



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
FEBRUARY 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 regular Senior Citizen Housing Corporation Meeting minutes from the January 28, 2026, meeting.
2. Alternatively, discuss other actions related to this item.

B. UNFINISHED BUSINESS

2. Gated Entry Repair/ Replacement

Recommendation -

1. Discuss the possibility of updating the facility's gated entry.
2. Alternatively, discuss and take other action related to this item.

3. Rental Rate Increase for Current Tenants

Recommendation -

1. Review and consider whether to increase rental rates for current tenants and, if so, by what amount. Any rental rate increase for current tenants would go into effect on June 1, 2026.
2. 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 actions related to this item.

5. **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 January 2026.

2. Receive and file the LAIF investment fund and transfer between accounts.

3. Alternatively, discuss and take other action related to this item.

6. **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.

7. **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.

8. **2025 Financial Audit Scope of Service**

Recommendation -

1. Review and approve the proposed Audit Scope by Hoffman, Short, Rubin, DeWinter, and Sanderson Accountancy Corporation to conduct the 2025 Financial Audit for the El Segundo Senior Citizens Housing Corporation.

2. Alternatively, discuss and take other action related to this item.

D. REPORTS - COMMUNITY DEVELOPMENT DEPARTMENT

9. **Upcoming Events**

Recommendation -

1. Discuss any 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,
January 28, 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
George Funk
Julia Newman
Absent: Denise Fessenbecker
Paula Rotolo
Non-Board Member: Val Smith
Others: Michael Allen
Agnes Ho
Venus Wesson
Paul Chung
Absent: Neil Cadman

PUBLIC COMMUNICATION. (Suggestion Box Comments)

- Two submittals were received inquiring about the next schedule tenant meeting date.
- Several residents requested a reconsideration of the proposed vegetable garden, citing concerns about attracting rodents, squirrels, and other pests.
- Residents referenced the State of the City luncheon's positive report on El Segundo's success, contrasting it with recent rent increases and ongoing issues with water shut-offs at Park Vista.
- A complaint was received regarding the current vending machines offering "junk food." Residents noted that the previous vendor offered healthier options and suggested a 30-day trial for healthy alternatives.
- A request was made to install a water machine inside the laundry room for easier access.
- A resident inquired if residents are required to use the vending machines. The Board clarified that there is no requirement to purchase from the machines. Moving forward: The Board is going to review the list of expanded vending options to be presented for a final decision.
- An inquiry was made regarding the funding source and responsibility for on-site security costs.
- A resident asked for a status update on whether the security cameras have been repaired.

A. CONSENT

1. APPROVAL OF MEETING MINUTES

Motioned by George Funk and seconded by Tim Whelan to approve the special December 10, 2025, Meeting Minutes. The motion passed 3-0.

B. UNFINISHED BUSINESS

None.

C. NEW BUSINESS

2. President's Report (Paul Lanyi)

None

Receive and file: Motion carried 3-0

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

None.

Receive and file: Motion carried 3-0

4. Park Vista Physical Property Assessment. (Michael Allen)

- Jim Simon with RSG Inc., presented a draft overview and discussed formal recommendations for both immediate and short-term operational improvements.
- Michael suggested that the Board include this item on the next meeting agenda for a detailed cost analysis. This will ensure the recommendations are properly evaluated for inclusion in the upcoming annual budget.
- It was suggested that a small working group, consisting of two Board members, be formed to collaborate directly with the consultant and Paul Chung on the implementation of these improvements.

Receive and file: Motion carried 3-0

5. Gated Entry Repair/Replacement. (Michael Allen)

- Michael provided a brief summary of the proposed repairs and the implementation of new technology. He presented a range of quotes for these upgrades, spanning from \$6,000 to \$17,000. The variation in cost is based on the scope of the technology selected, which would offer two different levels of access control depending on the final investment.
- It was suggested that this item be placed on the agenda for the next meeting to allow for a formal selection between the two cost-and-access tiers

Receive and file: Motion carried 3-0

6. Rental Rate Increase for Current Tenants. (Michael Allen)

- Michael recommended establishing a subcommittee to work alongside Paul Chung to conduct a detailed "numbers crunch" and financial analysis of the proposed projects.
- Tim requested a review of the previous subcommittee formed to address rental income, noting that the group was previously too large to be effective.
- Michael confirmed that the committee needs to be streamlined. He will verify Val's availability and eligibility to serve in this capacity
- Tim Whalen, George Funk, and Val Smith have formally agreed to serve on the Rental Increase Committee.
- Michael brought forward the discussion regarding the Art Policy. He suggested that, rather than forming a separate subcommittee at this time, the Board should hold a collective discussion during a future meeting.
- The Board requested that the rental rate increase be placed on the agenda for the next scheduled meeting for further action.

