

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 May 17, 208 - January 31, 2019

Cumulative Period:

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 18.7 18.7 Delivery/Messenger/Postage Costs 550.36 550.3 550.3 On Site Phone Lines Internet Cable Services 2,412.14 2,412.14 2,412.14 Professional Fees 17,248.47 7,249.47 17,248.47 Worker's Comp Insurance - 570.00 570.00 Insurance 18,682.07 20,793.96 39,476.0 Elevator Maintenance/Repairs 7,303.90 7,303.90 7,303.96 Fire Equipment 463.65 463.65 463.65 Fire Ralarm Monitoring 2,960.15 2,960.1 2,960.1 Pest Control 4,074.00 4,074.00 4,074.00 4,074.00 4,074.00 4,074.00 4,074.00 4,074.00 4,074.00 4,074.	Description		Prior Period 0/18-12/31/18	Current Period 1/1/19-1/31/19	Cumulative 4/30/18-1/31/19
Association Dues \$ 255,228 97 32,234.12 287,4630 5 5 5 5 5 5 5 5 5	CASH RECEIPTS:				
Special Assessment \$ 2,886.04 9,243.42 12,1294 Parking Fees 204,33 100,00 100		\$	255 228 97	32 234 12	287 463 00
Parking Fees 204.33 204.33 204.33 30.34.35				- , -	
Storage Rental - 100.00 100.00 100.00 100.00 100.00 100.00 13.804 Receipt from outstanding checks from Old Acct 5.217.80 5.217.80 5.217.80 1.919.48		Ψ		3,243.42	
Misc income			204.55	100.00	
Receipt from outstanding checks from Old Acct 1.919.48 1.919			1 200 41	100.00	
Laundry Income Interest Income 6.00 6.10 6.1 70tal receipts 266.843.13 41,577.54 308,420.6 CASH DISBURSEMENTS: Accounting Fees \$ 837.50 837.5 Bank Charges 391.75 391.75 391.75 Court Filing Fees 482.87 482.87 482.87 Legal Fees 3,230.00 3,230.00 3,230.00 116					,
Interest Income					
CASH DISBURSEMENTS: 266,843.13 41,577.54 308,420.6 CASH DISBURSEMENTS: 837.50 837.5 391.75	•		,		,
CASH DISBURSEMENTS: Accounting Fees \$ 837.50 837.55 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 3230.00 Collection Legal Fees & Costs 18.72 116.00) Office Supplies/Expenses 18.72 116.00) Delivery/Messenger/Postage Costs 550.36 550.3 On Site Phone Lines Internet Cable Services 2,412.14 2,412.14 Professional Fees 17,248.47 570.00 570.00 Insurance 18,682.07 20.793.96 39.476.0 Elevator Maintenance/Repairs 7,303.90 7,303.96 39.476.0 Fire Alarm Monitoring 2,960.15 2,960.15 2,960.15 Pest Control 4,074.00 4,074.0 4,074.0 Pest Control 4,074.00 4,074.0 9,574.7 Security Monitoring 190.00 190.00 190.00 Janitorial Service/Maintenance 18,888.00				44.577.54	
Accounting Fees \$ 837.50 837.55 831.76 331.75	l otal receipts		266,843.13	41,577.54	308,420.67
Bank Charges	CASH DISBURSEMENTS:				
Court Filing Fees 482.87 482.88 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 18.75 18.75 Delivery/Messenger/Postage Costs 550.36 550.3 550.3 On Site Phone Lines Internet Cable Services 2.412.14 2.412.1 2.412.1 Professional Fees 17.248.47 17.248.4 17.248.4 Worker's Comp Insurance 1.682.07 20,793.96 39.476.0 Insurance 18.682.07 20,793.96 39.476.0 Elevator Maintenance/Repairs 7,303.90 7,303.9 7,303.9 Fire Equipment 463.65 463.65 463.65 Fire Alarm Monitoring 2,960.15 2,960.15 2,960.15 Pest Control 4,074.00 4,074.00 4,074.00 2,060.00 2,060.00 2,060.00 2,060.00 2,060.00 2,060.00 2,060.00 1,060.00 1,074.0 1,074.0	Accounting Fees	\$	837.50		837.50
HOA General Expenses	Bank Charges		391.75		391.75
HOA General Expenses	Court Filing Fees		482.87		482.87
