



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
APRIL 22, 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 March 25, 2026.
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 action related to this item.

3. 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 March 2026.
2. Receive and file the LAIF investment fund and transfer between accounts.
3. Alternatively, discuss and take other action related to this item.

D. REPORTS - COMMUNITY DEVELOPMENT DEPARTMENT

4. 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,
March 25, 2026
Park Vista Senior Housing
615 E. Holly Avenue, El Segundo, CA 90245

CALL TO ORDER:

The meeting was called to order at 3:37 p.m. by Board Tim Whelan

ROLL CALL

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

PUBLIC COMMUNICATION. (Suggestion Box Comments)

- Members took a moment to acknowledge and celebrate Denise's birthday.
- Due to audio levels in the room, it was requested that board members speak up so that all the residents could hear clearly.
- Inquired regarding the scheduled date and time for the next tenant meeting. Reported concerns regarding water quality and the internal condition of the plumbing system.
- Ten (10) suggestions were submitted regarding a perceived increase in safety issues and a desire for more transparent communication. Tim noted that management is currently consulting with the City Attorney on these matters. Michael advised that if at any time an individual feels unsafe, they should contact 911 immediately.
- Received a resident report regarding potential mold and associated health concerns in a specific unit
- Regarding reported mold concerns, management noted that they were denied entry to the unit where the initial flooding occurred, preventing a formal inspection of the area. Neil responded to the report, stating that he had reviewed the comments and found them to be factually incorrect; he further clarified that management was, in fact, granted access to the unit in question.

A. CONSENT

1. APPROVAL OF MEETING MINUTES

Motioned by Denise Fessenbecker and seconded by Paula Rotolo to approve the February 25, 2026, Meeting Minutes. The motion passed 4-0.

B. UNFINISHED BUSINESS

2. Cost Analysis Related to Park Vista Physical Property Assessment.

Paul offered to respond to any additional questions regarding the agenda items discussed.

Receive and file: Motion carried 4-0

3. Vending Machine Snacks and Beverage Options and Fee Structure

- Tim inquired about the status of the updated vending machine inventory list. Michael suggested that food items be selected based on market performance and consumer preference. The city is managing this contract not management.
- A discussion was held regarding the board's role in adjusting revenue sharing. It was the sense of the Board that such authority lies with the City; consequently, Michael suggested that further research be conducted to clarify the process.
- Tim expressed the opinion that the Board does not appear to have jurisdiction or a clear mandate to provide direction in this matter.

Receive and file: Motion carried 4-0

C. NEW BUSINESS

4. President's Report (Tim Whalen)

None

Receive and file: Motion carried 4-0

5. Preliminary Annual Senior Citizen Housing Corporation Board Presentation. (Tim Whalen)

Tim provided an update to the Park Vista residents and the Board members regarding the preliminary annual presentation scheduled for the City Council on April 21, 2026.

Receive and file: Motion carried 4-0

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

None.

Receive and file: Motion carried 4-0

D. REPORTS – COMMUNITY DEVELOPMENT DEPARTMENT

7. Upcoming Events. (Michael Allen)

Michael informed the residents of the upcoming annual ElderFest, which will be held at the Joslyn Center.

E. REPORTS – SENIOR CITIZENS HOUSING BOARD

In the absence of Val, a resident representative updated the Board on the community garden project, noting that ten residents are interested, and the purchase of planters would be underway.

F. REPORTS – MANAGEMENT (CADMAN GROUP)

- He addressed the security concerns to the best of his ability and provided as much information as is currently available.
- The boiler replacement project was finalized as of March 24, 2026. With proper routine servicing, the equipment is expected to remain operational for 20 to 25 years.

- The Butterfly system has been ordered. Next steps include confirming installation dates and scheduling training for all users.
- He stated he had no prior knowledge of the water issue mentioned. He confirmed that his role is focused on coordinating updates with the West Basin Municipal Water District.