Receive and file: Motion carried 3-0

D. REPORTS – COMMUNITY DEVELOPMENT DEPARTMENT

7. Upcoming Events. (Ryan Delgado)

- Ryan informed residents that free tax aid will be available at the Joslyn Center every Tuesday from now through April. Services will be provided between 9:15 AM and 2:30 PM
- The Community Garden is currently being renovated. Residents interested in participating in the garden plot lottery are encouraged to submit their names for consideration.
- A special Valentine’s Day lunch will be held on Tuesday, February 17th.
- On Saturday, February 21st, the Daytrippers will visit the LA County Fire Department Museum. The cost for the trip is \$5.00 round trip.

E. REPORTS – SENIOR CITIZENS HOUSING BOARD

- Val shared a concern regarding a tenant in the medical field who inquired about the proper procedures for reporting suspected elder abuse. The Board clarified that medical professionals are mandated reporters and must follow established legal channels and protocols for reporting such incidents.
- George announced that there are many talented students at the local High School and encouraged attendance at an upcoming concert production and if workout transportation if needed. He stated that he would like to report at the next meeting information.

F. REPORTS – MANAGEMENT (CADMAN GROUP)

None.

ADJOURNMENT: 4:34 PM

NEXT MEETING: Wednesday, February 25, 2026



PARK VISTA

Financial Reporting Analysis

January 2026

Gross Income: \$97,876.30

Gross Expenses: \$105,744.17

Expenses for the month were normal except for the following:

- *Maintenance of \$34,558.79. Normal operations, Vacancy rehabilitation of vacated unit for \$10,804.00*
- *No water bills in January.*
- *Security service invoices totaling \$42,305.34*
- *Bank interest of \$8,310.81 reported by the City for January.*

Net Income: \$-16,178.68

Total Account Balances: \$2,683,370.49

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: 96.9% occupied on 1/1/2026
97.9% occupied on 1/31/2026**

Move-outs: 0

Move-ins: 1

Notices to Vacate: 0

Budget Comparison Notes:

Operations: Operations for the month performed \$44,988.76 over budget for January and YTD. Security Service of \$42,305.34 is not budget, but including in operations. No water in January and maintenance higher.

Income

- **Income for the month of January \$4,396.66 under budget for January and YTD.**

Expenses:

- **Overall expenses for January \$40,592.10 over budget for January and YTD.**
- **Maintenance \$9,975.46 over budget for January and YTD.**
- **Electricity under budget for January by \$543.33 and YTD.**
- **Gas under budget by \$166.39 for January and YTD.**
- **Cable Television under budget by \$236.65 and YTD.**
- **No water in January.**
- **Telephone \$45.64 under budget for January and 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

February 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	January-26
		<u>Original</u>
Beginning balance at December 31, 2025	\$	2,541,638.06
Accrued: Interest (Posted quarterly)	\$	8,310.81
Add: Deposits		
Add: Deposits		
Less: Withdrawals		
TOTAL IN LAIF/CAMP - G/L# 504-101-0000-0004:	<u>As of</u> 1/31/2026	\$ 2,549,948.87

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	@		Actual	CAMP	for	28 days	\$	-
Interest Earned	March	@		Actual	CAMP	for	31 days	\$	-
Accrued Interest	quarter to date							\$	8,310.81

