



**AGENDA
CITY OF EL SEGUNDO
SPECIAL MEETING
SENIOR CITIZEN HOUSING CORPORATION
BOARD
7:00 PM
615 E. HOLLY AVENUE

EL SEGUNDO, CA 90245
DECEMBER 11, 2024**

MEMBERS OF SENIOR CITIZEN HOUSING CORPORATION BOARD

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

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

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

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

CALL TO ORDER/ROLL CALL

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

A. CONSENT

1. **Approval of Meeting Minutes**

Recommendation -

1. Approve the regular Senior Citizen Housing Corporation Minutes from October 23rd, 2024.
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 Statements and LAIF (Local Agency Investment Fund)**

Recommendation -

1. Receive and file the status of reports including, but not limited to, statements, invoices, and finances for October 2024.
2. Receive and file the LAIF investment fund and transfer between accounts.
3. Alternatively, discuss and take other action related to this item.

4. 2025 Park Vista Operating Budget

Recommendation -

1. Review and approve the 2025 operating budget.
2. Alternatively, discuss and take other action related to this item.

5. Park Vista's Income/Net Worth Thresholds for Tenancy

Recommendation -

1. Review the income/net worth qualification thresholds for tenancy at Park Vista and consider amendments/modifications to same.
2. Alternatively, discuss and take other action related to this item.

D. REPORTS - COMMUNITY DEVELOPMENT DEPARTMENT

6. Upcoming Events

Recommendation -

1. Receive and file the updates about upcoming events at the Joslyn Center and citywide.
2. Alternatively, discuss and take other action related to this item.

7. Financial Forecast

Recommendation -

1. Receive and file the financial forecast for 2025.
2. Alternatively, discuss and take other action related to this item.

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,
October 23, 2024
Park Vista Senior Housing
615 E. Holly Avenue, El Segundo, CA 90245

CALL TO ORDER:

The meeting was called to order at 3:30 p.m. by Board Paul Lanyi.

ROLL CALL

Members Present:	Paul Lanyi Tim Whelan Paula Rotolo Denise Fessenbecker
Absent:	Julia Newman
Others:	Neil Cadman Michael Allen Venus Wesson Agnes Ho Paul Chung Neda Lyle

PUBLIC COMMUNICATION. (Suggestion Box Comments)

None.

A. CONSENT

1. APPROVAL OF MEETING MINUTES

Tim stated it is a typo in the heading date that read from August 23, 2024, and it should read September 25, 2024.

Paul Lanyi motion and Paula Rotol second, to approve the typo heading date to read September 25, 2024, Meeting Minutes. The motion passed 4-0.

B. UNFINISHED BUSINESS

None.

C. NEW BUSINESS

2. Financial Statements (Paul Lanyi)

- Paul noted that maintenance costs were over budget by \$90k in August and \$40k for the year, which he considered substantial. Neil explained that he had more vacancies than anticipated and that older units needed additional rehab.
- Neil mentioned that he plans to propose a budget increase for Cadman Group for 2025 at the next special board meeting for approval before presenting it to the council. Paul suggested meeting sooner rather than later.
- Paul pointed out that the preparation for unit #405 in September cost 11k. Neil clarified that this amount is for a full rehab and considered it a low cost.
- Tim inquired about the increase in vacancies in August and September and whether this was average. Neil responded that the year-to-date vacancies have been higher than anticipated.

Receive and file: Motion carried 4-0

3. Annual Market Rent Survey and Adjustment of Rental Rates for New, Incoming Tenants. (Neil Cadman)

- Neil provided an overview of a compensation survey for new tenants in El Segundo.
- Mr. Cadman shared current and proposed new tenant rates for Park Vista at 60%: Studios currently at \$1039 would be \$1295; One-bedrooms currently at \$1487 would be \$1636.
- Neil mentioned to the city liaison, Agnes, that it is time to renew the income qualifications at Park Vista during the upcoming December meeting.
- Denise suggested reviewing projections for new income qualifications before making a decision. Neil noted that there hasn't been a rent increase for new tenants in two years. Paul asked for clarification on when the last rent increase for new tenants was implemented. Neil confirmed there were no changes last year.
- Paul recommended adopting the new tenant rent rates at 60%, with the condition that if there is a 30% drop off in the waiting list, it will be reviewed. Neil agreed and said he would report back to the board if this occurred
- Neil stated that this will be part of the December agenda for an annual analysis.
- Neil suggested a dollar amount at 60% before the motion is made for the following: 1) 1 bedroom \$1636.80; 2) studio \$1295.
- Paul stated that he would make two motions on record.