Legal Fees 3,230.00 3,230.00 Collection Legal Fees & Costs (116.00) (116.00) Office Supplies/Expenses 18.72 18.7 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 17,248.4 Worker's Comp Insurance 1,500.00 570.00 570.00 Insurance 18,682.07 20,793.96 39,476.0 Elevator Maintenance/Repairs 7,303.90 7,303.96 7,303.96 Fire Equipment 463.65 463.65 463.85 Fire Alarm Monitoring 2,960.15 2,960.1 2,960.1 Pest Control 4,074.00 4,074.00 4,074.00 Parking Lot Sweeping 2,060.00 2,060.0 2,060.0 Pool Maintenance/Repairs 9,574.70 9,574.70 9,574.70 Security Monitoring 190.00 190.00 190.00 Janitorial Service/Maintenance 18,888.00 18,888.0 Water Treatment Maintenance					538.74
Collection Legal Fees & Costs 18.72 116.00					
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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 18,682.07 20,793.96 39,476.0 Insurance 18,682.07 20,793.96 39,476.0 Elevator Maintenance/Repairs 7,303.90 7,303.9 7,303.93 Fire Palarm Monitoring 2,960.15 2,960.15 2,960.15 Pest Control 4,074.00 4,074.00 4,074.00 Parking Lot Sweeping 2,060.00 2,060.00 2,060.00 Pool Maintenance/Repairs 9,574.70 <td></td> <td></td> <td>18.72</td> <td>(110.00)</td> <td></td>			18.72	(110.00)	
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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) 2,471.6 Repair & Maintenance 2,645.00 2,645.00 Parking Lot Repair 1,939.32 1,939.3 Pool Permit 2,650.40 2,650.4 Elevator Permit 308.69 308.6 Management Fees 21,800.00 21,800.0 Former Receiver Fees & Costs 7,500.00 7,500.0 Receiver Fees & Costs 14,899.28 14,899.2 Electrical Repairs 1,152.00 1,152.0 Plumbing Repairs 3,003.19 3,003.19 Security Service 6,468.40 6,488.4 Maintenance Supplies 2,632.69 2,632.6 Janitorial/Cleaning 53.48 53.4 Utilities 92,911.03 14,256.24 107,167.2					910.00
Earthquake Insurance 7,571.23 7,571.2 Fire & Liability 17,540.48 17,540.4 Directory Line 1,784.93 1,784.9 Equipment Repair 1,525.00 1,525.0 Locks & Keys 2,566.65 (95.00) 2,471.6 Repair & Maintenance 2,645.00 2,645.0 Parking Lot Repair 1,939.32 1,939.3 Pool Permit 2,650.40 2,650.4 Elevator Permit 308.69 308.6 Management Fees 21,800.00 21,800.0 Former Receiver Fees & Costs 7,500.00 7,500.0 Receiver Fees & Costs 14,899.28 14,899.2 Electrical Repairs 1,152.00 1,152.0 Plumbing Repairs 3,003.19 3,003.1 Security Service 6,468.40 6,468.4 Maintenance Supplies 2,632.69 2,632.6 Janitorial/Cleaning 53.48 53.4 Utilities 92,911.03 14,256.24 107,167.2 LLC Taxes 1,000.0 1,250.0 Total disbursements 293,015.79 35,409.20 328,424.9 <td></td> <td></td> <td>-,-</td> <td></td> <td>10,822.00</td>			-,-		10,822.00
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) 2,471.6 Repair & Maintenance 2,645.00 2,645.0 Parking Lot Repair 1,939.32 1,939.3 Pool Permit 2,650.40 2,650.4 Elevator Permit 308.69 308.6 Management Fees 21,800.00 21,800.0 Former Receiver Fees & Costs 7,500.00 7,500.0 Receiver Fees & Costs 14,899.28 14,899.2 Electrical Repairs 1,152.00 1,152.00 Plumbing Repairs 3,003.19 3,003.1 Security Service 6,468.40 6,468.4 Maintenance Supplies 2,632.69 2,632.6 Janitorial/Cleaning 53.48 53.4 Utilities 92,911.03 14,256.24 107,167.2 LLC Taxes 1,000.0 1,250.0 1,250.0 Settlement Payments 1,250.00 1,250.0 1,250.0 Total disbursements 293,015.79 <td>Bond</td> <td></td> <td>175.00</td> <td></td> <td>175.00</td>	Bond		175.00		175.00