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: Jan 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	90,610.00	101.17	90,610.00	101.17
Parking Income	1,627.84	1.82	1,627.84	1.82
Total RENT	92,237.84	102.98	92,237.84	102.98
Prepayment	-3,343.13	-3.73	-3,343.13	-3.73
Application Fee Income	-20.00	-0.02	-20.00	-0.02
Laundry Income	690.78	0.77	690.78	0.77
Total Operating Income	89,565.49	100.00	89,565.49	100.00
Expense				
Fire Service	255.00	0.28	255.00	0.28
Maintenance	34,558.79	38.58	34,558.79	38.58
Elevator service	0.00	0.00	0.00	0.00
Gardening	1,303.49	1.46	1,303.49	1.46
Management Fees	16,750.00	18.70	16,750.00	18.70
Security Service	42,305.34	47.23	42,305.34	47.23
Pest Control	523.60	0.58	523.60	0.58
Electricity	1,748.34	1.95	1,748.34	1.95
Gas	1,666.94	1.86	1,666.94	1.86
Telephone/Internet	371.03	0.41	371.03	0.41
Trash	0.00	0.00	0.00	0.00
Cable/Television	6,013.35	6.71	6,013.35	6.71
Office Supplies	248.29	0.28	248.29	0.28
Advertising & Promotion	0.00	0.00	0.00	0.00
Total Operating Expense	105,744.17	118.06	105,744.17	118.06
NOI - Net Operating Income	-16,178.68	-18.06	-16,178.68	-18.06
Other Income & Expense				
Other Income				
Interest on Bank Accounts	8,310.81	9.28	8,310.81	9.28
Total Other Income	8,310.81	9.28	8,310.81	9.28
Net Other Income	8,310.81	9.28	8,310.81	9.28
Total Income	97,876.30	109.28	97,876.30	109.28

Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Expense	105,744.17	118.06	105,744.17	118.06
Net Income	<u>-7,867.87</u>	<u>-8.78</u>	<u>-7,867.87</u>	<u>-8.78</u>

Balance Sheet

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

As of: 01/31/2026

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Cash in Bank	133,421.62
Park Vista Reserve Account - LAIF	2,549,948.87
Total Cash	2,683,370.49
Building Improvements	1,046,041.00
Equipment	184,779.00
Furnishings	153,863.00
Personal Property	-0.05
Accumulated Depreciation	-1,084,089.00
TOTAL ASSETS	2,983,964.44
LIABILITIES & CAPITAL	
Liabilities	
Pet Deposit	4,525.00
Key Deposit	1,720.00
Security Deposit	82,259.00
Passthrough Cash Account	1,596.00
Accounts Payable	11,429.00
Total Liabilities	101,529.00
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	-7,867.87
Calculated Prior Years Retained Earnings	2,841,411.36
Total Capital	2,882,435.44
TOTAL LIABILITIES & CAPITAL	2,983,964.44

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

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
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2120 - Passthrough Cash Account

	01/12/2026	01/12/2026	2120 - Passthrough Cash Account	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	207	Haxton, Stephen	297.00	0.00	5877	01/13/2026	Stephen Haxton, Park Vista - 207: Move Out Refund	
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6000 - Fire Service

FSF-1135832	01/12/2026	01/12/2026	6000 - Fire Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Fire Safety First	255.00	0.00	840D-A4A0	01/12/2026	Fire Alarm quarterly monitoring	
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6210 - Maintenance