ADJOURNMENT: 4:42 PM

NEXT MEETING: Wednesday, April 27, 2026



PARK VISTA

Financial Reporting Analysis

March 2026

Gross Income: \$107,885.63

Gross Expenses: \$90,959.17

Expenses for the month were normal except for the following:

- *Maintenance of \$38,779.77. Normal operations, plus two large expenditures: Progress payment toward boiler tanks and new awnings damaged in heavy wind.*
- *No water bills in March.*
- *Security service invoices totaling \$20,348.26*
- *Bank interest of \$8,202.88 reported by the City for March.*

Net Income: \$16,926.46

Total Account Balances: \$2,731,259.26

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 3/1/2026
99.0% occupied on 3/31/2026**

Move-outs: 0

Move-ins: 1

Notices to Vacate: 0

Budget Comparison Notes:

Operations: Operations for the month performed \$19,383.62 under budget for March and \$71,869.34 under budget YTD. Security Service of is not a budget line item, but including in operations.

Income

- **Income for the month of March \$6,423.48 over budget for March and \$1,481.23 over budget YTD.**

Expenses:

- **Overall expenses for March \$25,807.10 over budget for March and \$74,350.03 over budget YTD, due to Security Service.**
- **Maintenance \$14,196.44 over budget for March and \$18,522.71 over budget YTD.**
- **Electricity under budget for March by \$545.63 and \$1,972.51 under budget YTD.**
- **Gas under budget by \$227.80 or March and \$792.77 under budget YTD.**
- **Cable Television under budget by \$326.56 for March and \$715.84 under budget YTD.**
- **No water bills in March, property performing under budget by \$11,203.46 YTD.**
- **Telephone \$8.85 over budget for March and \$37.94 under budget YTD.**
- **Legal expenses \$955.00 over budget for March and \$1,705.00 over 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

April 15, 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	March-26
		<u>Original</u>
Beginning balance at December 31, 2025	\$	2,541,638.06
Accrued: Interest (Posted quarterly)	\$	23,981.23
Add: Deposits		
Add: Deposits		
Less: Withdrawals		
TOTAL IN LAIF/CAMP - G/L# 504-101-0000-0004:	<u>As of</u>	
	3/31/2026	\$ 2,565,619.29

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	@	3.800%	Actual	CAMP	for 31 days	\$ 8,202.88
Accrued Interest	quarter to date						\$ 23,981.23

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: Mar 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	92,668.00	92.96	275,183.00	97.62
Parking Income	1,628.31	1.63	4,896.34	1.74
Total RENT	94,296.31	94.60	280,079.34	99.36
Maintenance Charge (Income Account)	0.00	0.00	0.00	0.00
Prepayment	4,912.37	4.93	91.26	0.03
Application Fee Income	0.00	0.00	-20.00	-0.01
Laundry Income	474.07	0.48	1,735.31	0.62
Total Operating Income	99,682.75	100.00	281,885.91	100.00
Expense				
Fire Service	0.00	0.00	255.00	0.09
Maintenance	38,779.77	38.90	92,272.70	32.73
Elevator service	1,682.34	1.69	1,682.34	0.60
Gardening	1,303.49	1.31	3,994.47	1.42
Management Fees	16,750.00	16.80	50,250.00	17.83
Security Service	20,348.26	20.41	83,496.36	29.62
Pest Control	782.25	0.78	1,588.10	0.56
Electricity	1,746.04	1.75	4,902.50	1.74
Gas	1,605.53	1.61	4,707.22	1.67
Water	0.00	0.00	2,546.53	0.90
Telephone/Internet	425.52	0.43	1,212.07	0.43
Trash	0.00	0.00	0.00	0.00
Cable/Television	5,923.44	5.94	18,034.16	6.40
Office Supplies	170.10	0.17	634.12	0.22
Advertising & Promotion	187.43	0.19	625.67	0.22
Legal Expenses (Expense account)	1,255.00	1.26	2,605.00	0.92
Total Operating Expense	90,959.17	91.25	268,806.24	95.36
NOI - Net Operating Income	8,723.58	8.75	13,079.67	4.64
Other Income & Expense				
Other Income				
Interest on Bank Accounts	8,202.88	8.23	23,981.23	8.51

