



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
MARCH 25, 2026

MEMBERS OF SENIOR CITIZEN HOUSING CORPORATION BOARD

Timothy Whelan, President
Denise Fessenbecker, Vice President
Julia Newman
Paula Rotolo
George Funk
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 Senior Citizen Housing Corporation Minutes from February 25, 2025.
2. Alternatively, discuss and take other action related to this item.

B. UNFINISHED BUSINESS

2. Cost Analysis Related to Park Vista Physical Property Assessment

Recommendation -

1. Review the Park Vista Physical Property Assessment
2. Evaluate the recommended immediate and short-term operational improvements for inclusion in the upcoming annual budget.
3. Alternatively, discuss and take other actions related to this item.

3. Vending Machine Snacks and Beverage Options and Fee Structure

Recommendation -

1. Discuss the snacks and beverages options for the new vending machine and determine the items to include.
2. Review the current fee structure and discuss the possibility of amending the fee structure.
3. Alternatively, discuss and take other action related to this item.

C. NEW BUSINESS

4. President's Report

Recommendation -

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

5. Preliminary Annual Senior Citizen Housing Corporation Board Presentation

Recommendation -

1. Receive and file the draft Annual Senior Citizen Housing Corporation Board presentation that is set to be presented in a future City Council meeting.
2. Alternatively, discuss and take other action related to this item.

6. Financial Statement 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 February 2026.
2. Alternatively, discuss and take other action related to this item.

D. REPORTS - COMMUNITY DEVELOPMENT DEPARTMENT

7. Upcoming Events

Recommendation -

1. Receive and file the 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,
February 25, 2026
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 Tim Whelan

ROLL CALL

Members Present: Tim Whelan
Paula Rotolo
George Funk
Denise Fessenbecker
Absent: Julia Newman
Non-Board Member: Val Smith
Others: Michael Allen
Venus Wesson
Neil Cadman

PUBLIC COMMUNICATION. (Suggestion Box Comments)

- Residents have raised concerns that Park Vista was originally intended for affordable housing. Since other senior homes provide more amenities like pools and gyms, comparing the facilities is only fair if the rent at Park Vista is adjusted accordingly.
- An anonymous Park Vista resident referenced a statement from December, noting that approximately 72–73% of residents were moved to the top of the priority list because they could no longer afford the increased rent. The resident also raised concerns that some current occupants may have incomes exceeding the established thresholds. They further noted that while the budget was originally set at 25–50% of a resident's income, it has now risen to 50–75%, and requested that senior housing be made affordable again.
- According to a letter dated February 5th, a resident found the laundry machines dirty while attempting to wash their clothes.
- A suggestion was made to install a privacy screen or windscreen along the park-facing fence to block debris as the spring season begins.

A. CONSENT

1. APPROVAL OF MEETING MINUTES

Motioned by George Funk and seconded by Paula Rotolo to approve the February 28, 2026, Meeting Minutes. The motion passed 4-0.

B. UNFINISHED BUSINESS

2. Gated Entry Repair/Replacement (Neil Cadman)

Neil reported that the current entry system is outdated and failing. While a repair is possible for \$4,875, the risk of total failure remains high, which could lead to significant emergency expenses. As discussed during the January tenant meeting, the proposed Butterfly system offers a modern, app-based solution for the facility's 12 entry doors. The total investment is \$16,800, with an annual service fee of \$3,500. Notably, the vendor has offered a \$5,000 discount incentive if the system is purchased within the next 60 days.

- Denise asked for clarification on door security during power outages. Neil stated that the doors automatically unlock and default to an open position to comply with safety protocols.
- Tim inquired whether the system is app-based and how it is accessed. Neil confirmed that users would need to download the Butterfly app and create a personal profile.
- Denise suggested that we should invest into the new system.
- George asked if we needed additional quote. Neil stated that the Butterfly was the best quote before bringing it to the board.

Motioned by Paula Rotolo and seconded by George Funk to move forward implement new Butterfly System. The motion passed 4-0.

3. Rental Rate Increase for Current Tenants

Tim provided background from previous years discussion on the renter increase.

- Val raised concerns about the impact of inflation on residents. She noted that with the rising costs of food and gas, those on Social Security are struggling to keep up with their daily expenses and would be heavily impacted by a rent increase
- Tim suggested performing a 2% cost analysis to determine what the long-term financial projections might look like. He noted that without such a projection, the facility risks being unprepared for rising operational costs.

Motioned by Paula Rotolo and seconded by Denise Fessenbecker to increase the rent rate for current tenants 2% down to the whole nearest effective June 1, 2026. The motion passed 4-0.

C. NEW BUSINESS

4. President's Report (Tim Whalen)

None

Receive and file: Motion carried 4-0

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

Valerie Smith inquired regarding the status of legal counsel. Neil clarified that legal billing is not provided on a monthly submittal basis.

Receive and file: Motion carried 4-0

6. Vending Machine Snacks and Beverage Options and Fee Structure. (Michael Allen)

Venus reported for Michael Allen that the vending machine is now on-site. The vendor will tailor the food and drink options based on which items are most frequently purchased.

- Val stated that we did receive email to select checkoff list at the last meeting. She is requested an electronic copy of the 'list of options' to be resubmitted.

Receive and file: Motion carried 4-0

7. Cost Analysis Related to Park Vista Physical Property Assessment. (Michael Allen)

Tim spoke on the analysis that was provided by Paul Chung. He also stated that we can leave this item open present at next meeting.

Venus on behalf of Michael Allen informed the board that additional \$42,275 to operational CIP budget.

- Neil stated that he would follow up with Michael on the additional fund increase.
- The board member requested that this be placed back on the agenda for next meeting.

Motion by Denise Fessenbacker and seconded by Tim Whelen to leave the agenda item open to discussion of the additional funds: Motion carried 4-0

8. 2025 Financial Audit Scope of Service. (Neil Cadman)

Neil presented the 2025 Audit to the board for review and signature. The document was distributed to the members to finalize the annual financial reporting requirements.

Receive and file: Motion carried 4-0

D. REPORTS – COMMUNITY DEVELOPMENT DEPARTMENT

9. Upcoming Events. (Ryan Delgado)

- Ryan informed the residents that free tax assistance remains available at the Joslyn Center. The program is held every Tuesday and will continue through the month of April.
- The Daytripper trip to the LA County Arboretum is scheduled for Saturday, April 11th. Pricing is set at \$10.00 in addition to the standard Arboretum entry fee.

E. REPORTS – SENIOR CITIZENS HOUSING BOARD

- George announced several upcoming student performances and exclusive ticket discounts for Park Vista residents. High school production tickets for *Legally Blonde* are available for \$10 during the last weekend of March and the first weekend of April. Additionally, the Spring Choir Concert is priced at \$5, and the Spring Orchestra performance on May 27th will require a \$3 admission fee.
- Tim requested an update regarding the community garden project. The representative reported that they have received approval to hold a planning meeting; once the meeting details are finalized, flyers will be posted to notify the residents.

F. REPORTS – MANAGEMENT (CADMAN GROUP)

January Management report:

- In response to concerns regarding the security cameras, management clarified that the system is fully operational. The cameras are monitored off-site, and the facility would receive immediate notification if any downtime occurred.
- Management corrected the timeline regarding the upper garage outage, noting that the system was restored to full operation within 24 hours.
- Due to tariff-related shipping delays, the arrival of the water tank and boiler system was postponed. The project is back on track with installation slated for the final week of March.
- 2% parking rate increase on January 1st but there is talk rounding up next year.