Paul Lanyi motion and Denise Fessenbecker second, to approve the new tenant's rental rate 60% start on January 1st for 1-bedroom \$1630 and studios \$1295. The motion passed 4-0.

Paula Rotolo motion and Paul Lanyi second, to approve the first 90 days of 2025 we find 30% decrease in people on the waiting list, then review at 120-day mark. The motion passed 4-0.

4. Move All Funds in Excess of \$100,00 From the Park Vista Checking. (Neil Cadman) Account at Citizens Business Bank To the LAIF Account With the City.

- Neil reported at the previous meeting that the balance of the checking account is over \$900K and isn't gaining any interest. He suggested moving funds, leaving an excess amount of \$100,000 to LAIF. Paul stated that funds could be recalled within a certain time frame. Paul Chung confirmed it could be done within 24 hours if needed.
- Neil asked Michael for clarification to discuss on the access to move excess funds of \$150,000 automatically. Michael mentioned that the agenda recommendation included alternative discussions leading to the item.
- Paul suggested two motions to move all funds over \$100,00; the second motion is to allow permission for the Cadman Group to transfer funds over \$150,00 to the LAIF account provided he gives an update to the board at the next meeting.

Paul Lanyi motion to move all funds in excess of \$100,00 and Paula Rotolo second, Motion carried 4-0

Paul Lanyi motion to grant permission to move funds of \$150,00 to the LAIF account to provide notification at the next scheduled meetings and Paula Rotolo second, Motion carried 4-0

5. Ratify Payment to AmTrust E&S Insurance Services, Inc. For Required Annual General Liability Insurance. (Neil Cadman)

- Neil updated the board that the payment has been submitted.

Paul Lanyi motion and Paula Rotolo second, for the payment liability insurance. Motion carried 4-0

6. Update on the Facilities Assessment Update Report. (Neil Cadman)

- 2023 facilities upgrade: None to report.
- 2024 upgrades: 1) Replacing the kitchen floor for \$2,085; 2) Roof building maintenance of \$27,000 pending in November.
- 2025 upgrades: 1) exterior lighting upgrades for \$61,390; 2) Roof work for \$155,000; and 3) entire building lighting upgrades \$320,000.

D. REPORTS – COMMUNITY DEVELOPMENT DEPARTMENT

7. November and December 2024 Board Meetings. (Paul Lanyi)

- Confirmed that it will be a Special Boarding meeting on December 11th at 7:00 pm.

8. Upcoming Events (Ryan Delgado)

- Ryan informed the resident that the Chess Club meets every Wednesday at 1:00 PM, starting on October 16, 2024.
- Introduced a new program called “Across The Board” to play all types of board games and is open to any suggestions. Paul suggested Cribbage and Ticket to Ride.
- Updated an early voting location at the Cambria Hotel starting on Saturday and drop-off the ballot box at City Hall. To schedule a pickup at the polling location, contact the Joslyn Center.
- Residents were informed about the next day tripper event on November 9th to the original Farmers Market at The Grove for lunch. The cost is \$10 per person for the ride.

9. Housing Elements Status Presentation. (Paul Samaras)

- Paul presented a PowerPoint and provided a status update to board members and residents.
- Paul Lanyi inquired if ADU rents are set by the property owner or does it follow a city guideline. Mr. Samaras responded that rents are set by the property owner, but is not certain if other jurisdictions have a policy to control the rent.
- Mr. Lanyi asked about the in-lieu fees waived by the city for the Imperial property to allocate for lower-cost units. Mr. Samaras stated that the city has developed an affordable housing strategic plan consultant to help in a plan to spend the funds.

E. REPORTS – SENIOR CITIZENS HOUSING BOARD

10. President’s Report

None.

F. REPORTS – MANAGEMENT (CADMAN GROUP)

11. Management Report

- Provide an update on EDCO while moving the trash they cause damage to the building. He is confirming that repairs have been resolved.
- Tenant having Halloween party on 31st.
- Thanked everyone who attended the Anniversary Party and the committee.
- Flooring in both elevators is going to be replaced and the cost will be \$4,500 and is expected to take part within the next couple of weeks.
- Received a phone call from city staff that Edison cutting the power in the building. Glad to report that it would not be taking part.