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Other Income	8,202.88	8.23	23,981.23	8.51
Net Other Income	8,202.88	8.23	23,981.23	8.51
Total Income	107,885.63	108.23	305,867.14	108.51
Total Expense	90,959.17	91.25	268,806.24	95.36
Net Income	16,926.46	16.98	37,060.90	13.15

Balance Sheet

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

As of: 03/31/2026

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	165,639.97
Park Vista Reserve Account - LAIF	2,565,619.29
Total Cash	2,731,259.26
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	3,031,853.21
LIABILITIES & CAPITAL	
Liabilities	
Pet Deposit	4,525.00
Key Deposit	1,750.00
Security Deposit	85,189.00
Passthrough Cash Account	1,596.00
Accounts Payable	11,429.00
Total Liabilities	104,489.00
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	37,060.90
Calculated Prior Years Retained Earnings	2,841,411.36
Total Capital	2,927,364.21
TOTAL LIABILITIES & CAPITAL	3,031,853.21

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: 03/01/2026 to 03/31/2026

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												
9246448009	03/03/2026	03/03/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	20.28	0.00	5880	03/09/2026	Maintenance supplies.	
9246448010	03/03/2026	03/03/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	145.18	0.00	5880	03/09/2026	Maintenance supplies for the building.	
9246526141	03/04/2026	03/04/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	79.02	0.00	5880	03/09/2026	Maintenance supplies for the building.	
26030304-501	03/04/2026	03/04/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	501	Superior Awning	2,313.13	0.00	79E7-A4F0	03/05/2026	50% down payment for new awning fabricated to replace old damaged awning. #501.	
26030304-209	03/04/2026	03/04/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	209	Superior Awning	2,313.13	0.00	79EA-F6F0	03/05/2026	50% down payment for new awning fabricated to replace old damaged awning. #209.	
9246638468	03/06/2026	03/06/2026	6210 -	Park Vista -	423	HD Supply	1,139.97	0.00	5882	03/11/2026	New	

