

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 - January 31, 2019

Description	Prior Period 4/30/18-12/31/18	Current Period 1/1/19-1/31/19	Cumulative 4/30/18-1/31/19
CASH RECEIPTS:			
Association Dues	\$ 255,228.97	32,234.12	287,463.09
Special Assessment	\$ 2,886.04	9,243.42	12,129.46
Parking Fees	204.33		204.33
Storage Rental	-	100.00	100.00
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	266,843.13	41,577.54	308,420.67
CASH DISBURSEMENTS:			
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
Collection Legal Fees & Costs	-	(116.00)	(116.00)
Office Supplies/Expenses	18.72		18.72
Delivery/Messenger/Postage Costs	550.36		550.36
On Site Phone Lines Internet Cable Services	2,412.14		2,412.14
Professional Fees	17,248.47		17,248.47
Worker's Comp Insurance	-	570.00	570.00
Insurance	18,682.07	20,793.96	39,476.03
Elevator Maintenance/Repairs	7,303.90		7,303.90
Fire Equipment	463.65		463.65
Fire Alarm Monitoring	2,960.15		2,960.15
Pest Control	4,074.00		4,074.00
Parking Lot Sweeping	2,060.00		2,060.00
Pool Maintenance/Repairs	9,574.70		9,574.70
Security Monitoring	190.00		190.00
Janitorial Service/Maintenance	18,888.00		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	2,566.65	(95.00)	2,471.65
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	21,800.00		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	3,003.19		3,003.19
Security Service	6,468.40		6,468.40
Maintenance Supplies	2,632.69		2,632.69
Janitorial/Cleaning	53.48		53.48
Utilities	92,911.03	14,256.24	107,167.27
LLC Taxes	1,000.00		1,000.00
Settlement Payments	1,250.00		1,250.00
Total disbursements	293,015.79	35,409.20	328,424.99
(Decrease)/Increase in Cash	(26,172.66)	6,168.34	(20,004.32)
Cash-Beginning of period	-	1,980.01	28,152.67
Cash-End of period	1,980.01	8,148.35	8,148.35

Note:

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

Operating Account	7,326.99
Reserve Account	821.36
Total Cash Balance:	8,148.35