ADJOURNMENT: 5:18 pm

NEXT SPECIAL MEETING: Wednesday, December 11, 2024



PARK VISTA

Financial Reporting Analysis

October 2024

Gross Income: \$90,595.41

Gross Expenses: \$169,034.30

Expenses for the month were normal except for the following:

- *Maintenance of \$47,934.25. Normal operations with extensive vacated unit rehabilitation of units 405, 505, and 319, and installation of flooring in both elevators.*
- *Payment of \$80,885.00 for earthquake insurance to the City of El Segundo.*
- *Water bills of \$12,018.06 in October.*
- *Expenses of \$2,060.85 for costs associated with the Anniversary Party.*

Net Income: \$(78,439.23)

Total Account Balances: \$2,174,930.36 *Upcoming major expenses: Anticipated roof upgrades if not under warranty.*

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: 100% occupied on 10/1/2024
97.9% occupied on 10/31/2024**

Move-outs: 0

Move-ins: 2

Notices to Vacate: 0

Budget Comparison Notes:

Operations: Operations for the month were a net \$76,159.16 under budget for October. \$97,643.25 over budget for YTD.

Income

- **Income for the month of October \$6,846.32 over budget for October and \$47,225.37 over budget YTD.**

Expenses:

- **Overall expenses for October \$85,998.89 primarily due to the payment of the earthquake insurance policy. YTD, 18,819.05 under budget.**
- **Maintenance \$30,434.25 over budget for October and \$66,799.20 over budget YTD.**
- **Electricity under budget for October by \$137.75 and \$4,870.94 under budget YTD.**
- **Gas under budget by \$1,017.66 for October and \$7,992.23 under budget YTD.**
- **Cable Television under budget by \$653.24 for October and \$14,364.39 under budget YTD.**
- **Water is \$14.72 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

November 7, 2024

RE: Interest Income from Deposit with the City, per Agreement for Investment of Funds

Dear President:

The deposit and interest for the quarter/month ending is as follows:	Q3-2024	October-24
		<u>Original</u>
Beginning balance at September 30, 2024		\$ 1,285,894.21
Accrued: Interest (Posted quarterly)		\$ 5,493.41
Add: Deposits	Transfer in	\$ 800,000.00
Less: Withdrawals		
	<u>As of</u>	
TOTAL IN LAIF/CAMP - G/L# 504-101-0000-0004:	10/31/2024	\$ 2,091,387.62

Accrued Interest (posted quarterly by the 15th day following quarter):						
Interest Earned	October	@	5.030%	Actual	CAMP for 31 days	5,493.41
Interest Earned	November	@		Actual	CAMP for 30 days	-
Interest Earned	December	@		Actual	CAMP for 31 days	-
Accrued Interest	quarter to date					5,493.41

Interest earned is based on the interest earnings rate the City of El Segundo received from the California Asset Management Program and the number of days the funds were held by the City during the given period. Per the understanding reached at the September 1997 meeting of the Board of Directors, interest will be credited to the account and compounded on a quarterly basis. Interest shown for each month is for your information only.

If you have any questions, please do not hesitate to give me a call.

Sincerely,
Dino R. Marsocci

Dino R. Marsocci
Treasury & Customer Services Manager

- Cc: Paul Chung, Chief Financial Officer
Eva Gettler, Accounting Supervisor
Michael Allen, Community Development Director
Neil Cadman, Facility Management for Park Vista
Eduardo Schonborn, Planning Manager
Venus Wesson, Sr. Admin Specialist

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: Oct 2024

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	82,227.57	96.62	802,853.24	96.69
Parking Income	1,599.21	1.88	16,239.19	1.96
Passthrough Charges	0.00	0.00	-30.00	0.00
Total RENT	83,826.78	98.50	819,062.43	98.64
Maintenance Charge (Income Account)	0.00	0.00	831.95	0.10
Prepayment	804.71	0.95	5,055.96	0.61
NSF Bank Fees Collected	0.00	0.00	25.00	0.00
Application Fee Income	20.00	0.02	20.00	0.00
Laundry Income	450.17	0.53	5,339.32	0.64
Miscellaneous Income	0.00	0.00	0.00	0.00
Total Operating Income	85,101.66	100.00	830,334.66	100.00
Expense				
Fire Service	0.00	0.00	2,032.26	0.24
Fire Extinguisher Service	0.00	0.00	838.71	0.10
Maintenance	47,934.25	56.33	241,799.20	29.12
Elevator service	0.00	0.00	11,952.72	1.44
Gardening	1,236.59	1.45	12,690.90	1.53
Management Fees	15,750.00	18.51	162,000.00	19.51
Pest Control	257.17	0.30	2,815.76	0.34
Insurance - Property	0.00	0.00	21,810.97	2.63
Earthquake Insurance	80,885.00	95.05	80,885.00	9.74
Licenses and Permits	0.00	0.00	450.00	0.05
Electricity	2,212.25	2.60	18,629.06	2.24
Gas	982.34	1.15	12,007.77	1.45
Water	12,018.06	14.12	45,014.72	5.42
Telephone/Internet	0.00	0.00	1,419.13	0.17
Cable/Television	5,596.76	6.58	48,135.61	5.80
Office Supplies	101.03	0.12	4,866.45	0.59
Advertising & Promotion	2,060.85	2.42	7,424.92	0.89
Legal Expenses (Expense account)	0.00	0.00	811.95	0.10
Bank Service Fees	0.00	0.00	0.00	0.00
Janitorial Service	0.00	0.00	0.00	0.00
Professional Fees	0.00	0.00	6,000.00	0.72