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							dishwasher machine.	
66812-1-399	03/06/2026	03/06/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	418	Pitbull Remodeling & Maintenance	180.00	0.00	87EB-8E60	03/24/2026	Troubleshoot and repair electrical problem with bathroom fan and lights.	
66794-1-392	03/06/2026	03/06/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	502	Pitbull Remodeling & Maintenance	150.00	0.00	87EB-8E60	03/24/2026	Drain clog; fixed bathroom sink pop-out drain.	Drain/Pipe Clog
49063	03/06/2026	03/06/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	47.90	0.00	3000000685	03/24/2026	Maintenance supplies; chrome p-trap, 3 in 1 caulking tool.	
9246687485	03/09/2026	03/09/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	135.57	0.00	5880	03/09/2026	Maintenance supplies for the building.	
65952-2-410	03/09/2026	03/09/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	450.00	0.00	87EB-8E60	03/24/2026	Laundry room; replaced drain pipe, p-trap, and double sntee pipe for the 1st and 2nd washing machine. Installed all new (7) no hub clamps.	
65952-1-409	03/09/2026	03/09/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	450.00	0.00	87EB-8E60	03/24/2026	Laundry room drain clog; removed all (4) washing machines, snaked washing machine drains and	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
											main lines. Reinstalled washing machines and cleaned after work.	
65960-3-408	03/09/2026	03/09/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	650.00	0.00	F664-4BA0	03/25/2026	Removal of rotten wood behind washing machines in laundry room, installed new insulation.	
282044	03/09/2026	03/09/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	1,200.00	0.00	F664-4BA0	03/25/2026	Removed washing machines, removed water damaged drywall behind washing machines, reinstalled washing machines while area dried out for use of tenants 1st day. Removed washing machines another day to install new double drywall, patched, texture, reinstall.	
66859-1-404	03/09/2026	03/09/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	214	Pitbull Remodeling & Maintenance	150.00	0.00	436C-5660	03/24/2026	Snaked shower drain to clear backup and clog.	
66810-1-403	03/09/2026	03/09/2026	6210 - Maintenance	Park Vista - 615 E. Holly	411	Pitbull Remodeling	380.00	0.00	436C-5660	03/24/2026	Installed new ceiling	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				Avenue El Segundo, CA 90245		& Maintenance					exhaust fan in bathroom and fixed electrical problem.	
3526	03/10/2026	03/10/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Dave's Plumbing	350.00	0.00	3000000690	03/31/2026	Emergency service; snaked main line drain for laundry room to clear clog/ back-up issue.	
40040	03/11/2026	03/11/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	71.33	0.00	311	03/11/2026	Quill INV 47903576 - Floor lamp	
40040	03/11/2026	03/11/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	132.76	0.00	311	03/11/2026	Quill INV 47976217 - cleaning supplies	
260245	03/11/2026	03/11/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	413	Montanos Handyman and Ironwork Inc.	165.00	0.00	4382-D3D0	03/24/2026	25ft snake used on drain line of kitchen of stack to clear back-up and clog.	Drain/Pipe Clog
66894-1-429	03/12/2026	03/12/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	385.00	0.00	40AC-EDA0	03/26/2026	Repaired lower garage gate with new loop sensor and adjusted closing timer.	
66909-1-428	03/12/2026	03/12/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	110	Pitbull Remodeling & Maintenance	180.00	0.00	436C-5660	03/24/2026	Snaked kitchen sink and installed new clean out cap.	
67045-1-424	03/12/2026	03/12/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	120.00	0.00	436C-5660	03/24/2026	Supplied and installed new laundry room hot and cold water supply lines for last (2) washing machines.	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
66557-1-423	03/12/2026	03/12/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	216	Pitbull Remodeling & Maintenance	180.00	0.00	436C-5660	03/24/2026	Snaked toilet for back-up and clog.	
CC079237	03/16/2026	03/16/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	108	Carpet Concepts	1,128.42	0.00	F667-BCF0	03/25/2026	New carpet and padding installed in 1b/1b unit.	
9246948953	03/16/2026	03/16/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	309	HD Supply	127.10	0.00	5883	03/25/2026	Maintenance supplies.	
9246963995	03/16/2026	03/16/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	30.72	0.00	5883	03/25/2026	Maintenance supplies for the building.	
66983-1-439	03/16/2026	03/16/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	102	Pitbull Remodeling & Maintenance	485.00	0.00	436C-5660	03/24/2026	Replaced 3" cast iron pipes behind ceiling in bathroom.	
66923-2-438	03/16/2026	03/16/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	207	Pitbull Remodeling & Maintenance	465.00	0.00	436C-5660	03/24/2026	Opened wall to track damaged drain pipe, found damaged pipes and replaced as needed with new cast iron pipes.	
66923-1-437	03/16/2026	03/16/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	207	Pitbull Remodeling & Maintenance	250.00	0.00	436C-5660	03/24/2026	Emergency service; snaked bathroom sink mainline to clear clog and back-up.	
260818	03/16/2026	03/16/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		The Stanley Louis Company	6,623.30	0.00	694A-02F0	03/17/2026	Balance due for new East storage boiler tank installation on	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
											roof.	
260817	03/16/2026	03/16/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		The Stanley Louis Company	6,623.30	0.00	694C-FDA0	03/17/2026	Balance due for new West storage boiler tank installation on roof.	
INV108215	03/17/2026	03/17/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		ButterflyMX	1,646.25	0.00	F668-C6B0	03/25/2026	Hardware materials for new intercom system at building downpayment.	
40055	03/18/2026	03/18/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	77.88	0.00	ACH	03/18/2026	Quill INV 47112877 - cleaning supplies	
40055	03/18/2026	03/18/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	14.04	0.00	ACH	03/18/2026	Quill INV 47115186 - cleaning supplies	
66678-4-450	03/18/2026	03/18/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	423	Pitbull Remodeling & Maintenance	380.00	0.00	436C-5660	03/24/2026	Replaced (3) angle stop valves under kitchen sink, installed (2) water supply lines for kitchen faucet.	
9247102345	03/19/2026	03/19/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	136.07	0.00	5883	03/25/2026	Janitor-Cleaning supplies.	
66960-1-458	03/26/2026	03/26/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	309	Pitbull Remodeling & Maintenance	295.00	0.00	40AC-EDA0	03/26/2026	Replaced shower valve cartridge and finish hardware, handle, and french plate.	
67046-1-456	03/26/2026	03/26/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El	311	Pitbull Remodeling &	220.00	0.00	40AC-EDA0	03/26/2026	Replaced bathroom angle stop	