February Management report:

- Butterfly system was discussed during the meeting.
- The laundry system was temporarily taken out of service following the discovery of leaking valves within the wall. During the inspection, mold growth was identified, requiring an immediate shutdown for comprehensive repairs and remediation to ensure resident safety.
- Regarding a specific tenant security issue, it was noted that the matter is currently subject to legal action; therefore, management cannot provide further comment. However, it was clarified that the existing security system remains under contract for another year. Management confirmed they have met with the tenant to address their specific concerns.
- A suggestion was made to invite ES High School students to provide technical assistance to residents during the Butterfly System rollout. This initiative would provide residents with hands-on support for their mobile setup.
- He stated that he would discuss the windscreen with Elias Public Work Director.

- Management clarified that issues regarding the cleanliness and functionality of laundry machines are tracked through service reports to WASH. However, the board was informed that WASH will not be renewing the current contract unless it is adjusted to market rates. Transitioning to market rates would allow the facility to upgrade to commercial-grade machines and receive an increased rates along with the level of service.

ADJOURNMENT: 4:53 PM

NEXT MEETING: Wednesday, March 25, 2026

Joseph Chun
Owner/Operators
onestopven@gmail.com
(213) 249-8842

Subject: Vending Services Proposal for Park Vista

To Whom It May Concern:

We are pleased to introduce **One Stop Vending, Inc.**, a family-owned business providing world-class vending solutions throughout Southern California. Our machines feature the latest technology, and our service model is built on personalized support to ensure the best possible experience for you and your employees.

Vending Machines

Our state-of-the-art machines include:

- Touchless payment options
- Guaranteed vend technology
- Real-time inventory management
- Energy-efficient operation
- Touchscreen interface
- ADA compliance
- Local service available within 24–48 hours

We work closely with our clients to customize product offerings. Each machine can include snacks, beverages, fresh food, and microwaveable options in a single unit. For Park Vista, we will install **MVP 10CP machines from VendTech**, a trusted manufacturer with over 35 years of industry experience.

Product Selection

At One Stop Vending, Inc., we collaborate directly with you to determine the best product mix for your employees. We use real-time feedback and inventory monitoring to ensure selections always meet your needs. Adjustments can be requested at any time via email, text, or any preferred communication method.

Maintenance & Customer Service

We will manage all aspects of installation, maintenance, and restocking for the vending and coffee machines. If internal plumbing or mechanical support is required, we will coordinate with the appropriate local teams.

All machines will remain clean, fully functional, and properly stocked. In the event of a malfunction affecting service, a technician will be dispatched within 48 hours. If delays occur beyond our control, we will notify the designated Park Vista representative with details and corrective actions.

Contract

A formal contract is not required. All parties understand that One Stop Vending, Inc. will be making a significant equipment investment to support Park Vista's operational needs.

Placement Agreement

One Stop Vending, Inc. agrees to provide and install **one MVP 10CP vending machine**. Power access will be required for operation, and machine access during business hours will be needed for service and restocking.

Pricing

- Prices will be \$2-\$4 and will include chips, candy bars, microwavable foods, sodas, juices and energy drinks.
- Park Vista will receive a **monthly sales summary** at the beginning of each month.
- A commission of **\$0.30 per item sold** will be issued by check to the designated payee.

- This amount is equivalent to **20% of all prices**, net of sales tax, cost of goods sold (COGS), and credit card fees.
 - Pricing will follow a cost-plus methodology.
-

Conclusion

We are confident that our vending services will provide Park Vista with a flexible, cost-effective, and fully customizable solution. Our equipment, service responsiveness, and commitment to customer satisfaction set us apart in the industry.

If you would like to move forward or have any questions, please feel free to contact me at your convenience.

Warm regards,

Joseph Chun

One Stop Vending, Inc.

(213) 249-8842 | onestopven@gmail.com

Vending Products

Bagged

1. Doritos Nacho Cheese
2. Doritos Cool Ranch
3. Cheetos
4. Flamin Hot Cheetos
5. Ruffles Cheese
6. Funyons
7. Cheez itz
8. Pork cracklins
9. Chex mix
10. Famous Amos
11. Apple pie
12. Pop tarts
13. Chicken ramen
14. Shrimp ramen
15. Mac and cheese
16. Bowl noodle soup
17. Uncrustables
18. Lunchables
19. Baked Lays
20. Baked Lays bbq
21. Baked Cheetos
22. Baked ruffles

Bars

1. cliff bars
2. nature valley peanut butter
3. nature valley trail mix
4. snickers
5. m&m peanut
6. twix
7. kit kat
8. reeses
9. hersheys
10. hi chew
11. skittles
12. jacklinks beef sticks
13. Nutella

Drinks

1. Arrowhead Water
2. Powerade red
3. Powerade purple

4. snapple
5. cranberry juice
6. sunny d
7. martinellis apple cider
8. red bull
9. monster
10. bang
11. lipton ice tea
12. Arizona green tea
13. Starbucks mocha
14. Mountain dew can
15. Coke 0 can
16. Coke can
17. Sprite can
18. Sunkist can
19. Squirt can
20. Cactus cooler can
21. Canada dry can
22. Dr pepper can
23. La croix can
24. Pepsi can
25. Sprite 0
26. Dr pepper 0
27. Powerade 0

Park Vista: State of the Union

DRAFT

Tim Whelan for the El Segundo Senior
Citizen Housing Corporation Board

April 21, 2026



Overview

Background

Current State

Future Challenges

Options

Request of City Council

Park Vista Background

- Senior living facility owned by the City of El Segundo
- Built in 1987
- 97 residential units
- Rent for **new** rentals at **65%** of market rate per month
 - 1 bedroom monthly = now **\$xxxx** vs \$1142 in 2024 vs \$960 in 2023
 - Studio monthly = now **\$xxxx** vs \$846 in 2024 vs \$705/month in 2023
- On average **10-20** units turn each year
- Approximately **65%** of 97 units not paying **50%** of market rates

Park Vista Background (2)

- Recently, rent increases of 2% have been passed annually The last instruction from City Council was an automatic 2% increase a year.
- Wait list of over 40 people
- What is the purpose of Park Vista?

1. Board Bylaws

Provide affordable housing opportunities for El Segundo Seniors

Promote the common good and general welfare of Senior Residents of the City of El Segundo

2. Plan of Operations

Provide a Quality Living Opportunity at an Affordable Cost

Current State

The Good News?

- Following an October Property Condition Assessment of Park Vista the City prepared a 20-year forecast showing Park Vista would be financially stable through 2045

The Catch?