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Operating Expense	169,034.30	198.63	681,585.13	82.09
NOI - Net Operating Income	-83,932.64	-98.63	148,749.53	17.91
Other Income & Expense				
Other Income				
Interest on Bank Accounts	5,493.41	6.46	56,598.93	6.82
Total Other Income	5,493.41	6.46	56,598.93	6.82
Other Expense				
Capital Expenditures				
Plumbing	0.00	0.00	0.00	0.00
Total Capital Expenditures	0.00	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00	0.00
Net Other Income	5,493.41	6.46	56,598.93	6.82
Total Income	90,595.07	106.46	886,933.59	106.82
Total Expense	169,034.30	198.63	681,585.13	82.09
Net Income	-78,439.23	-92.17	205,348.46	24.73

Balance Sheet

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

As of: 10/31/2024

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	83,542.74
Park Vista Reserve Account - LAIF	2,091,387.62
Total Cash	2,174,930.36
Tenant Account Receivable	100.00
Building Improvements	1,031,873.00
Equipment	149,355.00
Furnishings	153,863.00
Personal Property	-0.05
Accumulated Depreciation	-850,766.00
TOTAL ASSETS	2,659,355.31
LIABILITIES & CAPITAL	
Liabilities	
Security Deposit Interest	-530.00
Pet Deposit	4,325.00
Key Deposit	1,800.00
Security Deposit	76,193.00
Passthrough Cash Account	-946.00
Accounts Payable	30,698.00
Total Liabilities	111,540.00
Capital	
Owner Contribution	35,996.00
Owner Distribution	-35,996.00
Retained Earnings	118,794.95
Prior Years Retained Earnings	12,696.00
Calculated Retained Earnings	205,348.46
Calculated Prior Years Retained Earnings	2,210,975.90
Total Capital	2,547,815.31
TOTAL LIABILITIES & CAPITAL	2,659,355.31

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: 10/01/2024 to 10/31/2024

Show Reversed Transactions: No

Project: All

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
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2120 - Passthrough Cash Account

	10/16/2024	10/16/2024	2120 - Passthrough Cash Account	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	509	Schumacher, Steven A.	948.60	0.00	6799	10/16/2024	Steven A. Schumacher, Park Vista - 509: Move Out Refund	
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4550 - Application Fee Income

	10/21/2024	10/21/2024	4550 - Application Fee Income	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	20.00	0.00	1108	11/08/2024	Application Fee Income for 10/2024	
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6210 - Maintenance