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		Maintenance					valves for toilet and for sink.	
66878-1-455	03/26/2026	03/26/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	207	Pitbull Remodeling & Maintenance	180.00	0.00	40AC-EDA0	03/26/2026	Checked wall heater and installed new digital thermostat.	
66678-3-454	03/26/2026	03/26/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	423	Pitbull Remodeling & Maintenance	285.00	0.00	40AC-EDA0	03/26/2026	Removed old broken dishwasher, installed new electric outlet for new dishwasher. Installed new dishwasher and hauled away trash.	
67282-3-453	03/26/2026	03/26/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	490.00	0.00	40AC-EDA0	03/26/2026	Painted entire big planter outside building after repairs and primer, all the way back to the park and gas meters.	
67282-2-452	03/26/2026	03/26/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	450.00	0.00	40AC-EDA0	03/26/2026	Repaired all damaged stucco on planter and added primer.	
67282-1-451	03/26/2026	03/26/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	485.00	0.00	40AC-EDA0	03/26/2026	Scraped and pressure washed front left planter all the way back to the gas meters.	
166105	03/26/2026	03/26/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	412	Pitbull Remodeling & Maintenance	120.00	0.00	40AC-EDA0	03/26/2026	Repaired front door lock.	
166103	03/26/2026	03/26/2026	6210 -	Park Vista -	206	Pitbull	180.00	0.00	40AC-EDA0	03/26/2026	Checked wall	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
			Maintenance	615 E. Holly Avenue El Segundo, CA 90245		Remodeling & Maintenance					heater and installed new digital thermostat.	
40091	03/27/2026	03/27/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	106.42	0.00	ACH	03/27/2026	Quill INV 48057264 - cleaning supplies	
40091	03/27/2026	03/27/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	155.36	0.00	ACH	03/27/2026	Quill INV 48152068 - cleaning and kitchen supplies	
40091	03/27/2026	03/27/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	145.03	0.00	ACH	03/27/2026	Quill INV 48152040 - cleaning & kitchen supplies	

32,487.16 0.00

6245 - Elevator service

151402289284	03/18/2026	03/18/2026	6245 - Elevator service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Amtech Elevator Service	1,682.34	0.00	D9B9-0C40	03/18/2026	Service 4/1/26 - 6/30/26	
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6250 - Gardening

7053	03/03/2026	03/03/2026	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	1,303.49	0.00	8D7A-A0F0	03/04/2026	Monthly Service - February	
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6270 - Management Fees

	03/02/2026	03/02/2026	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	16,750.00	0.00	Ach	03/02/2026	Management Fees for 03/2026	
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6310 - Security Service

PVA-007	03/09/2026	03/09/2026	6310 - Security Service	Park Vista - 615 E. Holly Avenue El		Guardian International Solutions, Inc	10,183.23	0.00	F317-1950	03/09/2026	Security service - 2/22/26 - 3/7/	
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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								26
PVA-008	03/23/2026	03/23/2026	6310 - Security Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Guardian International Solutions, Inc	10,165.03	0.00	87ED-F670	03/24/2026	Security service 3/8/26 - 3/21/26	
							20,348.26	0.00				

6315 - Pest Control

34401	03/11/2026	03/11/2026	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	214	Golden One Pest Control	250.00	0.00	437F-D7A0	03/24/2026	Pest control services needed in unit.	
34400	03/11/2026	03/11/2026	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	416	Golden One Pest Control	250.00	0.00	437F-D7A0	03/24/2026	Pest control services needed in unit.	
438951	03/17/2026	03/17/2026	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Terminix	107.25	0.00	3000000684	03/17/2026	Monthly Service - March	
24278	03/24/2026	03/24/2026	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Al & Sons Termite and Pest Control Inc.	175.00	0.00	3000000689	03/24/2026	service 2/19/26-3/20/26	
							782.25	0.00				