- The forecast was conditioned on: 1) continued 2% annual rental raises for current senior residents; and 2) a continuing annual contribution of \$200k from the City to the City's 504 Fund for Senior Housing
- Without the contributions Park Vista is operating in the red by 2040

Future Challenges 1

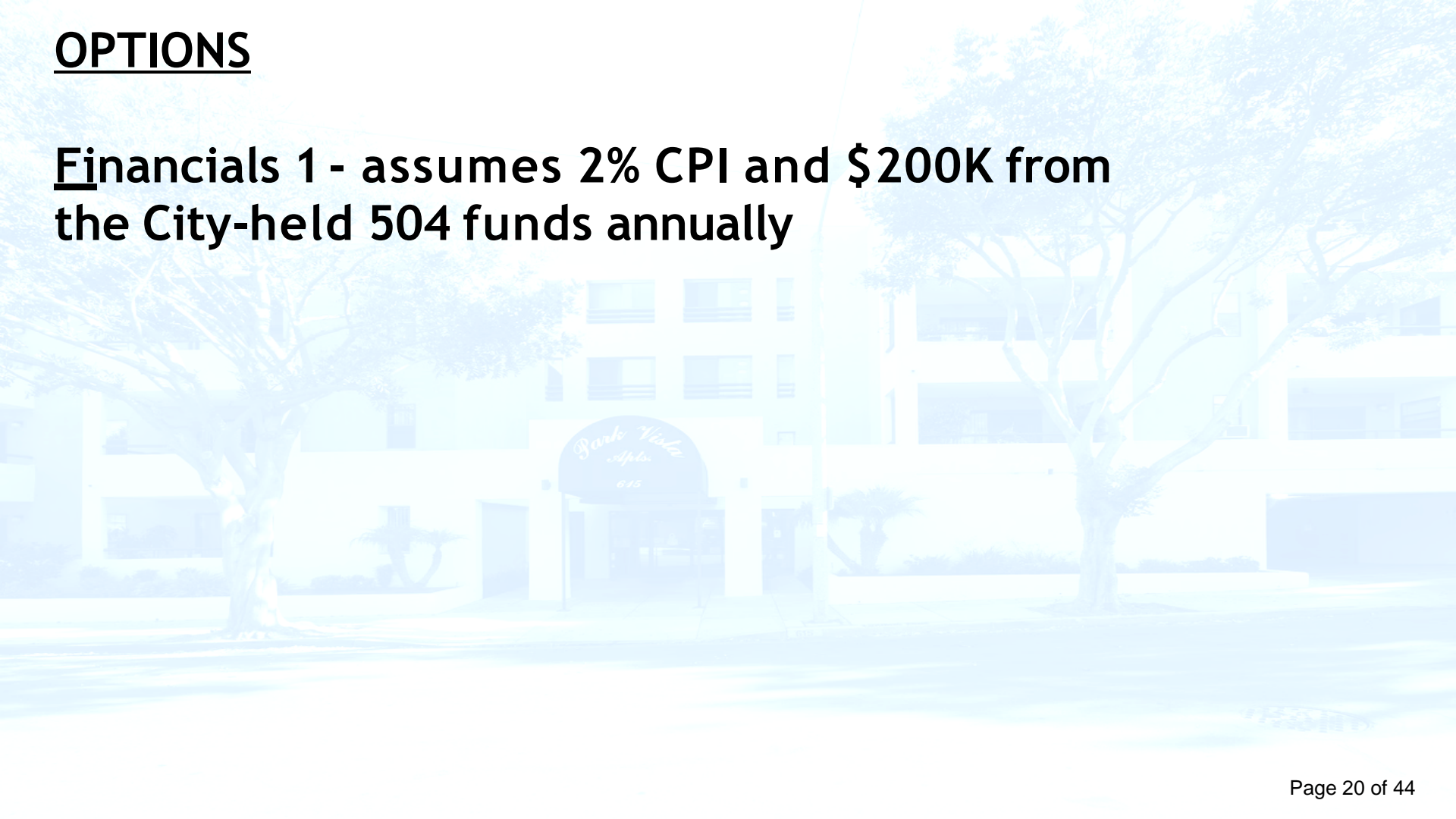
- The cost of capital expenditures, building maintenance, and building materials has gone up substantially from year to year.
- Beginning in 2029 projected capital expenditures per year range from \$200k - \$765k a year.
- Despite conservative projections unforeseen operational cost increases for things like upgraded security and insurance in California's volatile insurance market eat into the projected Park Vista budget/forecast.
- \$50,000.00 projected as a place holder for 2026 is already earmarked for improvements to the buildings gated entry, security, etc.

Future Challenges 2

- Over the past few years the Board has recommended that the City charge new tenants 65% of market rates for like units.
- Even with the staggering increase in the rental market prices in El Segundo and the South Bay the Board believes that 65% of market rate is needed to continue to operate Park Vista as planned.
- Per the Plan of Operations Park Vista is supposed to 1) operate off its own rental income; and 2) hold a replacement reserve of 10% of operating expense + 2 years of capital.
- Lately we're seeing more frequently El Segundo senior residents pass on moving into Park Vista because they "can't afford it" or its "too expensive."

OPTIONS

Financials 1 - assumes 2% CPI and \$200K from the City-held 504 funds annually



Park Vista 20-year Forecast (Scenario: \$200k annual contribution from GF 2026, 2% CPI Rent Increase)

