

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 - October 31, 2019

Description	Prior Period 4/30/18-9/30/19	Current Period 10/1/19-10/31/19	Cumulative 4/30/18-10/31/19
CASH RECEIPTS:			
Association Dues	566,792.48	46,224.44	613,016.92
Special Assessment	127,119.91	30,361.56	157,481.47
Parking Fees	412.58	25.00	437.58
Storage Rental	825.00		825.00
Misc Income	2,618.63		2,618.63
Receipt from outstanding checks from Old Acct	5,217.80		5,217.80
Laundry Income	5,150.47		5,150.47
Interest Income	6.12	0.06	6.18
Total receipts	708,142.99	76,611.06	784,754.05
CASH DISBURSEMENTS:			
Accounting Fees	7,937.00		7,937.00
Bank Charges	551.75	40.00	591.75
Court Filing Fees	482.87		482.87
HOA General Expenses	768.74		768.74
Legal Fees	69,294.60	17,863.64	87,158.24
Collection Legal Fees & Costs	20,779.62	1,057.03	21,836.65
Office Supplies/Expenses	108.92		108.92
Delivery/Messenger/Postage Costs	795.97		795.97
On Site Phone Lines Internet Cable Services	5,993.89		5,993.89
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	13,360.83	675.88	14,036.71
Fire Equipment	9,076.63		9,076.63
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	12,254.70	550.00	12,804.70
Security Monitoring	190.00		190.00
Janitorial Service/Maintenance	30,201.73	1,243.71	31,445.44
Water Treatment Maintenance	910.00		910.00
Landscape Service/Maintenance	16,072.00	2,014.50	18,086.50
Bond	275.00		275.00
Earthquake Insurance	7,571.23		7,571.23
Fire & Liability	40,289.12	5,615.96	45,905.08
Directory Line	2,146.46		2,146.46
Equipment Repair	1,670.00		1,670.00
Locks & Keys	3,594.06	118.25	3,712.31
Repair & Maintenance	7,259.88	2,582.00	9,841.88
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	54,800.00	2,500.00	57,300.00
Former Receiver Fees & Costs	7,500.00		7,500.00
Receiver Fees & Costs	79,565.41	12,241.89	91,807.30
Electrical Repairs	1,906.00	357.66	2,263.66
Plumbing Repairs	6,995.69		6,995.69
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	206,193.81	16,432.54	222,626.35
LLC Taxes	1,010.00		1,010.00
Settlement Payments	1,250.00		1,250.00
Total disbursements	728,164.93	63,293.06	791,457.99
(Decrease)/Increase in Cash	(20,021.94)	13,318.00	(6,703.94)
Cash-Beginning of period	28,152.67	8,130.73	28,152.67
Cash-End of period	8,130.73	21,448.73	21,448.73

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

Operating Account 13,468.65
 Reserve Account 7,980.08
 Total Cash Balance: 21,448.73