CC078136	01/02/2026	01/02/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	512	Carpet Concepts	1,101.64	0.00	437F-7AD0	01/23/2026	Vacancy prep; replace carpeting and padding in studio unit living areas, install vinyl in bathroom and kitchen.	
9244348408	01/02/2026	01/02/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	512	HD Supply	130.32	0.00	5875	01/08/2026	New bathroom faucet	
9244348409	01/02/2026	01/02/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA		HD Supply	47.53	0.00	5875	01/08/2026	Janitor-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								
65380-1-222	01/02/2026	01/02/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	501	Pitbull Remodeling & Maintenance	180.00	0.00	AE66-DED0	01/21/2026	Troubleshooting and repair bathroom light fixture electrical issue and exhaust fan.	
65473-1-219	01/02/2026	01/02/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	280.00	0.00	AE66-DED0	01/21/2026	Replaced upper garage door lock on pedestrian gate.	
65780-1-218	01/02/2026	01/02/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	150.00	0.00	AE66-DED0	01/21/2026	Installed new floor lock on front trash room door.	
64887-2-217	01/02/2026	01/02/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	480.00	0.00	AE66-DED0	01/21/2026	Scraped off all loose and peeling stucco from front of building's 2nd planter. Patched stucco, primered and painted as needed.	
64887-1-216	01/02/2026	01/02/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	420.00	0.00	AE66-DED0	01/21/2026	Scraped off all loose and peeling stucco from front of building's 1st planter off building entrance. Patched stucco, primered and painted as needed.	
65338-2-230	01/02/2026	01/02/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA	221	Pitbull Remodeling & Maintenance	280.00	0.00	AE66-DED0	01/21/2026	Replaced kitchen faucet.	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245								
65034-4-228	01/02/2026	01/02/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	390.00	0.00	AE66-DED0	01/21/2026	Replaced common area men's and women's bathroom sink faucets.	
65338-1-227	01/02/2026	01/02/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	221	Pitbull Remodeling & Maintenance	650.00	0.00	4383-4E70	01/23/2026	Removed and replaced unit shower valves.	
65968-1-236	01/05/2026	01/05/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	203	Pitbull Remodeling & Maintenance	250.00	0.00	AE66-DED0	01/21/2026	Afterhours holiday evening service call for clogged toilet.	Toilet Clog
65676-1-257	01/07/2026	01/07/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	301	Pitbull Remodeling & Maintenance	260.00	0.00	6632-DB80	01/26/2026	Replaced combo smoke/Co2 alarm in unit.	
65378-1-249	01/07/2026	01/07/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	424	Pitbull Remodeling & Maintenance	280.00	0.00	6632-DB80	01/26/2026	Checked and replaced wall heater thermostat and thermocouple.	
66019-1-248	01/07/2026	01/07/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	45.00	0.00	6632-DB80	01/26/2026	Replaced (2) supplied T12 48 fluorescent light bulbs and installed (2) new LED light bulbs.	
65367-2-247	01/07/2026	01/07/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	419	Pitbull Remodeling & Maintenance	250.00	0.00	6632-DB80	01/26/2026	Installed new drywall where plumbing repairs made behind wall. Patched, and matched existing wall texture, primer and painted.	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
65034-5-246	01/07/2026	01/07/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	295.00	0.00	6632-DB80	01/26/2026	Supplied and installed common area men's restroom bathroom mirror, reinstalled soap dispenser and paper towel dispenser. Installed new GFCI outlet with new wall plate.	
65613-1-245	01/07/2026	01/07/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	305	Pitbull Remodeling & Maintenance	220.00	0.00	6632-DB80	01/26/2026	Snaked kitchen sink to main line to clear.	
S142971-CL2	01/07/2026	01/07/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		The Chute Doctor	1,097.50	0.00	3000000669	01/26/2026	Quarterly service to clean trash chutes, and collection room cleaning service.	
9244574022	01/08/2026	01/08/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	177.80	0.00	5876	01/13/2026	Maintenance room shelf	
9244574023	01/08/2026	01/08/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	91.52	0.00	5876	01/13/2026	Maintenance supplies	
9244577624	01/08/2026	01/08/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	512	HD Supply	122.02	0.00	5876	01/13/2026	Unit # 512- New medicine cabinet	
46955	01/08/2026	01/08/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El	512	Total Maintenance Group, Inc.	10,804.00	0.00	6639-AA10	01/26/2026	Vacancy prep #512 studio; full rehab of	

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							unit including prep and paint cabinets, walls, closets, ceilings, patio, caulk and seal cabinets and counters, supply and install new faucets in bathroom and kitchen, supply lines under sinks and toilet.	
47030	01/08/2026	01/08/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	420	Total Maintenance Group, Inc.	425.00	0.00	6639-AA10	01/26/2026	Supply and replace exhaust vent fan in bathroom.	
47031	01/08/2026	01/08/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	103	Total Maintenance Group, Inc.	95.00	0.00	6639-AA10	01/26/2026	Replace supplied bathroom light fixture.	
47032	01/08/2026	01/08/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	204	Total Maintenance Group, Inc.	165.00	0.00	6639-AA10	01/26/2026	Supply and replace bathroom drain (Ptrap section) under sink.	
48953	01/09/2026	01/09/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	82.25	0.00	3000000670	01/26/2026	Maintenance supplies; (5) 48" faucet water connectors.	
48928	01/09/2026	01/09/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Southbay Industrial Hardware	14.25	0.00	3000000670	01/26/2026	Maintenance supplies; enamel spray can.	
924469174	01/12/2026	01/12/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El	512	HD Supply	1,074.60	0.00	5878	01/27/2026	Vacancy/ Prep -# 207 New Gas	