6410 - Electricity

700335296712	03/02/2026	03/02/2026	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	207	Edison	16.71	0.00	3000000681	03/03/2026	service 2/11/26-2/22/26	
700335296712	03/16/2026	03/16/2026	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	512	Edison	32.71	0.00	3000000683	03/16/2026	service 2/11/26-3/8/26	
700587779325	03/19/2026	03/19/2026	6410 - Electricity	Park Vista - 615 E. Holly Avenue El	109	Edison	254.26	0.00	3000000686	03/24/2026	service 2/11/26-3/12/26	

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								
700394170456	03/19/2026	03/19/2026	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	1,442.36	0.00	3000000687	03/24/2026	service 2/11/ 26-3/12/26	
							1,746.04	0.00				

6420 - Gas

056 105 3200 3	03/12/2026	03/12/2026	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		SoCalGas	1,605.53	0.00	3000000682	03/12/2026	service 2/3/ 26-3/5/26	
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6445 - Telephone/Internet

40055	03/18/2026	03/18/2026	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	59.86	0.00	ACH	03/18/2026	Spectrum Mobile	
8448 30 006 0397046	03/27/2026	03/27/2026	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	365.66	0.00	ACH	03/27/2026	service 3/8/ 26-4/7/26	
							425.52	0.00				

6455 - Cable/Television

025525103012603	03/19/2026	03/19/2026	6455 - Cable/ Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	43.88	0.00	ACH	03/19/2026	Service 3/1/ 26 - 3/29/26	
8448 30 006 0017008	03/19/2026	03/19/2026	6455 - Cable/ Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	5,879.56	0.00	3000000688	03/24/2026	service 3/4/ 26-4/3/26	
							5,923.44	0.00				

7420 - Office Supplies

40055	03/18/2026	03/18/2026	7420 - Office Supplies	Park Vista - 615 E. Holly		Cadman Group	170.10	0.00	ACH	03/18/2026	Quill INV 47111386 -	
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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
				Avenue El Segundo, CA 90245							office supplies	

7450 - Advertising & Promotion

40055	03/18/2026	03/18/2026	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	187.43	0.00	ACH	03/18/2026	Q1 Newsletter printing	
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7610 - Legal Expenses (Expense account)

10216	03/04/2026	03/04/2026	7610 - Legal Expenses (Expense account)	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Joseph L. Cruz, APC	245.00	0.00	79EB-E150	03/05/2026		
116	03/12/2026	03/12/2026	7610 - Legal Expenses (Expense account)	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Law Office of William Sperling, PC	765.00	0.00	451B-66B0	03/12/2026		
10337	03/30/2026	03/30/2026	7610 - Legal Expenses (Expense account)	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Joseph L. Cruz, APC	245.00	0.00	5922-7A00	03/31/2026		

1,255.00 0.00

Total							84,666.56	0.00				
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Budget - Comparative