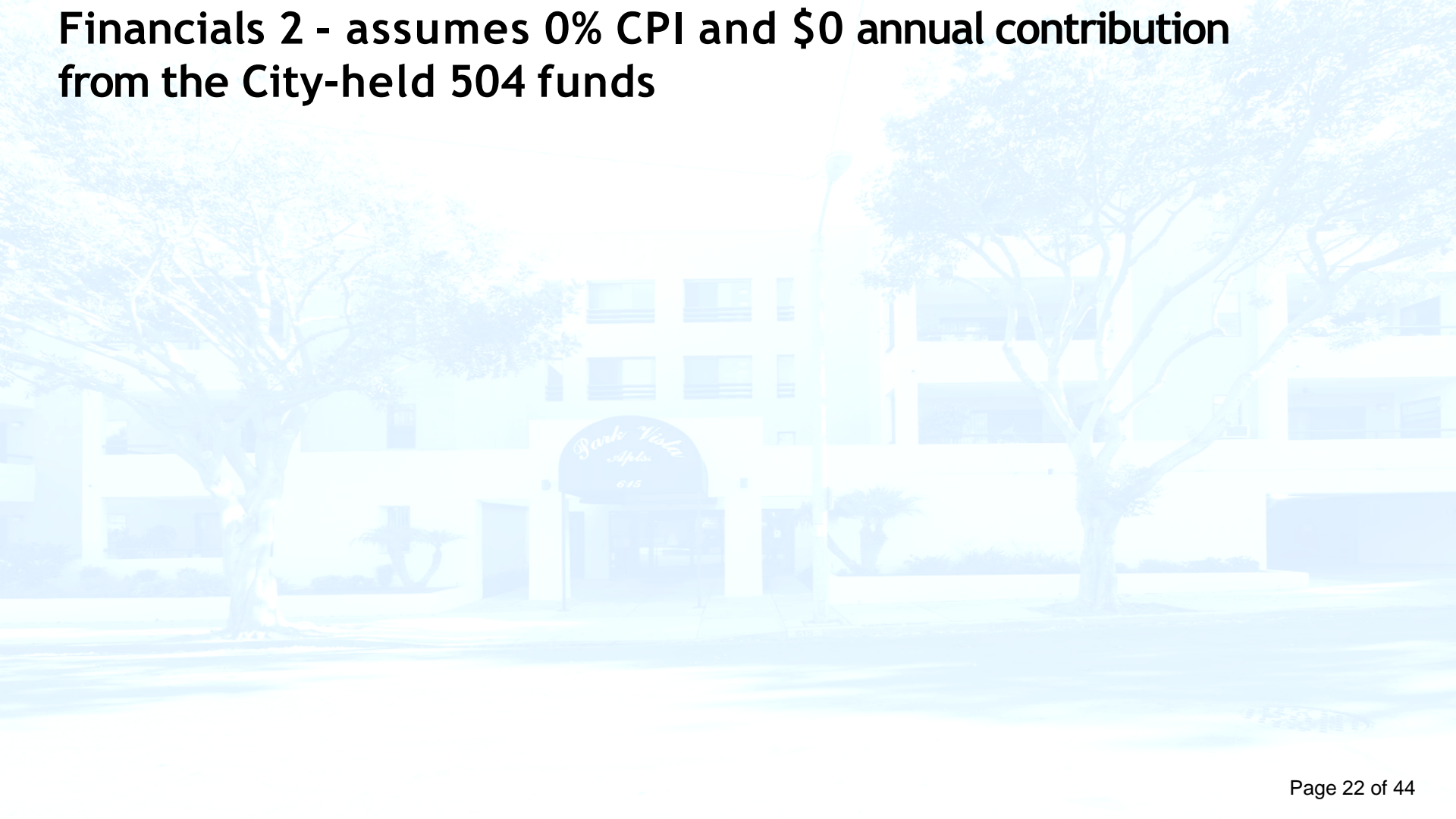
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Revenue	\$1,176,746	\$1,231,567	\$1,287,484	\$1,307,320	\$1,367,896	\$1,430,836	\$1,495,035	\$1,560,517	\$1,624,910	\$1,693,038	\$1,762,529	\$1,833,409	\$1,905,708	\$1,979,452	\$2,054,671	\$2,131,394	\$2,209,652	\$2,289,475	\$2,370,895	\$2,453,942
Expenses	(\$956,315)	(\$990,363)	(\$1,027,849)	(\$1,065,933)	(\$1,105,602)	(\$1,146,924)	(\$1,189,975)	(\$1,234,831)	(\$1,281,575)	(\$1,330,314)	(\$1,381,091)	(\$1,434,017)	(\$1,489,350)	(\$1,547,042)	(\$1,611,413)	(\$1,670,159)	(\$1,735,710)	(\$1,803,786)	(\$1,873,782)	(\$1,946,804)
Net	\$220,431	\$241,204	\$259,636	\$241,386	\$262,294	\$283,912	\$305,060	\$325,686	\$343,335	\$362,724	\$381,438	\$399,392	\$416,357	\$432,410	\$443,258	\$461,235	\$473,942	\$485,689	\$497,112	\$507,138
Capital Expense	(\$50,000)	(\$50,000)	(\$50,000)	(\$365,922)	(\$584,733)	(\$863,465)	(\$765,332)	(\$464,325)	(\$387,059)	(\$228,828)	(\$229,705)	(\$270,249)	(\$292,639)	(\$232,415)	(\$320,430)	(\$268,306)	(\$281,830)	(\$290,482)	(\$200,000)	(\$200,000)
Transfer in From Fund 504	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Return to Equity	\$170,431	\$191,204	\$209,636	(\$124,536)	(\$322,439)	(\$579,553)	(\$460,272)	(\$138,639)	(\$43,724)	\$133,896	\$151,733	\$129,143	\$123,718	\$199,995	\$122,828	\$192,929	\$192,112	\$195,207	\$297,112	\$307,138
Beginning Equity	\$2,344,408	\$2,514,838	\$2,706,043	\$2,915,678	\$2,791,142	\$2,468,704	\$1,889,151	\$1,428,879	\$1,290,240	\$1,246,516	\$1,380,412	\$1,532,146	\$1,661,289	\$1,785,007	\$1,985,002	\$2,107,830	\$2,300,758	\$2,492,870	\$2,688,077	\$2,985,189
Ending Equity	\$2,514,838	\$2,706,043	\$2,915,678	\$2,791,142	\$2,468,704	\$1,889,151	\$1,428,879	\$1,290,240	\$1,246,516	\$1,380,412	\$1,532,146	\$1,661,289	\$1,785,007	\$1,985,002	\$2,107,830	\$2,300,758	\$2,492,870	\$2,688,077	\$2,985,189	\$3,292,327
Transfer in From Fund 001	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City's 504 Fund	\$1,480,916	\$1,480,916	\$1,480,916	\$1,480,916	\$1,480,916	\$1,480,916	\$1,480,916	\$1,480,916	\$1,480,916	\$1,480,916	\$1,480,916	\$1,480,916	\$1,480,916	\$1,480,916	\$1,480,916	\$1,480,916	\$1,480,916	\$1,480,916	\$1,480,916	\$1,480,916
Total Funds Available to Park Vista	\$3,995,754	\$4,186,959	\$4,396,594	\$4,272,058	\$3,949,620	\$3,370,067	\$2,909,795	\$2,771,156	\$2,727,432	\$2,861,328	\$3,013,062	\$3,142,205	\$3,265,923	\$3,465,918	\$3,588,746	\$3,781,674	\$3,973,786	\$4,168,993	\$4,466,105	\$4,773,243
Recommended Reserve: 10% of operating expense + 2 years of capital	\$195,632	\$199,036	\$518,707	\$1,057,248	\$1,558,758	\$1,743,489	\$1,348,654	\$974,867	\$744,044	\$591,564	\$638,063	\$706,290	\$673,989	\$707,549	\$749,877	\$717,152	\$455,401	\$470,861	\$387,378	\$394,680
Over or (under) recommended reserves	\$3,800,123	\$3,987,922	\$3,877,887	\$3,214,810	\$2,390,862	\$1,626,577	\$1,561,140	\$1,796,289	\$1,983,388	\$2,269,764	\$2,374,999	\$2,435,915	\$2,591,934	\$2,758,369	\$2,838,868	\$3,064,522	\$3,518,385	\$3,698,132	\$4,078,727	\$4,378,563

Revenue Assumptions: 2% increase in rents (2022-2045), 2% in parking fee every year, 4 units turning over per year & new tenants assessed at 65% of market rate beginning in 2023 (2023 - 2042)

Expense Assumptions: 2% annual increase for management contract, 3% for utilities (water at 5%), 5% for all other expenses

Capital Assumptions: Based on the City's independent facility assessment plan of Park Vista; conducted by the City's Public Works Department

Financials 2 - assumes 0% CPI and \$0 annual contribution from the City-held 504 funds



Park Vista 20-year Forecast (Scenario: \$0 annual contribution from GF 2026 to 2045 and 0% CPI Rent Increase)