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							Range	
9244691275	01/12/2026	01/12/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	175.60	0.00	5878	01/27/2026	Maintenance supplies	
47058	01/13/2026	01/13/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	512	Total Maintenance Group, Inc.	155.00	0.00	6639-AA10	01/26/2026	Vacancy prep #512; full studio unit cleaning after construction.	
9244768448	01/14/2026	01/14/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	207	HD Supply	250.21	0.00	5878	01/27/2026	Vacancy/ Prep-New ceiling fan & Bathroom vanity lamp	
9244768449	01/14/2026	01/14/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	207	HD Supply	309.98	0.00	5878	01/27/2026	New range hood & Garbage disposal	
9244768450	01/14/2026	01/14/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	207	HD Supply	136.40	0.00	5878	01/27/2026	Bathroom & kitchen new faucet.	
9244768451	01/14/2026	01/14/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	207	HD Supply	135.21	0.00	5878	01/27/2026	Vacancy/ Prep kitchen faucet	
9244768452	01/14/2026	01/14/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	207	HD Supply	104.25	0.00	5878	01/27/2026	New bathroom sink	
9244768453	01/14/2026	01/14/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	19.52	0.00	5878	01/27/2026	Maintenance supplies- Lighting	
39779	01/15/2026	01/15/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	64.90	0.00	11526	01/15/2026	Quill INV 47169587 - cleaning supplies	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
260341	01/15/2026	01/15/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		The Stanley Louis Company	2,207.77	0.00	5E23-FD80	01/15/2026	25% deposit down for boiler tank replacement project - west side boiler tank.	
260342	01/15/2026	01/15/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		The Stanley Louis Company	2,207.77	0.00	5E25-E340	01/15/2026	25% deposit down for boiler tank replacement project - east side boiler tank.	
9244904454	01/16/2026	01/16/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	117.92	0.00	5878	01/27/2026	Maintenance Supplies	
9244904456	01/16/2026	01/16/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	207	HD Supply	1,398.05	0.00	5878	01/27/2026	Vacancy/ Prep- New dishwasher machine.	
9244945779	01/20/2026	01/20/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	78.09	0.00	5878	01/27/2026	Maintenance supplies for the building. Carpet Shampoo	
9244945780	01/20/2026	01/20/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	12.39	0.00	5878	01/27/2026	Janitor-Cleaning supplies.	
9244945781	01/20/2026	01/20/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	327	HD Supply	102.16	0.00	5878	01/27/2026	New shower head.	
39821	01/23/2026	01/23/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	53.85	0.00	ACH	01/23/2026	Quill INV 47269063 - cleaning supplies	
39821	01/23/2026	01/23/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	39.98	0.00	ACH	01/23/2026	Quill INV 47253010 - cleaning	