Directory Line 1,784.93 1,784.93 Equipment Repair 1,525.00 1,525.0 Locks & Keys 2,566.65 (95.00) 2,471.6 Repair & Maintenance 2,645.00 2,645.0 Parking Lot Repair 1,939.32 1,939.3 Pool Permit 2,650.40 2,650.4 Elevator Permit 308.69 308.6 Management Fees 21,800.00 21,800.0 Former Receiver Fees & Costs 7,500.00 7,500.0 Receiver Fees & Costs 14,899.28 14,899.2 Electrical Repairs 1,152.00 1,152.0 Plumbing Repairs 3,003.1 3,003.1 Security Service 6,468.4 6,468.4 Maintenance Supplies 2,632.69 2,632.6 Janitorial/Cleaning 53.48 53.4 Utilities 92,911.03 14,256.24 107,167.2 LLC Taxes 1,000.0 1,250.0 Settlement Payments 1,250.00 1,250.0 Total disbursements 293,015.79 35,409.20 328,					7,571.23
Equipment Repair 1,525.00 1,525.0 Locks & Keys 2,566.65 (95.00) 2,471.6 Repair & Maintenance 2,645.00 2,645.00 Parking Lot Repair 1,939.32 1,939.3 Pool Permit 2,650.40 2,650.4 Elevator Permit 308.69 308.6 Management Fees 21,800.00 7,500.0 Former Receiver Fees & Costs 7,500.00 7,500.0 Receiver Fees & Costs 14,899.28 14,899.2 Electrical Repairs 1,152.00 1,152.0 Plumbing Repairs 3,003.19 3,003.1 Security Service 6,468.40 6,468.4 Maintenance Supplies 2,632.69 2,632.6 Janitorial/Cleaning 53.48 53.4 Utilities 92,911.03 14,256.24 107,167.2 LLC Taxes 1,000.0 1,000.0 Settlement Payments 1,250.00 1,250.0 Total disbursements 293,015.79 35,409.20 328,424.9 (Decrease)/Increase in Cash (26,172.66) 6,168.34 (20,004.3 Cash-Beginning of period <td>Fire & Liability</td> <td></td> <td>17,540.48</td> <td></td> <td>17,540.48</td>	Fire & Liability		17,540.48		17,540.48
Locks & Keys 2,566.65 (95.00) 2,471.6 Repair & Maintenance 2,645.00 2,645.00 2,645.0 Parking Lot Repair 1,939.32 1,939.3 Pool Permit 2,650.40 2,650.4 Elevator Permit 308.69 308.6 Management Fees 21,800.00 21,800.0 Former Receiver Fees & Costs 7,500.00 7,500.0 Receiver Fees & Costs 14,899.28 14,899.2 Electrical Repairs 1,152.00 1,152.0 Plumbing Repairs 3,003.19 3,003.1 Security Service 6,468.40 6,468.4 Maintenance Supplies 2,632.69 2,632.6 Janitorial/Cleaning 53.48 53.4 Utilities 92,911.03 14,256.24 107,167.2 LLC Taxes 1,000.0 1,000.0 Settlement Payments 1,250.00 1,250.0 Total disbursements 293,015.79 35,409.20 328,424.9 (Decrease)/Increase in Cash (26,172.66) 6,168.34 (20,004.3	Directory Line		1,784.93		1,784.93
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 21,800.0 Former Receiver Fees & Costs 7,500.00 7,500.0 Receiver Fees & Costs 14,899.28 14,899.28 Electrical Repairs 1,152.00 1,152.0 Plumbing Repairs 3,003.19 3,003.1 Security Service 6,468.40 6,468.4 Maintenance Supplies 2,632.69 2,632.6 Janitorial/Cleaning 53.48 53.4 Utilities 92,911.03 14,256.24 107,167.2 LLC Taxes 1,000.0 1,000.0 Settlement Payments 1,250.00 1,250.0 Total disbursements 293,015.79 35,409.20 328,424.9 (Decrease)/Increase in Cash (26,172.66) 6,168.34 (20,004.3 Cash-Beginning of period - 1,980.01 28,152.6	Equipment Repair		1,525.00		1,525.00
Parking Lot Repair 1,939.32 1,939.32 Pool Permit 2,650.40 2,650.40 Elevator Permit 308.69 308.6 Management Fees 21,800.00 21,800.0 Former Receiver Fees & Costs 7,500.00 7,500.0 Receiver Fees & Costs 14,899.28 14,899.2 Electrical Repairs 1,152.00 1,152.0 Plumbing Repairs 3,003.19 3,003.1 Security Service 6,468.40 6,468.4 Maintenance Supplies 2,632.69 2,632.6 Janitorial/Cleaning 53.48 53.4 Utilities 92,911.03 14,256.24 107,167.2 LLC Taxes 1,000.0 1,000.0 Settlement Payments 1,250.00 1,250.0 Total disbursements 293,015.79 35,409.20 328,424.9 (Decrease)/Increase in Cash (26,172.66) 6,168.34 (20,004.3 Cash-Beginning of period - 1,980.01 28,152.6	Locks & Keys		2,566.65	(95.00)	2,471.65