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Revenue	\$1,176,746	\$1,209,551	\$1,242,364	\$1,237,985	\$1,273,215	\$1,309,653	\$1,346,101	\$1,382,557	\$1,416,622	\$1,453,096	\$1,489,581	\$1,526,074	\$1,562,578	\$1,599,091	\$1,635,615	\$1,672,150	\$1,708,695	\$1,745,251	\$1,781,818	\$1,818,396
Expenses	(\$956,315)	(\$990,363)	(\$1,027,849)	(\$1,065,933)	(\$1,105,602)	(\$1,146,924)	(\$1,189,975)	(\$1,234,831)	(\$1,281,575)	(\$1,330,314)	(\$1,381,091)	(\$1,434,017)	(\$1,489,350)	(\$1,547,042)	(\$1,611,413)	(\$1,670,159)	(\$1,735,710)	(\$1,803,786)	(\$1,873,782)	(\$1,946,804)
Net	\$220,431	\$219,188	\$214,515	\$172,052	\$167,613	\$162,729	\$156,126	\$147,726	\$135,047	\$122,783	\$108,490	\$92,057	\$73,228	\$52,050	\$24,202	\$1,990	(\$27,015)	(\$58,536)	(\$91,964)	(\$128,408)
Capital Expense	(\$50,000)	(\$50,000)	(\$50,000)	(\$365,922)	(\$584,733)	(\$863,465)	(\$765,332)	(\$464,325)	(\$387,059)	(\$228,828)	(\$229,705)	(\$270,249)	(\$292,639)	(\$232,415)	(\$320,430)	(\$268,306)	(\$281,830)	(\$290,482)	(\$200,000)	(\$200,000)
Transfer in From Fund 504	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,453	\$219,411	\$180,366	\$296,227	\$266,316	\$272,143	\$0	\$0	\$0
Return to Equity	\$170,431	\$169,188	\$164,515	(\$193,870)	(\$417,120)	(\$700,736)	(\$609,206)	(\$316,599)	(\$252,012)	(\$106,045)	(\$121,215)	(\$131,739)	(\$0)	\$1	(\$1)	\$0	(\$36,702)	(\$349,018)	(\$291,964)	(\$328,408)
Beginning Equity	\$2,344,408	\$2,514,838	\$2,684,027	\$2,848,542	\$2,654,672	\$2,237,552	\$1,536,817	\$927,610	\$611,011	\$359,000	\$252,954	\$131,739	(\$0)	(\$0)	\$0	(\$0)	\$0	(\$36,702)	(\$385,720)	(\$677,684)
Ending Equity	\$2,514,838	\$2,684,027	\$2,848,542	\$2,654,672	\$2,237,552	\$1,536,817	\$927,610	\$611,011	\$359,000	\$252,954	\$131,739	(\$0)	(\$0)	\$0	(\$0)	\$0	(\$36,702)	(\$385,720)	(\$677,684)	(\$1,006,092)
Transfer in From Fund 001	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City's 504 Fund	\$1,280,916	\$1,280,916	\$1,280,916	\$1,280,916	\$1,280,916	\$1,280,916	\$1,280,916	\$1,280,916	\$1,280,916	\$1,280,916	\$1,280,916	\$1,234,463	\$1,015,052	\$834,686	\$538,459	\$272,143	\$0	\$0	\$0	\$0
Total Funds Available to Park Vista	\$3,795,754	\$3,964,943	\$4,129,458	\$3,935,588	\$3,518,468	\$2,817,733	\$2,208,526	\$1,891,927	\$1,639,916	\$1,533,870	\$1,412,655	\$1,234,463	\$1,015,052	\$834,686	\$538,459	\$272,143	(\$36,702)	(\$385,720)	(\$677,684)	(\$1,006,092)
Recommended Reserve: 10% of operating expense + 2 years of capital Over or (under) recommended reserves	\$195,632	\$199,036	\$518,707	\$1,057,248	\$1,558,758	\$1,743,489	\$1,348,654	\$974,867	\$744,044	\$591,564	\$638,063	\$706,290	\$673,989	\$707,549	\$749,877	\$717,152	\$455,401	\$470,861	\$387,378	\$394,680
	\$3,600,123	\$3,765,906	\$3,610,751	\$2,878,340	\$1,959,710	\$1,074,243	\$859,872	\$917,060	\$895,871	\$942,306	\$774,592	\$528,173	\$341,062	\$127,137	(\$211,419)	(\$445,009)	(\$492,103)	(\$856,581)	(\$1,065,062)	(\$1,400,772)

Revenue Assumptions: 0% increase in rents (2022-2045), 2% in parking fee every year, 4 units turning over per year & new tenants assessed at 65% of market rate beginning in 2023 (2023 - 2045)

Expense Assumptions: 2% annual increase for management contract, 3% for utilities (water at 5%), 5% for all other expenses

Capital Assumptions: Based on the City's independent facility assessment plan of Park Vista; conducted by the City's Public Works Department

Request of City Council

- Stay the Course:
 - 1) Continue to raise current tenant rental rates at 2% a year;
 - 2) Continue to charge new tenants 65% of current market rates;
 - 3) Continue to contribute \$200k to the City's 504 Fund for Senior Housing.
- Evaluate from year-to-year whether Park Vista can provide "more affordable" housing opportunities by discontinuing current tenant rental rate increases, lowering the percentage of market rate charged to new tenants, etc.



PARK VISTA

Financial Reporting Analysis

February 2026

Gross Income: \$100,105.21

Gross Expenses: \$72,102.90

Expenses for the month were normal except for the following:

- *Maintenance of \$18,934.14. Normal operations, Vacancy rehabilitation of vacated unit 207 for \$11,404.00.*
- *Water bills in February of \$2,545.53.*
- *Security service invoices totaling \$20,842.76*
- *Bank interest of \$7,467.54 reported by the City for February.*

Net Income: \$28,002.31

Total Account Balances: \$2,714,302.80

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: 97.9% occupied on 2/1/2026
97.9% occupied on 2/28/2026

Move-outs: 0

Move-ins: 1

Notices to Vacate: 0

Budget Comparison Notes:

Operations: Operations for the month performed \$8,307.77 under budget for February and \$52,485.72 under budget YTD. Security Service of is not a budget line item, but including in operations. Bi-monthly water bills charged in February.

Income

- Income for the month of February \$1,324.48 under budget for February and \$5,721.14 YTD.

Expenses:

- Overall expenses for February \$6,950.83 over budget for February and \$47,542.93 over budget YTD, due to Security Service.
- Maintenance \$5,649.19 under budget for February and \$4,326.27 over budget YTD.
- Electricity under budget for February by \$883.55 and \$1,426.88 under budget YTD.
- Gas under budget by \$398.58 for February and \$564.97 under budget YTD.
- Cable Television under budget by \$152.63 for February and \$389.28 under budget YTD.
- Water bills in February, property performing under budget by \$6,620.13 YTD.
- Telephone \$1.15 under budget for February and \$46.79 under budget YTD.
- Legal expenses \$1,050.00 over budget for February and \$750,00 under budget YTD.