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							supplies	
39821	01/23/2026	01/23/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	40.56	0.00	ACH	01/23/2026	Quill INV 47238398 - cleaning supplies	
39821	01/23/2026	01/23/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	71.11	0.00	ACH	01/23/2026	Quill INV 47246041 - cleaning supplies	
39821	01/23/2026	01/23/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	38.40	0.00	ACH	01/23/2026	Quill INV 47220328 - key tags	
39821	01/23/2026	01/23/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	36.25	0.00	ACH	01/23/2026	Quill INV 47242637 Key tags	
CC078393	01/23/2026	01/23/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	207	Carpet Concepts	1,572.37	0.00	53D4-B630	02/13/2026	Vacancy prep #207; 1b+1b entire unit new carpet and padding in living areas and new vinyl in kitchen and bathroom.	
9245100549	01/23/2026	01/23/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	88.90	0.00	5879	02/10/2026	Janitor room new shelf.	
9245100550	01/23/2026	01/23/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	76.81	0.00	5879	02/10/2026	Maintenance supplies- Trash bags	
9245166060	01/23/2026	01/23/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	29.29	0.00	5879	02/10/2026	Maintenance supplies- Gloves.	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
66085-1-305	01/23/2026	01/23/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	305	Pitbull Remodeling & Maintenance	0.00	120.00				
66100-1-303	01/23/2026	01/23/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Pitbull Remodeling & Maintenance	450.00	0.00	CCAF-DF40	02/11/2026	Furniture, old appliances and large bulky items left in trash rooms hauled away.	
66043-1-298	01/23/2026	01/23/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	218	Pitbull Remodeling & Maintenance	180.00	0.00	CCAF-DF40	02/11/2026	Snaked used to clear bathroom drain lines of stack.	
9245215830	01/26/2026	01/26/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	14.19	0.00	5879	02/10/2026	Maintenance supplies	
9245224602	01/26/2026	01/26/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	130.60	0.00	5879	02/10/2026	Maintenance supplies tools	
66188-1-318	01/26/2026	01/26/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	509	Pitbull Remodeling & Maintenance	250.00	0.00	CCAF-DF40	02/11/2026	Replaced broken toilet and replaced water supply line.	
9245233966	01/27/2026	01/27/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	64.86	0.00	5879	02/10/2026	Maintenance supplies.	
9245233967	01/27/2026	01/27/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	317	HD Supply	241.43	0.00	5879	02/10/2026	Garbage disposal	
9245233968	01/27/2026	01/27/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	106.31	0.00	5879	02/10/2026	Maintenance supplies	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
47057	01/27/2026	01/27/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	207	Total Maintenance Group, Inc.	11,404.00	0.00	53EE-0E00	02/13/2026	Vacancy prep #207; 1b+1b entire unit prep for new prime and paint to ceilings, walls, cabinet doors, balcony, closets, inside cabinets. new caulking in bathroom around cabinetry, bathtub, supply and install new GFCI outlets in bathroom and kitchen.	
47137	01/27/2026	01/27/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	216	Total Maintenance Group, Inc.	175.00	0.00	CCB3-A980	02/11/2026	Replaced shower valve stem.	
47138	01/27/2026	01/27/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	207	Total Maintenance Group, Inc.	175.00	0.00	CCB3-A980	02/11/2026	Installed new toilet to replace leaking old toilet.	
9245289142	01/28/2026	01/28/2026	6210 - Maintenance	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		HD Supply	119.88	0.00	5879	02/10/2026	Maintenance supplies.	
							42,692.44	120.00				

6250 - Gardening

6995	01/02/2026	01/02/2026	6250 - Gardening	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Octavio Rojas Landscaping	1,303.49	0.00	B59E-1430	01/02/2026	Monthly Service -December	
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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
6270 - Management Fees												
	01/02/2026	01/02/2026	6270 - Management Fees	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	16,750.00	0.00	ACH	01/02/2026	Management Fees for 01/2026	
6310 - Security Service												
PVA-003	01/02/2026	01/02/2026	6310 - Security Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Guardian International Solutions, Inc	23,436.80	0.00	840B-7350	01/12/2026	On-site security guard services 12-01-2025 to 12-31-2025.	
PVA-004	01/26/2026	01/26/2026	6310 - Security Service	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Guardian International Solutions, Inc	18,868.54	0.00	6641-AA30	01/26/2026	On-site security guard 1-1-2026 to 1-24-2026.	
							42,305.34	0.00				
6315 - Pest Control												
466818940	01/20/2026	01/20/2026	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Terminix	86.80	0.00	3000000666	01/20/2026	Monthly Service - December	
24278	01/26/2026	01/26/2026	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Al & Sons Termite and Pest Control Inc.	175.00	0.00	3000000671	01/26/2026	service 12/18/25-1/15/25	
438951	01/27/2026	01/27/2026	6315 - Pest Control	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Terminix	86.80	0.00	3000000672	01/27/2026	Monthly Service - January	
							348.60	0.00				
6410 - Electricity												
700335296712	01/20/2026	01/20/2026	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA	512	Edison	32.45	0.00	3000000665	01/20/2026	Service 12/11/25 - 1/11/25	