CC071798	10/01/2024	10/31/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	319	Carpet Concepts	1,049.94	0.00	FFAF-4460	10/31/2024	Vacancy prep #319 studio; installed new carpet pad and carpeting in living area and new vinyl in kitchen, bathroom and entry.	
9230222287	10/01/2024	10/01/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	36.62	0.00	6796	10/07/2024	Maintenance supplies; commercial grade air freshner.	
717	10/03/2024	10/03/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El		Vazquez, Raul	1,787.50	0.00	730D-FF8C	10/07/2024	50% down payment for materials for	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				Segundo, CA 90245							new roof pan.	
9230441935	10/07/2024	10/07/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	411	HD Supply	91.97	0.00	6797	10/08/2024	New bathroom sink.	
9230387409	10/07/2024	10/07/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	39.90	0.00	6797	10/08/2024	Maintenance supplies for the building.	
175469	10/07/2024	10/07/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	111	Montalvo, Uriel	150.00	0.00	A3BA-E560	10/21/2024	Afterhours call to snake bathroom sink main line to clear clog issues.	
175459	10/07/2024	10/07/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	350.00	0.00	A3BA-E560	10/21/2024	Hauled away old appliances from vacancies #405, #505.	
48038	10/07/2024	10/07/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	32.81	0.00	3000000533	10/21/2024	Maintenance supplies; plastic tray liner, copper repair coupling and tee.	
48037	10/07/2024	10/07/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	59.09	0.00	3000000533	10/21/2024	Maintenance supplies; (3) new water valves for vacancy prep unit #505.	
55314S	10/07/2024	10/07/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Specialty Doors and Automation Inc,	443.72	0.00	3000000534	10/21/2024	Front entrance door not functioning properly; door vendor to come out and trouble shoot and test system, found door	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
											needs new sensors, estimate and recommendation to follow.	
43997	10/08/2024	10/08/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	505	Total Maintenance Group, Inc.	1,380.00	0.00	0D19-FF30	10/24/2024	Emergency leak repair; water coming from wall of 5th floor into garage, open up drywall, perform temporary repairs while new plumbing parts ordered and scheduled, permenant repairs made next day by removing corroded sections of pipe, intall new section.	
43994	10/08/2024	10/08/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	405	Total Maintenance Group, Inc.	380.00	0.00	A3BD-4D50	10/21/2024	Vacancy prep #405; supply and install new bathroom vanity sink bowl and plumbing connections.	Sink Damage
43780	10/08/2024	10/08/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	505	Total Maintenance Group, Inc.	9,299.00	0.00	0D19-FF30	10/24/2024	Vacancy prep #505; full studio prep and paint including cabinets, patio rails and floor, caulk and fill cracks, supply and install patio door tracks,	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
											cabinet door knobs in kitchen and bathroom, replace kitchen cabinet hinges, clean and paint heater.	
43764	10/08/2024	10/08/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	319	Total Maintenance Group, Inc.	4,223.00	0.00	0D19-FF30	10/24/2024	Vacancy prep #319 studio; entire unit prep and paint, including cabinets, patio floor and rails, special paint for heater, replace junction boxes in kitchen for range hood and dishwasher.	
9230522412	10/09/2024	10/09/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	411	HD Supply	115.37	0.00	6798	10/11/2024	New Vertical blinds	
9230522413	10/09/2024	10/09/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	507	HD Supply	115.37	0.00	6798	10/11/2024	New Vertical blinds	
CC071769	10/10/2024	10/10/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	505	Carpet Concepts	1,049.94	0.00	90A4-6BDA	10/11/2024	Vacancy prep #505; new carpet installed throughout living areas and vinyl in kitchen and bathroom.	
9230042492	10/10/2024	10/10/2024	6210 - Maintenance	Park Vista - 615 E. Holly		HD Supply	102.91	0.00	6798	10/11/2024	Maintenance supplies; new	

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							bathroom vanity drop-in sink, tub spout.	
1276766	10/11/2024	10/11/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Lambert Heating & Air Conditioning	79.00	0.00	0D1D-1760	10/24/2024	Service call HVAC system not working, diagnosis and estimate given to replace blower motor.	Air Conditioner
175489	10/11/2024	10/11/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	180.00	0.00	0D1F-1230	10/24/2024	Replaced ballast and lightbulbs in 2nd floor stairs.	
175485	10/11/2024	10/11/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	215	Montalvo, Uriel	280.00	0.00	2FF8-FFF0	10/25/2024	Snaked main line for units #215, #314, and #414.	
175482	10/11/2024	10/11/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	405	Montalvo, Uriel	240.00	0.00	2FF8-FFF0	10/25/2024	Cut and adjusted vertical blinds to fit properly, repaired bathroom door, installed new sliding screen door.	
175479	10/11/2024	10/11/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	180.00	0.00	2FF8-FFF0	10/25/2024	Cleared and tested drains in upper and lower garages.	
175478	10/11/2024	10/11/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	120.00	0.00	2FF8-FFF0	10/25/2024	Set up tables and chairs in rec room for anniversary party.	
175477	10/11/2024	10/11/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	425.00	0.00	2FF8-FFF0	10/25/2024	Removed damaged garden lamp post, supplied and	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
											installed new 6" x 42" (height) LED light post in west side garden.	
175476	10/11/2024	10/11/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	201	Montalvo, Uriel	150.00	0.00	2FF8-FFF0	10/25/2024	Made electrical repairs to outlets in kitchen and bathroom. Repaired bedroom window lock.	Electrical Outlet
175475	10/11/2024	10/11/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	301	Montalvo, Uriel	130.00	0.00	A3BA-E560	10/21/2024	Repaired toilet tank leak with new fill valve afterhours.	
4025	10/11/2024	10/11/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	105	OC-LA Appliance Solutions	200.00	0.00	A3BE-8500	10/21/2024	Service call for dishwasher not working properly, troubleshoot and service unit, cleaned out plumbing and drain, left working.	
4061	10/11/2024	10/11/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		OC-LA Appliance Solutions	300.00	0.00	0D1E-1490	10/24/2024	Service refrigerator; supply and install new gaskets on doors.	Fridge
5632	10/11/2024	10/11/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		V&E Carpet Care	150.00	0.00	0D1C-1010	10/24/2024	Deep carpet cleaning.	
215451	10/14/2024	10/14/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	322	Montalvo, Uriel	220.00	0.00	A3BA-E560	10/21/2024	Replaced smoke/ carbon monoxide alarm in unit.	
175496	10/14/2024	10/14/2024	6210 -	Park Vista -	322	Montalvo,	340.00	0.00	A3BA-E560	10/21/2024	Replaced	

