

**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 - March 31, 2019

Description	Prior Period 4/30/18-2/28/19	Current Period 3/1/19-3/31/19	Cumulative 4/30/18-3/31/19
<b>CASH RECEIPTS:</b>			
Association Dues	\$ 323,941.78	35,567.33	359,509.11
Special Assessment	\$ 12,477.32	938.16	13,415.48
Parking Fees	204.33	25.00	229.33
Storage Rental	100.00	125.00	225.00
Misc Income	1,430.41	109.90	1,540.31
Receipt from outstanding checks from Old Acct	5,217.80		5,217.80
Laundry Income	3,823.59	184.82	4,008.41
Interest Income	6.10		6.10
<b>Total receipts</b>	<b>347,201.33</b>	<b>36,950.21</b>	<b>384,151.54</b>
<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	195.00	733.74
Legal Fees	3,230.00	1,000.00	4,230.00
Collection Legal Fees & Costs	14.00	475.32	489.32
Office Supplies/Expenses	18.72		18.72
Delivery/Messenger/Postage Costs	578.98		578.98
On Site Phone Lines Internet Cable Services	2,486.39	891.92	3,378.31
Professional Fees	17,248.47		17,248.47
Worker's Comp Insurance	570.00		570.00
Insurance	39,476.03		39,476.03
Elevator Maintenance/Repairs	9,279.56	675.88	9,955.44
Fire Equipment	463.65	462.00	925.65
Fire Alarm Monitoring	2,960.15		2,960.15
Pest Control	4,074.00	1,080.00	5,154.00
Parking Lot Sweeping	2,060.00	800.00	2,860.00
Pool Maintenance/Repairs	9,574.70	1,115.00	10,689.70
Security Monitoring	190.00		190.00
Janitorial Service/Maintenance	18,888.00	5,907.00	24,795.00
Water Treatment Maintenance	910.00		910.00
Landscape Service/Maintenance	10,822.00	2,176.00	12,998.00
Bond	175.00		175.00
Earthquake Insurance	7,571.23		7,571.23
Fire & Liability	23,155.44	5,615.96	28,771.40
Directory Line	2,146.46		2,146.46
Equipment Repair	1,525.00	145.00	1,670.00
Locks & Keys	2,628.36	285.00	2,913.36
Repair & Maintenance	2,915.00		2,915.00
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	228.75	3,231.94
Roof Repairs	-	550.00	550.00
Security Service	7,254.45		7,254.45
Maintenance Supplies	2,632.69		2,632.69
Janitorial/Cleaning	53.48		53.48
Utilities	135,282.08	21,712.28	156,994.36
LLC Taxes	1,000.00		1,000.00
Settlement Payments	1,250.00		1,250.00
<b>Total disbursements</b>	<b>365,937.58</b>	<b>43,315.11</b>	<b>409,252.69</b>
(Decrease)/Increase in Cash	(18,736.25)	(6,364.90)	(25,101.15)
Cash-Beginning of period	-	9,416.42	28,152.67
Cash-End of period	<u>9,416.42</u>	<u>3,051.52</u>	<u>3,051.52</u>

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

Operating Account 2,230.16  
 Reserve Account 821.36  
**Total Cash Balance: 3,051.52**