Bill Detail

Reference	Bill Date	Due Date	GL Account	Property	Unit	Payee Name	Paid	Unpaid	Check #	Paid Date	Description	Work Order Issue
				90245								
700335296712	01/20/2026	01/20/2026	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	207	Edison	31.79	0.00	3000000665	01/20/2026	Service 12/11/25 - 1/11/25	
700587779325	01/21/2026	01/21/2026	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245	109	Edison	147.75	0.00	3000000667	01/21/2026	service 12/11/25-1/11/26	
700394170456	01/21/2026	01/21/2026	6410 - Electricity	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Edison	1,536.35	0.00	3000000668	01/21/2026	service 12/11/25-1/11/26	
							1,748.34	0.00				

6420 - Gas

056 105 3200 3	01/12/2026	01/12/2026	6420 - Gas	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		SoCalGas	1,666.94	0.00	3000000663	01/12/2026	service 12/4/25-1/6/26	
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6430 - Water

075-18481-000	01/30/2026	01/30/2026	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	0.00	929.46			service 11/3/25-1/14/26	
075-18531-000	01/30/2026	01/30/2026	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	0.00	83.76			service 11/13/25-1/14/26	
075-18321-000	01/30/2026	01/30/2026	6430 - Water	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		City of El Segundo - Water	0.00	1,449.55			service 11/13/25-1/14/26	
							0.00	2,462.77				

6445 - Telephone/Internet

39790	01/16/2026	01/16/2026	6445 -	Park Vista -		Cadman	49.86	0.00	ACH	01/16/2026	Mobile Line	
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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
			Telephone/ Internet	615 E. Holly Avenue El Segundo, CA 90245		Group						
8448 30 006 0397046	01/27/2026	01/27/2026	6445 - Telephone/ Internet	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	321.17	0.00	ACH	01/27/2026	Service 1/8/ 26 - 2/6/26	
							371.03	0.00				
6455 - Cable/Television												
8448 30 006 0017008	01/12/2026	01/12/2026	6455 - Cable/ Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	5,981.16	0.00	3000000664	01/12/2026	service 1/4/ 26-2/3/26	
8448 30 006 0255251	01/20/2026	01/20/2026	6455 - Cable/ Television	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Spectrum	32.19	0.00	ACH	01/20/2026	service 12/ 30/25-1/29/ 26	
							6,013.35	0.00				
7420 - Office Supplies												
39779	01/15/2026	01/15/2026	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	176.96	0.00	11526	01/15/2026	Quill INV 47142056 - kitchen and coffee supplies	
39779	01/15/2026	01/15/2026	7420 - Office Supplies	Park Vista - 615 E. Holly Avenue El Segundo, CA 90245		Cadman Group	71.33	0.00	11526	01/15/2026	Quill INV 47159762	
							248.29	0.00				
Total							113,999.82	2,582.77				