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

March 13, 2026

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:	Q1-2026	February-26
		<u>Original</u>
Beginning balance at December 31, 2025	\$	2,541,638.06
Accrued: Interest (Posted quarterly)	\$	15,778.35
Add: Deposits		
Add: Deposits		
Less: Withdrawals		
TOTAL IN LAIF/CAMP - G/L# 504-101-0000-0004:	<u>As of</u> 2/28/2026	\$ 2,557,416.41

Accrued Interest (posted quarterly by the 15th day following quarter):							
Interest Earned	January	@	3.850%	Actual	CAMP	for 31 days	\$ 8,310.81
Interest Earned	February	@	3.830%	Actual	CAMP	for 28 days	\$ 7,467.54
Interest Earned	March	@		Actual	CAMP	for 31 days	\$ -
Accrued Interest	quarter to date						\$ 15,778.35

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: Feb 2026

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	91,905.00	99.21	182,515.00	100.17
Parking Income	1,640.19	1.77	3,268.03	1.79
Total RENT	93,545.19	100.98	185,783.03	101.96
Maintenance Charge (Income Account)	0.00	0.00	0.00	0.00
Prepayment	-1,477.98	-1.60	-4,821.11	-2.65
Application Fee Income	0.00	0.00	-20.00	-0.01
Laundry Income	570.46	0.62	1,261.24	0.69
Total Operating Income	92,637.67	100.00	182,203.16	100.00
Expense				
Fire Service	0.00	0.00	255.00	0.14
Maintenance	18,934.14	20.44	53,492.93	29.36
Elevator service	0.00	0.00	0.00	0.00
Gardening	1,387.49	1.50	2,690.98	1.48
Management Fees	16,750.00	18.08	33,500.00	18.39
Security Service	20,842.76	22.50	63,148.10	34.66
Pest Control	282.25	0.30	805.85	0.44
Electricity	1,408.12	1.52	3,156.46	1.73
Gas	1,434.75	1.55	3,101.69	1.70
Water	2,546.53	2.75	2,546.53	1.40
Telephone/Internet	415.52	0.45	786.55	0.43
Trash	0.00	0.00	0.00	0.00
Cable/Television	6,097.37	6.58	12,110.72	6.65
Office Supplies	215.73	0.23	464.02	0.25
Advertising & Promotion	438.24	0.47	438.24	0.24
Legal Expenses (Expense account)	1,350.00	1.46	1,350.00	0.74
Total Operating Expense	72,102.90	77.83	177,847.07	97.61
NOI - Net Operating Income	20,534.77	22.17	4,356.09	2.39
Other Income & Expense				
Other Income				
Interest on Bank Accounts	7,467.54	8.06	15,778.35	8.66

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Other Income	7,467.54	8.06	15,778.35	8.66
Net Other Income	7,467.54	8.06	15,778.35	8.66
Total Income	100,105.21	108.06	197,981.51	108.66
Total Expense	72,102.90	77.83	177,847.07	97.61
Net Income	28,002.31	30.23	20,134.44	11.05

Balance Sheet

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

As of: 02/28/2026

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	156,886.39
Park Vista Reserve Account - LAIF	2,557,416.41
Total Cash	2,714,302.80
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	3,014,896.75
LIABILITIES & CAPITAL	
Liabilities	
Pet Deposit	4,525.00
Key Deposit	1,720.00
Security Deposit	85,189.00
Passthrough Cash Account	1,596.00
Accounts Payable	11,429.00
Total Liabilities	104,459.00
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	20,134.44
Calculated Prior Years Retained Earnings	2,841,411.36
Total Capital	2,910,437.75
TOTAL LIABILITIES & CAPITAL	3,014,896.75

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: 02/01/2026 to 02/28/2026

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
6210 - Maintenance												
66376-1-328	02/02/2026	02/02/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	75.00	0.00	081C-8DF0	02/23/2026	Replaced lightbulbs in laundry room (T12 flourescent 48" bulbs).	
66224-1-326	02/02/2026	02/02/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	416	Pitbull Remodeling & Maintenance	260.00	0.00	081C-8DF0	02/23/2026	Replaced smoke and smoke/Co2 combo alarm in unit.	Smoke Detector
282009	02/02/2026	02/02/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	505	Pitbull Remodeling & Maintenance	320.00	0.00	081C-8DF0	02/23/2026	Sealed roof on top of unit #407 with sika sealer. Cleaned and painted metal roof.	
47158	02/02/2026	02/02/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	207	Total Maintenance Group, Inc.	200.00	0.00	082C-0E60	02/23/2026	Vacnacy prep #207; entire unit cleaning 1b/1b.	
9245455186	02/03/2026	02/03/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	131.25	0.00	5879	02/10/2026	Janitor-Cleaning supplies.	
9245455187	02/03/2026	02/03/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA		HD Supply	68.03	0.00	5879	02/10/2026	Janitorial supplies	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245								
9245455188	02/03/2026	02/03/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	104.73	0.00	5879	02/10/2026	Maintenance supplies.	
9245455189	02/03/2026	02/03/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	74.37	0.00	5879	02/10/2026	Janitor-Cleaning supplies.	
9245664280	02/10/2026	02/10/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	65.85	0.00	5879	02/10/2026	Maintenance supplies for the building.	
9245664281	02/10/2026	02/10/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	150.72	0.00	5879	02/10/2026	Maintenance supplies.	
9245664282	02/10/2026	02/10/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	206	HD Supply	114.68	0.00	5879	02/10/2026	New ceiling fan.	
9245742251	02/10/2026	02/10/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	20.12	0.00	5881	02/25/2026	Maintenace supplies; masking tape, masking paper roll, masking paper.	
49007	02/10/2026	02/10/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	68.02	0.00	3000000679	02/24/2026	Maintenance supplies; Pop-up assembly kits.	
48994	02/10/2026	02/10/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	86.71	0.00	3000000679	02/24/2026	Maintenance supplies; bedroom window and living room window re-screens.	
49013	02/10/2026	02/10/2026	6210 -	Park Vista -		Southbay	184.35	0.00	3000000679	02/24/2026	Maintenance	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
			Maintenance	615 E. Holly Avenue El Segundo, CA 90245		Industrial Hardware					supplies; garbage disposal.	
9245770821	02/11/2026	02/11/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	12.39	0.00	5881	02/25/2026	Maintenace supplies; moisture absorber.	
65049-2-332	02/12/2026	02/12/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	485.00	0.00	AF83-CD00	02/24/2026	Repaired pedestrian gate outside first floor units by rec room; installed new self closing arm and align both metal gates.	
65049-1-331	02/12/2026	02/12/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	180.00	0.00	081C-8DF0	02/23/2026	Repaired south west pedestrian entrance gate.	
66484-1-358	02/17/2026	02/17/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	423	Pitbull Remodeling & Maintenance	150.00	0.00	BFB6-C4E0	02/25/2026	Repair dishwasher leak.	
66492-1-357	02/17/2026	02/17/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	327	Pitbull Remodeling & Maintenance	220.00	0.00	AF83-CD00	02/24/2026	Replaced kitchen ceiling light bulbs; T12 fluorescent light bulbs 48".	
66440-2-356	02/17/2026	02/17/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	220	Pitbull Remodeling & Maintenance	150.00	0.00	AF83-CD00	02/24/2026	Cleaned dishwasher water inlet solenoid valve.	
CC078630	02/18/2026	02/18/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Carpet Concepts	540.90	0.00	4513-7D80	03/12/2026	Installed new carpet and new padding in bedroom to replace water damaged	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
											carpet from washing machine leaks in laundry room next to bedroom.	
66066-1-359	02/18/2026	02/18/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	309	Pitbull Remodeling & Maintenance	260.00	0.00	D58B-E270	03/11/2026	Replaced hardwire carbon monoxide/ smoke detector in unit with back-up battery.	
66288-5-353	02/18/2026	02/18/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	413	Pitbull Remodeling & Maintenance	350.00	0.00	D58B-E270	03/11/2026	Repaired drywall after plumbing repairs behind wall. Patched, added texture and painted to match as needed.	
66440-1-351	02/18/2026	02/18/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	220	Pitbull Remodeling & Maintenance	180.00	0.00	D58B-E270	03/11/2026	Emergency call for dishwasher leak, repaired supply line leak and dried up all water.	
66288-4-342	02/18/2026	02/18/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	413	Pitbull Remodeling & Maintenance	380.00	0.00	D58B-E270	03/11/2026	Opened wall to install new clean-out access pipes and installed new access panel #413.	
66288-3-341	02/18/2026	02/18/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	413	Pitbull Remodeling & Maintenance	475.00	0.00	D58B-E270	03/11/2026	Opened up wall to snake main line for units #413, #313, #213. Installed new drywall.	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
66649-1-340	02/18/2026	02/18/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	180.00	0.00	D58B-E270	03/11/2026	Installed new lock on lower garage gate.	
66648-1-339	02/18/2026	02/18/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	450.00	0.00	D58B-E270	03/11/2026	Aligned and rekeyed pedestrian iron gate on Sierra St. side of building.	
66374-1-338	02/18/2026	02/18/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	212	Pitbull Remodeling & Maintenance	120.00	0.00	D58B-E270	03/11/2026	Installed gas range in unit to replace old one that could not be fixed.	
65935-1-337	02/18/2026	02/18/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	407	Pitbull Remodeling & Maintenance	250.00	0.00	D58B-E270	03/11/2026	Patched, added texture and painted ceiling to match.	
9246134206	02/20/2026	02/20/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	14.70	0.00	5881	02/25/2026	Maintenance supplies; fiberglass pipe insulation.	
65960-2-364	02/20/2026	02/20/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	750.00	0.00	4518-4780	03/12/2026	Replaced (4) washing machine shut off valves to replace leaking old ones.	
66508-1-362	02/20/2026	02/20/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	218	Pitbull Remodeling & Maintenance	150.00	0.00	D58B-E270	03/11/2026	Snaked bathroom sink to clear deep buildup clog.	
66562-1-376	02/23/2026	02/23/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	318	Pitbull Remodeling & Maintenance	255.00	0.00	D58B-E270	03/11/2026	Snaked kitchen sink to clear deep clog and reconnected and reset garbage disposal	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
											after.	
9246259781	02/25/2026	02/25/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	196.45	0.00	5882	03/09/2026	Maintenance supplies.	
9246259782	02/25/2026	02/25/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	423	HD Supply	25.23	0.00	5882	03/09/2026	Maintenance supplies.	
66198-1-383	02/25/2026	02/25/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	475.00	0.00	D58B-E270	03/11/2026	Installed new drywall, patched and painted to match in hallway on 1st floor outside unit #107 after leak repaired in unit #207 above.	
39946	02/26/2026	02/26/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	53.77	0.00	226	02/26/2026	Quill INV 47607574 - cleaning supplies	
39946	02/26/2026	02/26/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	261.74	0.00	226	02/26/2026	Quill INV 47609507 - cleaning supplies	
39946	02/26/2026	02/26/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	105.25	0.00	226	02/26/2026	Quill INV 47623342 - cleaning supplies	
39946	02/26/2026	02/26/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	38.23	0.00	226	02/26/2026	Quill INV 47687176 - cleaning supplies	
39946	02/26/2026	02/26/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	37.27	0.00	226	02/26/2026	Quill INV 4768817 - cleaning supplies	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245								
39946	02/26/2026	02/26/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	13.37	0.00	226	02/26/2026	Quill INV 47689105 - cleaning supplies	
39946	02/26/2026	02/26/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	43.89	0.00	226	02/26/2026	Quill INV 47763798 - cleaning supplies	
39946	02/26/2026	02/26/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	46.06	0.00	226	02/26/2026	Quill INV 47763247 - cleaning supplies	
9246301097	02/26/2026	02/26/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	128.16	0.00	5882	03/09/2026	Maintenance supplies for the building.	
9246301098	02/26/2026	02/26/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	156.39	0.00	5882	03/09/2026	Maintenance supplies- Bulbs	
9246301100	02/26/2026	02/26/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	134.98	0.00	5882	03/09/2026	Maintenance supplies- Texture for ceiling.	
107	02/27/2026	02/27/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		5 Star Reglazing & Refinishing	680.00	0.00	4519-DD70	03/12/2026	Laundry room sink area formica counter top reglazing and backsplash.	
9246364198	02/27/2026	02/27/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	99.87	0.00	5882	03/09/2026	Maintenance supplies.	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
9246364200	02/27/2026	02/27/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	55.63	0.00	5882	03/09/2026	Maintenance supplies. -Tools	