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 7,500.0 Receiver Fees & Costs 14,899.28 14,899.2 Electrical Repairs 1,152.00 1,152.0 Plumbing Repairs 3,003.19 3,003.1 Security Service 6,468.40 6,468.4 Maintenance Supplies 2,632.69 2,632.6 Janitorial/Cleaning 53.48 53.4 Utilities 92,911.03 14,256.24 107,167.2 LLC Taxes 1,000.00 1,000.0 Settlement Payments 1,250.00 1,250.0 Total disbursements 293,015.79 35,409.20 328,424.9 (Decrease)/Increase in Cash (26,172.66) 6,168.34 (20,004.3 Cash-Beginning of period - 1,980.01 28,152.6	Repair & Maintenance		2,645.00	, ,	2,645.00
Elevator Permit 308.69 308.69 Management Fees 21,800.00 21,800.0 Former Receiver Fees & Costs 7,500.00 7,500.0 Receiver Fees & Costs 14,899.28 14,899.2 Electrical Repairs 1,152.00 1,152.0 Plumbing Repairs 3,003.19 3,003.1 Security Service 6,468.40 6,468.4 Maintenance Supplies 2,632.69 2,632.6 Janitorial/Cleaning 53.48 53.4 Utilities 92,911.03 14,256.24 107,167.2 LLC Taxes 1,000.00 1,000.0 Settlement Payments 1,250.00 1,250.0 Total disbursements 293,015.79 35,409.20 328,424.9 (Decrease)/Increase in Cash (26,172.66) 6,168.34 (20,004.3 Cash-Beginning of period - 1,980.01 28,152.6	Parking Lot Repair		1,939.32		1,939.32
Elevator Permit 308.69 308.69 Management Fees 21,800.00 21,800.0 Former Receiver Fees & Costs 7,500.00 7,500.0 Receiver Fees & Costs 14,899.28 14,899.2 Electrical Repairs 1,152.00 1,152.0 Plumbing Repairs 3,003.19 3,003.1 Security Service 6,468.40 6,468.4 Maintenance Supplies 2,632.69 2,632.6 Janitorial/Cleaning 53.48 53.4 Utilities 92,911.03 14,256.24 107,167.2 LLC Taxes 1,000.00 1,000.0 Settlement Payments 1,250.00 1,250.0 Total disbursements 293,015.79 35,409.20 328,424.9 (Decrease)/Increase in Cash (26,172.66) 6,168.34 (20,004.3 Cash-Beginning of period - 1,980.01 28,152.6	Pool Permit		2.650.40		2,650.40
Management Fees 21,800.00 21,800.00 Former Receiver Fees & Costs 7,500.00 7,500.0 Receiver Fees & Costs 14,899.28 14,899.28 Electrical Repairs 1,152.00 1,152.0 Plumbing Repairs 3,003.19 3,003.1 Security Service 6,468.40 6,468.4 Maintenance Supplies 2,632.69 2,632.6 Janitorial/Cleaning 53.48 53.4 Utilities 92,911.03 14,256.24 107,167.2 LLC Taxes 1,000.0 1,000.0 Settlement Payments 1,250.00 1,250.0 Total disbursements 293,015.79 35,409.20 328,424.9 (Decrease)/Increase in Cash (26,172.66) 6,168.34 (20,004.3 Cash-Beginning of period - 1,980.01 28,152.6	Elevator Permit		,		308.69
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 3,003.1 Security Service 6,468.40 6,468.4 Maintenance Supplies 2,632.69 2,632.6 Janitorial/Cleaning 53.48 53.4 Utilities 92,911.03 14,256.24 107,167.2 LLC Taxes 1,000.00 1,000.0 Settlement Payments 1,250.00 1,250.0 Total disbursements 293,015.79 35,409.20 328,424.9 (Decrease)/Increase in Cash (26,172.66) 6,168.34 (20,004.3 Cash-Beginning of period - 1,980.01 28,152.6					
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Cash-Beginning of period					
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	Casir-Ellu di pelidu		1,000,01	0,140.35	0,140.33

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

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