

Receiver's Monthly Interim Report

Stephen J. Donell, Receiver
 12121 Wilshire Boulevard, Suite 1120
 Los Angeles, CA 90025

Case Number: LC106595
Case Name: Tarzana Plaza Condominiums Association vs.
 Eugene Saal; Rubicelia Schultz; Judy Weiss; Pascal Brenninkmeijer; Aryeh Pathi; et al
Cumulative Period: May 17, 208 - April 30, 2019

Description	Prior Period 4/30/18-3/31/19	Current Period 4/1/19-4/30/19	Cumulative 4/30/18-4/30/19
CASH RECEIPTS:			
Association Dues	\$ 359,509.11	31,895.10	391,404.21
Special Assessment	\$ 13,415.48	544.10	13,959.58
Parking Fees	229.33	-	229.33
Storage Rental	225.00	100.00	325.00
Misc Income	1,540.31		1,540.31
Receipt from outstanding checks from Old Acct	5,217.80		5,217.80
Laundry Income	4,008.41		4,008.41
Interest Income	6.10		6.10
Total receipts	384,151.54	32,539.20	416,690.74
CASH DISBURSEMENTS:			
Accounting Fees	\$ 837.50		837.50
Bank Charges	391.75		391.75
Court Filing Fees	482.87		482.87
HOA General Expenses	733.74	35.00	768.74
Legal Fees	4,230.00	1,295.75	5,525.75
Collection Legal Fees & Costs	489.32	4,706.87	5,196.19
Office Supplies/Expenses	18.72		18.72
Delivery/Messenger/Postage Costs	578.98	29.22	608.20
On Site Phone Lines Internet Cable Services	3,378.31	425.55	3,803.86
Professional Fees	17,248.47	3,397.55	20,646.02
Worker's Comp Insurance	570.00		570.00
Insurance	39,476.03		39,476.03
Elevator Maintenance/Repairs	9,955.44	25.99	9,981.43
Fire Equipment	925.65	2,124.00	3,049.65
Fire Alarm Monitoring	2,960.15		2,960.15
Pest Control	5,154.00	315.00	5,469.00
Parking Lot Sweeping	2,860.00		2,860.00
Pool Maintenance/Repairs	10,689.70	275.00	10,964.70
Security Monitoring	190.00		190.00
Janitorial Service/Maintenance	24,795.00	693.10	25,488.10
Water Treatment Maintenance	910.00		910.00
Landscape Service/Maintenance	12,998.00	1,088.00	14,086.00
Bond	175.00	100.00	275.00
Earthquake Insurance	7,571.23		7,571.23
Fire & Liability	28,771.40	5,615.96	34,387.36
Directory Line	2,146.46		2,146.46
Equipment Repair	1,670.00		1,670.00
Locks & Keys	2,913.36	604.70	3,518.06
Repair & Maintenance	2,915.00	1,967.04	4,882.04
Parking Lot Repair	1,939.32		1,939.32
Pool Permit	2,650.40		2,650.40
Elevator Permit	308.69	524.74	833.43
Management Fees	21,800.00	3,500.00	25,300.00
Former Receiver Fees & Costs	7,500.00		7,500.00
Receiver Fees & Costs	14,899.28		14,899.28
Electrical Repairs	1,152.00	544.00	1,696.00
Plumbing Repairs	3,231.94	2,272.79	5,504.73
Roof Repairs	550.00		550.00
Security Service	7,254.45	786.05	8,040.50
Maintenance Supplies	2,632.69	324.35	2,957.04
Janitorial/Cleaning	53.48		53.48
Utilities	156,994.36	3,327.70	160,322.06
LLC Taxes	1,000.00		1,000.00
Settlement Payments	1,250.00		1,250.00
Total disbursements	409,252.69	33,978.36	443,231.05
(Decrease)/Increase in Cash	(25,101.15)	(1,439.16)	(26,540.31)
Cash-Beginning of period	-	3,051.52	28,152.67
Cash-End of period	3,051.52	1,612.36	1,612.36

Note:
 Receiver's report does not reflect previous activity reported by J&N Realty

Operating Account	791.00
Reserve Account	821.36
Total Cash Balance:	1,612.36