

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 - November 30, 2019

| Description | Cumulative 4/30/18-10/31/19 | Current Period 11/1/19-11/30/19 | Cumulative 4/30/18-11/30/19 |
|---|--------------------------------|------------------------------------|--------------------------------|
| CASH RECEIPTS: | | | |
| Association Dues | 613,016.92 | 81,087.02 | 694,103.94 |
| Special Assessment | 157,481.47 | 16,713.80 | 174,195.27 |
| Parking Fees | 437.58 | | 437.58 |
| Storage Rental | 825.00 | | 825.00 |
| Misc Income | 2,618.63 | (50.00) | 2,568.63 |
| Receipt from outstanding checks from Old Acct | 5,217.80 | | 5,217.80 |
| Laundry Income | 5,150.47 | 210.16 | 5,360.63 |
| Interest Income | 6.18 | 0.06 | 6.24 |
| Total receipts | <u>784,754.05</u> | <u>97,961.04</u> | <u>882,715.09</u> |
| CASH DISBURSEMENTS: | | | |
| Accounting Fees | 7,937.00 | | 7,937.00 |
| Bank Charges | 591.75 | 46.00 | 637.75 |
| Court Filing Fees | 482.87 | | 482.87 |
| HOA General Expenses | 768.74 | | 768.74 |
| Legal Fees | 87,158.24 | (825.64) | 86,332.60 |
| Collection Legal Fees & Costs | 21,836.65 | | 21,836.65 |
| Office Supplies/Expenses | 108.92 | | 108.92 |
| Delivery/Messenger/Postage Costs | 795.97 | 1,632.45 | 2,428.42 |
| On Site Phone Lines Internet Cable Services | 5,993.89 | 572.12 | 6,566.01 |
| Professional Fees | 23,921.44 | | 23,921.44 |
| Worker's Comp Insurance | 570.00 | | 570.00 |
| Insurance | 61,939.87 | | 61,939.87 |
| Elevator Maintenance/Repairs | 14,036.71 | | 14,036.71 |
| Fire Equipment | 9,076.63 | 362.28 | 9,438.91 |
| Fire Alarm Monitoring | 2,960.15 | | 2,960.15 |
| Pest Control | 6,354.00 | | 6,354.00 |
| Parking Lot Sweeping | 2,860.00 | | 2,860.00 |
| Pool Maintenance/Repairs | 12,804.70 | 500.00 | 13,304.70 |
| Security Monitoring | 190.00 | | 190.00 |
| Janitorial Service/Maintenance | 31,445.44 | 1,243.71 | 32,689.15 |
| Water Treatment Maintenance | 910.00 | | 910.00 |
| Landscape Service/Maintenance | 18,086.50 | 1,587.00 | 19,673.50 |
| Bond | 275.00 | | 275.00 |
| Earthquake Insurance | 7,571.23 | | 7,571.23 |
| Fire & Liability | 45,905.08 | 5,615.96 | 51,521.04 |
| Directory Line | 2,146.46 | | 2,146.46 |
| Equipment Repair | 1,670.00 | | 1,670.00 |
| Locks & Keys | 3,712.31 | 190.77 | 3,903.08 |
| Repair & Maintenance | 9,841.88 | 1,047.42 | 10,889.30 |
| Parking Lot Repair | 1,939.32 | | 1,939.32 |
| Pool Permit | 3,086.40 | | 3,086.40 |
| Elevator Permit | 833.43 | | 833.43 |
| Public Health Permit | 327.00 | | 327.00 |
| Management Fees | 57,300.00 | 1,000.00 | 58,300.00 |
| Former Receiver Fees & Costs | 7,500.00 | | 7,500.00 |
| Receiver Fees & Costs | 91,807.30 | | 91,807.30 |
| Electrical Repairs | 2,263.66 | | 2,263.66 |
| Plumbing Repairs | 6,995.69 | 749.94 | 7,745.63 |
| Roof Repairs | 550.00 | | 550.00 |
| Security Service | 8,826.55 | | 8,826.55 |
| Maintenance Supplies | 3,137.38 | | 3,137.38 |
| Janitorial/Cleaning | 53.48 | | 53.48 |
| Utilities | 222,626.35 | 17,513.90 | 240,140.25 |
| LLC Taxes | 1,010.00 | | 1,010.00 |
| Settlement Payments | 1,250.00 | | 1,250.00 |
| Litigation Expense | - | 38,041.39 | 38,041.39 |
| Total disbursements | <u>791,457.99</u> | <u>69,277.30</u> | <u>860,735.29</u> |
| (Decrease)/Increase in Cash | (6,703.94) | 28,683.74 | 21,979.80 |
| Cash-Beginning of period | <u>28,152.67</u> | <u>21,448.73</u> | <u>28,152.67</u> |
| Cash-End of period | <u>21,448.73</u> | <u>50,132.47</u> | <u>50,132.47</u> |