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		Uriel					broken garbage disposal causing leak and overflow including new connection, cleaned and sanitized after repairs.	
44033	10/14/2024	10/14/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	319	Total Maintenance Group, Inc.	190.00	0.00	0D19-FF30	10/24/2024	Vacancy prep 319; entire studio unit cleaning after construction.	
44034	10/14/2024	10/14/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	505	Total Maintenance Group, Inc.	177.50	0.00	A3BD-4D50	10/21/2024	Vacancy prep #505; entire unit cleaning for new tenant.	
20002	10/16/2024	10/16/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Elevator Interiors , Sterling Corporate Custom	4,445.10	0.00	F813-8650	10/17/2024	Down payment deposit 45% for work to start.	
431006	10/16/2024	10/16/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Garcia, Gerardo	560.00	0.00	3000000538	11/11/2024	Emergency after-hours plumbing call; snaked main sewer line to clear clog causing back-up and overflow from A/C room in hallway.	
215459	10/16/2024	10/16/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	324	Montalvo, Uriel	280.00	0.00	A3BA-E560	10/21/2024	Replaced leaking broken garbage disposal with new badger 500 1/2 HP unit.	
215477	10/16/2024	10/16/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA		Montalvo, Uriel	350.00	0.00	0D1F-1230	10/24/2024	Emergency call for drain line clog affecting	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245							#312, removed toilet to run commercial snake to main line to clear clog, installed new wax ring and reinstalled same toilet.	
37859	10/21/2024	10/21/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	112.07	0.00	ACH	10/21/2024	Quill INV 40773281 - cleaning supplies	
9230830091	10/21/2024	10/21/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	24.73	0.00	5801	10/24/2024	Maintenance supplies; hanging moisture absorbers.	
9230773915	10/21/2024	10/21/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	71.13	0.00	5801	10/24/2024	Maintenance supplies; cleaning supplies, shower handles	
9230773917	10/21/2024	10/21/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	111.38	0.00	5801	10/24/2024	Maintenance supplies; power tools multi-voltage battery charger.	
9230773918	10/21/2024	10/21/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	121.14	0.00	5801	10/24/2024	Maintenance supplies; toilet flappers, wax rings, toilet bolts, fill valves.	
9230936365	10/22/2024	10/22/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	22.97	0.00	5801	10/24/2024	Maintenance supplies; shower handles.	
9231029964	10/24/2024	10/24/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El		HD Supply	38.31	0.00	5802	10/31/2024	Maintenance supplies; LED light	

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							bulb package.	
9230957330	10/24/2024	10/24/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	25.36	0.00	5802	10/31/2024	Maintenance supplies; new shower handle.	
215492	10/24/2024	10/24/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	408	Montalvo, Uriel	220.00	0.00	0E96-9660	11/08/2024	Replaced carbon monoxide/ smoke detector in unit.	
215463	10/29/2024	10/29/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	324	Montalvo, Uriel	150.00	0.00	0E96-9660	11/08/2024	Commercial snake needed to clear clog affecting units kitchen sink, snaked to main line to clear.	Sink Leaking
215460	10/29/2024	10/29/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	95.00	0.00	0E96-9660	11/08/2024	Repaired front trash room ceiling light electrical issues.	
175480	10/29/2024	10/29/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Montalvo, Uriel	425.00	0.00	0E96-9660	11/08/2024	Removed damaged garden light post, supplied a new 6"x 42" LED light post in west side of garden.	Lighting
9230957332	10/31/2024	10/31/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	180.66	0.00	5803	11/05/2024	Maintenance supplies; garbage disposal.	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
9230957333	10/31/2024	10/31/2024	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	180.66	0.00	5803	11/05/2024	Maintenance supplies; garbage disposal.	