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

Period Range: Mar 2026 to Mar 2026

Comparison Period Range: Mar 2025 to Mar 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	92,668.00	96,561.00	-3,893.00	-4.03%	86,216.00	80,325.00	5,891.00	7.33%
Parking Income	1,628.31	1,687.53	-59.22	-3.51%	1,660.49	1,654.44	6.05	0.37%
Total RENT	94,296.31	98,248.53	-3,952.22	-4.02%	87,876.49	81,979.44	5,897.05	7.19%
Vacancy	0.00	-4,828.05	4,828.05	100.00%	0.00	-4,016.25	4,016.25	100.00%
Prepayment	4,912.37	0.00	4,912.37	–	-3,561.51	0.00	-3,561.51	–
Laundry Income	474.07	541.67	-67.60	-12.48%	503.38	602.00	-98.62	-16.38%
Total Budgeted Operating Income	99,682.75	93,962.15	5,720.60	6.09%	84,818.36	78,565.19	6,253.17	7.96%
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	38,779.77	24,583.33	-14,196.44	-57.75%	22,761.64	24,583.34	1,821.70	7.41%
Elevator service	1,682.34	2,083.33	400.99	19.25%	1,614.12	1,250.00	-364.12	-29.13%
Gardening	1,303.49	1,750.00	446.51	25.51%	3,263.88	1,750.00	-1,513.88	-86.51%
Management Fees	16,750.00	16,750.00	0.00	0.00%	16,500.00	16,500.00	0.00	0.00%
Security Service	20,348.26	0.00	-20,348.26	–	0.00	0.00	0.00	0.00%
Pest Control	782.25	500.00	-282.25	-56.45%	4.63	500.00	495.37	99.07%
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%
Electricity	1,746.04	2,291.67	545.63	23.81%	1,656.93	2,083.34	426.41	20.47%
Gas	1,605.53	1,833.33	227.80	12.43%	1,727.77	1,666.67	-61.10	-3.67%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Water	0.00	4,583.33	4,583.33	100.00%	0.00	4,500.00	4,500.00	100.00%
Telephone/ Internet	425.52	416.67	-8.85	-2.12%	281.03	2,750.00	2,468.97	89.78%
Cable/Television	5,923.44	6,250.00	326.56	5.22%	32.19	6,250.00	6,217.81	99.48%
Office Supplies	170.10	400.00	229.90	57.48%	103.16	400.00	296.84	74.21%
Uniforms	0.00	41.67	41.67	100.00%	0.00	0.00	0.00	0.00%
Advertising & Promotion	187.43	1,250.00	1,062.57	85.01%	566.62	1,166.67	600.05	51.43%
Entertainment	0.00	416.67	416.67	100.00%	0.00	416.67	416.67	100.00%
Legal Expenses (Expense account)	1,255.00	300.00	-955.00	-318.33%	300.00	300.00	0.00	0.00%
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	90,959.17	65,152.07	-25,807.10	-39.61%	48,811.97	76,443.81	27,631.84	36.15%
Total Budgeted Operating Income	99,682.75	93,962.15	5,720.60	6.09%	84,818.36	78,565.19	6,253.17	7.96%
Total Budgeted Operating Expense	90,959.17	65,152.07	-25,807.10	-39.61%	48,811.97	76,443.81	27,631.84	36.15%
NOI - Net Operating Income	8,723.58	28,810.08	-20,086.50	-69.72%	36,006.39	2,121.38	33,885.01	1597.31%
Other Income								
Interest on Bank Accounts	8,202.88	7,500.00	702.88	9.37%	8,191.82	4,166.67	4,025.15	96.60%
Total Budgeted Other Income	8,202.88	7,500.00	702.88	9.37%	8,191.82	4,166.67	4,025.15	96.60%
Net Other Income	8,202.88	7,500.00	702.88	9.37%	8,191.82	4,166.67	4,025.15	96.60%
Total Budgeted Income	107,885.63	101,462.15	6,423.48	6.33%	93,010.18	82,731.86	10,278.32	12.42%
Total Budgeted Expense	90,959.17	65,152.07	-25,807.10	-39.61%	48,811.97	76,443.81	27,631.84	36.15%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Net Income	16,926.46	36,310.08	-19,383.62	-53.38%	44,198.21	6,288.05	37,910.16	602.89%
Cash								
Cash in Bank	8,753.58	0.00	-8,753.58	—	-52,233.61	0.00	52,233.61	—
Park Vista Reserve Account - LAIF	8,202.88	0.00	-8,202.88	—	96,191.82	0.00	-96,191.82	—
Total Budgeted Cash	16,956.46	0.00	-16,956.46	—	43,958.21	0.00	-43,958.21	—
Liability								
Key Deposit	30.00	0.00	30.00	—	30.00	0.00	30.00	—
Security Deposit	0.00	0.00	0.00	0.00%	-270.00	0.00	-270.00	—
Total Budgeted Liability	30.00	0.00	30.00	—	-240.00	0.00	-240.00	—