

**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, 2018 - December 31, 2018

Description	Prior Period 4/30/18-11/30/18	Current Period 12/1/18-12/31/18	Cumulative 4/30/18-12/31/18
<b>CASH RECEIPTS:</b>			
Association Dues	\$ 225,433.63	29,795.34	255,228.97
Special Assessment		2,886.04	2,886.04
Parking Fees	204.33		204.33
Misc Income	1,380.41		1,380.41
Receipt from outstanding checks from Old Acct	5,217.80		5,217.80
Laundry Income	1,919.48		1,919.48
Interest Income	6.10		6.10
Total receipts	234,161.75	32,681.38	266,843.13
<b>CASH DISBURSEMENTS:</b>			
Accounting Fees	\$ 837.50		837.50
Bank Charges	391.75		391.75
Court Filing Fees	482.87		482.87
HOA General Expenses		538.74	538.74
Legal Fees	3,230.00		3,230.00
Office Supplies/Expenses	18.72		18.72
Delivery/Messenger/Postage Costs	456.50	93.86	550.36
On Site Phone Lines Internet Cable Services	1,989.57	422.57	2,412.14
Professional Fees	15,745.27	1,503.20	17,248.47
Insurance	18,682.07		18,682.07
Elevator Maintenance/Repairs	6,361.51	942.39	7,303.90
Fire Equipment	463.65		463.65
Fire Alarm Monitoring	2,960.15		2,960.15
Pest Control	3,909.00	165.00	4,074.00
Parking Lot Sweeping	1,660.00	400.00	2,060.00
Pool Maintenance/Repairs	5,380.64	4,194.06	9,574.70
Security Monitoring	190.00		190.00
Janitorial Service/Maintenance	16,120.00	2,768.00	18,888.00
Water Treatment Maintenance	910.00		910.00
Landscape Service/Maintenance	10,822.00		10,822.00
Bond	175.00		175.00
Earthquake Insurance	7,571.23		7,571.23
Fire & Liability	17,540.48		17,540.48
Directory Line	1,784.93		1,784.93
Equipment Repair	1,525.00		1,525.00
Locks & Keys	1,546.77	1,019.88	2,566.65
Repair & Maintenance	2,645.00		2,645.00
Parking Lot Repair	1,939.32		1,939.32
Pool Permit	2,650.40		2,650.40
Elevator Permit	308.69		308.69
Management Fees	18,300.00	3,500.00	21,800.00
Former Receiver Fees & Costs	7,500.00		7,500.00
Receiver Fees & Costs	14,899.28		14,899.28
Electrical Repairs	1,152.00		1,152.00
Plumbing Repairs	2,644.89	358.30	3,003.19
Security Service	5,682.35	786.05	6,468.40
Maintenance Supplies	2,632.69		2,632.69
Janitorial/Cleaning	53.48		53.48
Utilities	77,439.72	15,471.31	92,911.03
LLC Taxes	1,000.00		1,000.00
Settlement Payments	1,250.00		1,250.00
Total disbursements	260,852.43	32,163.36	293,015.79
(Decrease)/Increase in Cash	(26,690.68)	518.02	(26,172.66)
Cash-Beginning of period	-	1,461.99	28,152.67
Cash-End of period	1,461.99	1,980.01	1,980.01

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

Operating Account	1,158.65
Reserve Account	821.36
<b>Total Cash Balance:</b>	<b>1,980.01</b>