31,482.15 0.00

6250 - Gardening

6422	10/03/2024	10/03/2024	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	1,184.59	0.00	85D1-A230	10/03/2024	Monthly Service - September	
6422	10/03/2024	10/03/2024	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	52.00	0.00	85D1-A230	10/03/2024	Extra supplies and approved work for Sep 2024 - 50lb fertilizer	

1,236.59 0.00

6270 - Management Fees

	10/07/2024	10/07/2024	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	15,750.00	0.00	ACH	10/07/2024	Management Fees for 10/2024	
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6315 - Pest Control

438951	10/02/2024	10/02/2024	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Terminix	82.17	0.00	3000000527	10/03/2024	Monthly Service - October	
163475	10/24/2024	10/24/2024	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Al & Sons Termite and Pest Control Inc.	175.00	0.00	3000000535	10/24/2024	Vermin Service 10/17/24	

257.17 0.00

6321 - Earthquake Insurance

00945	10/24/2024	10/24/2024	6321 - Earthquake Insurance	Park Vista - 615 E. Holly Avenue El Segundo, CA		City of El Segundo	80,885.00	0.00	5800	10/24/2024	EQ/Flood Program Insurance 2024/2025	
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Bill Detail

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

6410 - Electricity

700394170456	10/16/2024	10/16/2024	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	2,167.78	0.00	3000000530	10/16/2024	Service 9/11/24 - 10/9/24	
700587779325	10/16/2024	10/16/2024	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Edison	44.47	0.00	3000000532	10/16/2024	Service 9/11/24 - 10/9/24	
							2,212.25	0.00				

6420 - Gas

056 105 3200 3	10/09/2024	10/09/2024	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		SoCalGas	982.34	0.00	3000000528	10/09/2024	service 8/30/24-10/30/24	
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6430 - Water

075-18531-000	10/07/2024	10/07/2024	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	81.32	0.00	ACH	10/21/2024	service 7/16/24-9/16/24	
075-18481-000	10/07/2024	10/07/2024	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	1,210.96	0.00	ACH	10/21/2024	Service 7/16/24-8/15/24	
075-18321-000	10/07/2024	10/07/2024	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	10,644.46	0.00	ACH	10/21/2024	service 7/16/24-9/16/24	
	10/07/2024	10/07/2024	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	81.32	0.00	ACH	10/21/2024	service 7/16/24-9/16/24	
							12,018.06	0.00				

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
6455 - Cable/Television												
0017008100424	10/14/2024	10/14/2024	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	5,366.40	0.00	3000000529	10/14/2024	Service 10/4/24 - 11/3/24	
0397046100824	10/16/2024	10/16/2024	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	201.17	0.00	3000000531	10/16/2024	Service 10/8/24 - 11/7/24	
	10/21/2024	10/21/2024	6455 - Cable/Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	29.19	0.00	ACH	10/21/2024	Office	
							5,596.76	0.00				
7420 - Office Supplies												
37859	10/21/2024	10/21/2024	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	101.03	0.00	ACH	10/21/2024	Quill INV 40748725 - coffee and kitchen supplies	
7450 - Advertising & Promotion												
	10/15/2024	10/15/2024	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Dial Printers	158.78	0.00	ACH	10/15/2024	Printing Newsletter	
37859	10/21/2024	10/21/2024	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	1,449.25	0.00	ACH	10/21/2024	Catering for Anniversary Party	
37859	10/21/2024	10/21/2024	7450 - Advertising & Promotion	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	452.82	0.00	ACH	10/21/2024	Amazon order for Decorations - Anniversary Party	
							2,060.85	0.00				
Total							153,550.80	0.00				