10,028.11 0.00

6250 - Gardening

7028	02/02/2026	02/02/2026	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	1,303.49	0.00	6AB6-4A40	02/02/2026	Monthly Service - January	
7028	02/02/2026	02/02/2026	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	84.00	0.00	6AB6-4A40	02/02/2026	Extra supplies and approved work January 2026 - 50 lb of lawn fertilizer, 1 bucket rose food	

1,387.49 0.00

6270 - Management Fees

	02/02/2026	02/02/2026	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	16,750.00	0.00	ACH	02/02/2026	Management Fees for 02/2026	
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6310 - Security Service

PVA-005	02/10/2026	02/10/2026	6310 - Security Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Guardian International Solutions, Inc	10,236.86	0.00	0E5B-CB30	02/10/2026	Security guard service Jan 25 - Feb 2	
PVA-006	02/24/2026	02/24/2026	6310 - Security Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Guardian International Solutions, Inc	10,605.90	0.00	AF86-0640	02/24/2026	Security Service - 2/8/26 - 2/21/26	

20,842.76 0.00

6315 - Pest Control

438951	02/18/2026	02/18/2026	6315 - Pest	Park Vista -		Terminix	107.25	0.00	3000000677	02/20/2026	Monthly	
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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
			Control	615 E. Holly Avenue El Segundo, CA 90245							service - February	
24278	02/24/2026	02/24/2026	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Al & Sons Termite and Pest Control Inc.	175.00	0.00	3000000680	02/25/2026	service 1/15/26-2/19/26	

282.25 0.00

6410 - Electricity

700394170456	02/18/2026	02/18/2026	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	1,342.93	0.00	3000000676	02/20/2026	service 1/12/26-2/10/26	
700335296712	02/18/2026	02/18/2026	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	65.19	0.00	3000000678	02/20/2026	service 1/12/26-2/10/26	

1,408.12 0.00

6420 - Gas

056 105 3200 3	02/09/2026	02/09/2026	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		SoCalGas	1,434.75	0.00	3000000673	02/10/2026	service 1/6/26-2/3/26	
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6430 - Water

075-18481-000	02/18/2026	02/18/2026	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	929.46	0.00	ACH	02/18/2026	service 11/25-1/14/26	
075-18531-000	02/18/2026	02/18/2026	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	83.76	0.00	ACH	02/18/2026	service 11/13/25-1/14/26	
075-18321-000	02/18/2026	02/18/2026	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	1,449.55	0.00	ACH	02/18/2026	service 11/13/25-1/14/26	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245								
075-18411-000	02/18/2026	02/18/2026	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	83.76	0.00	ACH	02/18/2026	service 11/ 13/25-1/14/ 26	

2,546.53 0.00

6445 - Telephone/Internet

39941	02/20/2026	02/20/2026	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	49.86	0.00	220	02/20/2026	Spectrum account	
8448 30 006 0397046	02/27/2026	02/27/2026	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	365.66	0.00	ACH	02/27/2026	service 2/8/ 26-3/7/26	

