

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 - July 31, 2019

Description	Prior Period 4/30/18-6/30/19	Current Period 7/1/19-7/31/19	Cumulative 4/30/18-7/31/19
CASH RECEIPTS:			
Association Dues	\$ 463,991.71	38,032.52	502,024.23
Special Assessment	\$ 16,974.18	4,196.36	21,170.54
Parking Fees	254.33		254.33
Storage Rental	525.00	100.00	625.00
Misc Income	1,876.93	373.60	2,250.53
Receipt from outstanding checks from Old Acct	5,217.80		5,217.80
Laundry Income	4,538.83	431.81	4,970.64
Interest Income	6.10		6.10
Total receipts	493,384.88	43,134.29	536,519.17
CASH DISBURSEMENTS:			
Accounting Fees	\$ 3,374.00	1,063.00	4,437.00
Bank Charges	431.75	40.00	471.75
Court Filing Fees	482.87		482.87
HOA General Expenses	768.74		768.74
Legal Fees	7,820.75	10,074.90	17,895.65
Collection Legal Fees & Costs	17,028.06	1,358.23	18,386.29
Office Supplies/Expenses	18.72		18.72
Delivery/Messenger/Postage Costs	670.78	32.28	703.06
On Site Phone Lines Internet Cable Services	4,654.78	436.16	5,090.94
Professional Fees	22,023.40		22,023.40
Worker's Comp Insurance	570.00		570.00
Insurance	50,707.95	5,615.96	56,323.91
Elevator Maintenance/Repairs	11,333.19	675.88	12,009.07
Fire Equipment	8,190.00	190.00	8,380.00
Fire Alarm Monitoring	2,960.15		2,960.15
Pest Control	5,834.00		5,834.00
Parking Lot Sweeping	2,860.00		2,860.00
Pool Maintenance/Repairs	11,334.70	645.00	11,979.70
Security Monitoring	190.00		190.00
Janitorial Service/Maintenance	26,875.52	946.21	27,821.73
Water Treatment Maintenance	910.00		910.00
Landscape Service/Maintenance	15,174.00		15,174.00
Bond	275.00		275.00
Earthquake Insurance	7,571.23		7,571.23
Fire & Liability	34,387.36		34,387.36
Directory Line	2,146.46		2,146.46
Equipment Repair	1,670.00		1,670.00
Locks & Keys	3,683.06		3,683.06
Repair & Maintenance	5,232.04	966.00	6,198.04
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	35,800.00	10,500.00	46,300.00
Former Receiver Fees & Costs	7,500.00		7,500.00
Receiver Fees & Costs	14,899.28		14,899.28
Electrical Repairs	1,906.00		1,906.00
Plumbing Repairs	5,707.19	1,288.50	6,995.69
Roof Repairs	550.00		550.00
Security Service	8,826.55		8,826.55
Maintenance Supplies	3,062.59		3,062.59
Janitorial/Cleaning	53.48		53.48
Utilities	181,390.17	1,952.21	183,342.38
LLC Taxes	1,000.00		1,000.00
Settlement Payments	1,250.00		1,250.00
Total disbursements	517,309.92	35,784.33	553,094.25
(Decrease)/Increase in Cash	(23,925.04)	7,349.96	(16,575.08)
Cash-Beginning of period	-	4,227.63	28,152.67
Cash-End of period	4,227.63	11,577.59	11,577.59

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

Operating Account	10,796.23
Reserve Account	781.36
Total Cash Balance:	11,577.59