Budget - Comparative

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

Period Range: Oct 2024 to Oct 2024

Comparison Period Range: Oct 2023 to Oct 2023

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	82,227.57	78,690.00	3,537.57	4.50%	77,842.00	69,000.00	8,842.00	12.81%
Parking Income	1,599.21	1,622.00	-22.79	-1.41%	1,583.16	1,550.00	33.16	2.14%
Total RENT	83,826.78	80,312.00	3,514.78	4.38%	79,425.16	70,550.00	8,875.16	12.58%
Vacancy	0.00	-2,916.66	2,916.66	100.00%	0.00	-2,916.66	2,916.66	100.00%
Prepayment	804.71	0.00	804.71	0.00%	-2,094.76	0.00	-2,094.76	0.00%
Application Fee Income	20.00	0.00	20.00	0.00%	0.00	0.00	0.00	0.00%
Laundry Income	450.17	860.00	-409.83	-47.65%	503.04	458.33	44.71	9.75%
Total Budgeted Operating Income	85,101.66	78,255.34	6,846.32	8.75%	77,833.44	68,091.67	9,741.77	14.31%
Expense								
Fire Service	0.00	833.33	833.33	100.00%	255.00	833.33	578.33	69.40%
Maintenance	47,934.25	17,500.00	-30,434.25	-173.91%	32,120.62	17,500.00	-14,620.62	-83.55%
Elevator service	0.00	1,250.00	1,250.00	100.00%	0.00	1,000.00	1,000.00	100.00%
Gardening	1,236.59	1,750.00	513.41	29.34%	1,236.59	1,458.33	221.74	15.21%
Management Fees	15,750.00	16,500.00	750.00	4.55%	15,500.00	16,000.00	500.00	3.13%
Pest Control	257.17	500.00	242.83	48.57%	175.00	500.00	325.00	65.00%
Insurance - Property	0.00	25,000.00	25,000.00	100.00%	0.00	50,000.00	50,000.00	100.00%
Earthquake Insurance	80,885.00	0.00	-80,885.00	0.00%	0.00	0.00	0.00	0.00%
Licenses and Permits	0.00	50.00	50.00	100.00%	20.00	54.16	34.16	63.07%
Electricity	2,212.25	2,350.00	137.75	5.86%	2,513.66	2,250.00	-263.66	-11.72%
Gas	982.34	2,000.00	1,017.66	50.88%	1,142.11	2,250.00	1,107.89	49.24%
Water	12,018.06	4,500.00	-7,518.06	-167.07%	7,899.82	4,583.33	-3,316.49	-72.36%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Telephone/ Internet	0.00	2,750.00	2,750.00	100.00%	4,781.49	2,500.00	-2,281.49	-91.26%
Cable/Television	5,596.76	6,250.00	653.24	10.45%	2,816.99	6,250.00	3,433.01	54.93%
Office Supplies	101.03	400.00	298.97	74.74%	172.48	250.00	77.52	31.01%
Advertising & Promotion	2,060.85	450.00	-1,610.85	-357.97%	0.00	250.00	250.00	100.00%
Legal Expenses (Expense account)	0.00	300.00	300.00	100.00%	0.00	0.00	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	20.83	20.83	100.00%
Professional Fees	0.00	625.00	625.00	100.00%	375.00	625.00	250.00	40.00%
Total Budgeted Operating Expense	169,034.30	83,035.41	-85,998.89	-103.57%	69,008.76	106,331.23	37,322.47	35.10%
Total Budgeted Operating Income	85,101.66	78,255.34	6,846.32	8.75%	77,833.44	68,091.67	9,741.77	14.31%
Total Budgeted Operating Expense	169,034.30	83,035.41	-85,998.89	-103.57%	69,008.76	106,331.23	37,322.47	35.10%
NOI - Net Operating Income	-83,932.64	-4,780.07	-79,152.57	-1,655.89%	8,824.68	-38,239.56	47,064.24	123.08%
Other Income								
Interest on Bank Accounts	5,493.41	2,500.00	2,993.41	119.74%	5,750.28	1,875.00	3,875.28	206.68%
Total Budgeted Other Income	5,493.41	2,500.00	2,993.41	119.74%	5,750.28	1,875.00	3,875.28	206.68%
Other Expense								
Capital Expenditures								
Plumbing	0.00	0.00	0.00	0.00%	3,313.59	0.00	-3,313.59	0.00%
Total Capital Expenditures	0.00	0.00	0.00	0.00%	3,313.59	0.00	-3,313.59	0.00%
Total Budgeted Other Expense	0.00	0.00	0.00	0.00%	3,313.59	0.00	-3,313.59	0.00%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Net Other Income	5,493.41	2,500.00	2,993.41	119.74%	2,436.69	1,875.00	561.69	29.96%
Total Budgeted Income	90,595.07	80,755.34	9,839.73	12.18%	83,583.72	69,966.67	13,617.05	19.46%
Total Budgeted Expense	169,034.30	83,035.41	-85,998.89	-103.57%	72,322.35	106,331.23	34,008.88	31.98%
Net Income	-78,439.23	-2,280.07	-76,159.16	-3,340.21%	11,261.37	-36,364.56	47,625.93	130.97%
Cash								
Cash in Bank	-881,092.64	0.00	881,092.64	0.00%	6,998.09	0.00	-6,998.09	0.00%
Park Vista Reserve Account - LAIF	805,493.41	0.00	-805,493.41	0.00%	5,750.28	0.00	-5,750.28	0.00%
Total Budgeted Cash	-75,599.23	0.00	75,599.23	0.00%	12,748.37	0.00	-12,748.37	0.00%
Liability								
Pet Deposit	200.00	0.00	200.00	0.00%	0.00	0.00	0.00	0.00%
Key Deposit	-30.00	0.00	-30.00	0.00%	0.00	0.00	0.00	0.00%
Security Deposit	2,670.00	0.00	2,670.00	0.00%	1,487.00	0.00	1,487.00	0.00%
Total Budgeted Liability	2,840.00	0.00	2,840.00	0.00%	1,487.00	0.00	1,487.00	0.00%