415.52 0.00

6455 - Cable/Television

8448 30 006 0255251	02/09/2026	02/09/2026	6455 - Cable/ Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	38.39	0.00	3000000674	02/10/2026	service 1/30/ 26-2/28/26	
8448 30 006 0017008	02/17/2026	02/17/2026	6455 - Cable/ Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	6,058.98	0.00	3000000675	02/18/2026	service - 2/4/ 26-3/3/26	

6,097.37 0.00

7420 - Office Supplies

39946	02/26/2026	02/26/2026	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	79.88	0.00	226	02/26/2026	Quill INV 47482740 coffee supplies	
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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
39946	02/26/2026	02/26/2026	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	135.85	0.00	226	02/26/2026	Quill INV 47763180 - coffee and kitchen supplies	
							215.73	0.00				
7450 - Advertising & Promotion												
39940	02/20/2026	02/20/2026	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	438.24	0.00	220	02/20/2026	1st Quarter Tenant Meeting - Bagels	
7610 - Legal Expenses (Expense account)												
10122	02/17/2026	02/17/2026	7610 - Legal Expenses (Expense account)	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Joseph L. Cruz, APC	1,350.00	0.00	F854-E580	02/18/2026		
Total							63,196.87	0.00				

Budget - Comparative

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

Period Range: Feb 2026 to Feb 2026

Comparison Period Range: Feb 2025 to Feb 2025

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	91,905.00	96,561.00	-4,656.00	-4.82%	85,367.00	80,325.00	5,042.00	6.28%
Parking Income	1,640.19	1,687.53	-47.34	-2.81%	1,661.13	1,654.44	6.69	0.40%
Total RENT	93,545.19	98,248.53	-4,703.34	-4.79%	87,028.13	81,979.44	5,048.69	6.16%
Maintenance Charge (Income Account)	0.00	0.00	0.00	0.00%	2,089.02	0.00	2,089.02	-
Vacancy	0.00	-4,828.05	4,828.05	100.00%	0.00	-4,016.25	4,016.25	100.00%
Prepayment	-1,477.98	0.00	-1,477.98	-	1,398.53	0.00	1,398.53	-
Laundry Income	570.46	541.67	28.79	5.32%	574.19	602.00	-27.81	-4.62%
Total Budgeted Operating Income	92,637.67	93,962.15	-1,324.48	-1.41%	91,089.87	78,565.19	12,524.68	15.94%
Expense								
Fire Service	0.00	833.33	833.33	100.00%	0.00	833.34	833.34	100.00%
Fire Extinguisher Service	0.00	83.33	83.33	100.00%	0.00	83.34	83.34	100.00%
Maintenance	18,934.14	24,583.33	5,649.19	22.98%	12,365.57	24,583.34	12,217.77	49.70%
Elevator service	0.00	2,083.33	2,083.33	100.00%	5,432.90	1,250.00	-4,182.90	-334.63%
Gardening	1,387.49	1,750.00	362.51	20.71%	0.00	1,750.00	1,750.00	100.00%
Management Fees	16,750.00	16,750.00	0.00	0.00%	16,500.00	16,500.00	0.00	0.00%
Security Service	20,842.76	0.00	-20,842.76	-	0.00	0.00	0.00	0.00%
Pest Control	282.25	500.00	217.75	43.55%	261.80	500.00	238.20	47.64%
Insurance - Property	0.00	0.00	0.00	0.00%	0.00	2,708.34	2,708.34	100.00%
Earthquake Insurance	0.00	0.00	0.00	0.00%	0.00	7,916.67	7,916.67	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	1,408.12	2,291.67	883.55	38.55%	1,667.22	2,083.34	416.12	19.97%
Gas	1,434.75	1,833.33	398.58	21.74%	1,724.36	1,666.67	-57.69	-3.46%
Water	2,546.53	4,583.33	2,036.80	44.44%	10,650.21	4,500.00	-6,150.21	-136.67%
Telephone/ Internet	415.52	416.67	1.15	0.28%	231.17	2,750.00	2,518.83	91.59%
Cable/Television	6,097.37	6,250.00	152.63	2.44%	5,748.96	6,250.00	501.04	8.02%
Office Supplies	215.73	400.00	184.27	46.07%	523.20	400.00	-123.20	-30.80%
Uniforms	0.00	41.67	41.67	100.00%	0.00	0.00	0.00	0.00%
Advertising & Promotion	438.24	1,250.00	811.76	64.94%	0.00	1,166.67	1,166.67	100.00%
Entertainment	0.00	416.67	416.67	100.00%	0.00	416.67	416.67	100.00%
Legal Expenses (Expense account)	1,350.00	300.00	-1,050.00	-350.00%	0.00	300.00	300.00	100.00%
Bank Service Fees	0.00	6.25	6.25	100.00%	0.00	6.25	6.25	100.00%
Postage	0.00	20.83	20.83	100.00%	0.00	20.84	20.84	100.00%
Professional Fees	0.00	708.33	708.33	100.00%	0.00	708.34	708.34	100.00%
Total Budgeted Operating Expense	72,102.90	65,152.07	-6,950.83	-10.67%	55,105.39	76,443.81	21,338.42	27.91%
Total Budgeted Operating Income	92,637.67	93,962.15	-1,324.48	-1.41%	91,089.87	78,565.19	12,524.68	15.94%
Total Budgeted Operating Expense	72,102.90	65,152.07	-6,950.83	-10.67%	55,105.39	76,443.81	21,338.42	27.91%
NOI - Net Operating Income	20,534.77	28,810.08	-8,275.31	-28.72%	35,984.48	2,121.38	33,863.10	1596.28%
Other Income								
Interest on Bank Accounts	7,467.54	7,500.00	-32.46	-0.43%	7,385.53	4,166.67	3,218.86	77.25%
Total Budgeted Other Income	7,467.54	7,500.00	-32.46	-0.43%	7,385.53	4,166.67	3,218.86	77.25%
Net Other Income	7,467.54	7,500.00	-32.46	-0.43%	7,385.53	4,166.67	3,218.86	77.25%
Total Budgeted	100,105.21	101,462.15	-1,356.94	-1.34%	98,475.40	82,731.86	15,743.54	19.03%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Income								
Total Budgeted Expense	72,102.90	65,152.07	-6,950.83	-10.67%	55,105.39	76,443.81	21,338.42	27.91%
Net Income	28,002.31	36,310.08	-8,307.77	-22.88%	43,370.01	6,288.05	37,081.96	589.72%
Cash								
Cash in Bank	23,464.77	0.00	-23,464.77	—	-12,667.66	0.00	12,667.66	—
Park Vista Reserve Account - LAIF	7,467.54	0.00	-7,467.54	—	57,032.67	0.00	-57,032.67	—
Total Budgeted Cash	30,932.31	0.00	-30,932.31	—	44,365.01	0.00	-44,365.01	—
Liability								
Key Deposit	0.00	0.00	0.00	0.00%	-30.00	0.00	-30.00	—
Security Deposit	2,930.00	0.00	2,930.00	—	1,025.00	0.00	1,025.00	—
Total Budgeted Liability	2,930.00	0.00	2,930.00	—	995.00	0.00	995.00	—