deposit	-20.00	0.00	-20.00	—	-20.00	0.00	-20.00	—
Security Deposit	1,438.00	0.00	1,438.00	—	-2,771.00	0.00	-2,771.00	—
Passthrough Cash Account	0.00	0.00	0.00	0.00%	30.00	0.00	30.00	—
Total Budgeted Liability	1,218.00	0.00	1,218.00	—	-2,761.00	0.00	-2,761.00	—