Budget - Comparative

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

Period Range: Jan 2026 to Jan 2026

Comparison Period Range: Jan 2025 to Jan 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	90,610.00	96,561.00	-5,951.00	-6.16%	85,813.00	80,325.00	5,488.00	6.83%
Parking Income	1,627.84	1,687.53	-59.69	-3.54%	1,664.26	1,654.44	9.82	0.59%
Total RENT	92,237.84	98,248.53	-6,010.69	-6.12%	87,477.26	81,979.44	5,497.82	6.71%
Vacancy	0.00	-4,828.05	4,828.05	100.00%	0.00	-4,016.25	4,016.25	100.00%
Prepayment	-3,343.13	0.00	-3,343.13	-	1,022.61	0.00	1,022.61	-
Application Fee Income	-20.00	0.00	-20.00	-	0.00	0.00	0.00	0.00%
Laundry Income	690.78	541.67	149.11	27.53%	520.13	602.00	-81.87	-13.60%
Total Budgeted Operating Income	89,565.49	93,962.15	-4,396.66	-4.68%	89,020.00	78,565.19	10,454.81	13.31%
Expense								
Fire Service	255.00	833.33	578.33	69.40%	510.00	833.34	323.34	38.80%
Fire Extinguisher Service	0.00	83.33	83.33	100.00%	0.00	83.34	83.34	100.00%
Maintenance	34,558.79	24,583.33	-9,975.46	-40.58%	7,639.91	24,583.34	16,943.43	68.92%
Elevator service	0.00	2,083.33	2,083.33	100.00%	3,525.00	1,250.00	-2,275.00	-182.00%
Gardening	1,303.49	1,750.00	446.51	25.51%	1,783.49	1,750.00	-33.49	-1.91%
Management Fees	16,750.00	16,750.00	0.00	0.00%	16,500.00	16,500.00	0.00	0.00%
Security Service	42,305.34	0.00	-42,305.34	-	0.00	0.00	0.00	0.00%
Pest Control	523.60	500.00	-23.60	-4.72%	596.51	500.00	-96.51	-19.30%
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	1,748.34	2,291.67	543.33	23.71%	1,957.62	2,083.34	125.72	6.03%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Gas	1,666.94	1,833.33	166.39	9.08%	3,068.86	1,666.67	-1,402.19	-84.13%
Water	0.00	4,583.33	4,583.33	100.00%	0.00	4,500.00	4,500.00	100.00%
Telephone/ Internet	371.03	416.67	45.64	10.95%	380.72	2,750.00	2,369.28	86.16%
Trash	0.00	0.00	0.00	0.00%	335.83	0.00	-335.83	-
Cable/Television	6,013.35	6,250.00	236.65	3.79%	5,770.57	6,250.00	479.43	7.67%
Office Supplies	248.29	400.00	151.71	37.93%	361.99	400.00	38.01	9.50%
Uniforms	0.00	41.67	41.67	100.00%	0.00	0.00	0.00	0.00%
Advertising & Promotion	0.00	1,250.00	1,250.00	100.00%	158.78	1,166.67	1,007.89	86.39%
Entertainment	0.00	416.67	416.67	100.00%	0.00	416.67	416.67	100.00%
Legal Expenses (Expense account)	0.00	300.00	300.00	100.00%	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	105,744.17	65,152.07	-40,592.10	-62.30%	42,589.28	76,443.81	33,854.53	44.29%
Total Budgeted Operating Income	89,565.49	93,962.15	-4,396.66	-4.68%	89,020.00	78,565.19	10,454.81	13.31%
Total Budgeted Operating Expense	105,744.17	65,152.07	-40,592.10	-62.30%	42,589.28	76,443.81	33,854.53	44.29%
NOI - Net Operating Income	-16,178.68	28,810.08	-44,988.76	-156.16%	46,430.72	2,121.38	44,309.34	2088.70%
Other Income								
Interest on Bank Accounts	8,310.81	7,500.00	810.81	10.81%	8,146.57	4,166.67	3,979.90	95.52%
Total Budgeted Other Income	8,310.81	7,500.00	810.81	10.81%	8,146.57	4,166.67	3,979.90	95.52%
Net Other Income	8,310.81	7,500.00	810.81	10.81%	8,146.57	4,166.67	3,979.90	95.52%
Total Budgeted	97,876.30	101,462.15	-3,585.85	-3.53%	97,166.57	82,731.86	14,434.71	17.45%

Budget - Comparative

Account Name	Period Actual	Period Budget	Period \$ Variance	Period % Variance	Comparison Actual	Comparison Budget	Comparison \$ Variance	Comparison % Variance
Income								
Total Budgeted Expense	105,744.17	65,152.07	-40,592.10	-62.30%	42,589.28	76,443.81	33,854.53	44.29%
Net Income	-7,867.87	36,310.08	-44,177.95	-121.67%	54,577.29	6,288.05	48,289.24	767.95%
Cash								
Cash in Bank	-16,505.68	0.00	16,505.68	-	46,430.72	0.00	-46,430.72	-
Park Vista Reserve Account - LAIF	8,310.81	0.00	-8,310.81	-	8,146.57	0.00	-8,146.57	-
Total Budgeted Cash	-8,194.87	0.00	8,194.87	-	54,577.29	0.00	-54,577.29	-
Liability								
Key Deposit	-30.00	0.00	-30.00	-	0.00	0.00	0.00	0.00%
Security Deposit	-297.00	0.00	-297.00	-	0.00	0.00	0.00	0.00%
Total Budgeted Liability	-327.00	0.00	-327.00	-	0.00	0.00	0.00	0.00%

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.
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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