

**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 - September 30, 2019

Description	Prior Period 4/30/18-8/31/19	Current Period 9/1/19-9/30/19	Cumulative 4/30/18-9/30/19
<b>CASH RECEIPTS:</b>			
Association Dues	\$ 535,899.64	30,892.84	566,792.48
Special Assessment	\$ 70,836.54	56,283.37	127,119.91
Parking Fees	354.33	58.25	412.58
Storage Rental	625.00	200.00	825.00
Misc Income	2,441.83	176.80	2,618.63
Receipt from outstanding checks from Old Acct	5,217.80		5,217.80
Laundry Income	4,970.64	179.83	5,150.47
Interest Income	6.10	0.02	6.12
Total receipts	620,351.88	87,791.11	708,142.99
<b>CASH DISBURSEMENTS:</b>			
Accounting Fees	\$ 4,437.00	3,500.00	7,937.00
Bank Charges	511.75	40.00	551.75
Court Filing Fees	482.87		482.87
HOA General Expenses	768.74		768.74
Legal Fees	46,844.35	22,450.25	69,294.60
Collection Legal Fees & Costs	19,726.79	1,052.83	20,779.62
Office Supplies/Expenses	108.92		108.92
Delivery/Messenger/Postage Costs	759.73	36.24	795.97
On Site Phone Lines Internet Cable Services	5,518.73	475.16	5,993.89
Professional Fees	23,921.44		23,921.44
Worker's Comp Insurance	570.00		570.00
Insurance	56,323.91	5,615.96	61,939.87
Elevator Maintenance/Repairs	12,684.95	675.88	13,360.83
Fire Equipment	9,076.63		9,076.63
Fire Alarm Monitoring	2,960.15		2,960.15
Pest Control	6,174.00	180.00	6,354.00
Parking Lot Sweeping	2,860.00		2,860.00
Pool Maintenance/Repairs	12,254.70		12,254.70
Security Monitoring	190.00		190.00
Janitorial Service/Maintenance	29,011.73	1,190.00	30,201.73
Water Treatment Maintenance	910.00		910.00
Landscape Service/Maintenance	15,174.00	898.00	16,072.00
Bond	275.00		275.00
Earthquake Insurance	7,571.23		7,571.23
Fire & Liability	40,289.12		40,289.12
Directory Line	2,146.46		2,146.46
Equipment Repair	1,670.00		1,670.00
Locks & Keys	3,689.06	(95.00)	3,594.06
Repair & Maintenance	6,830.04	429.84	7,259.88
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	52,300.00	2,500.00	54,800.00
Former Receiver Fees & Costs	7,500.00		7,500.00
Receiver Fees & Costs	39,603.06	39,962.35	79,565.41
Electrical Repairs	1,906.00		1,906.00
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	203,795.71	2,398.10	206,193.81
LLC Taxes	1,010.00		1,010.00
Settlement Payments	1,250.00		1,250.00
Total disbursements	646,855.32	81,309.61	728,164.93
(Decrease)/Increase in Cash	(26,503.44)	6,481.50	(20,021.94)
Cash-Beginning of period	-	1,649.23	28,152.67
Cash-End of period	1,649.23	8,130.73	8,130.73

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

Operating Account 3,130.71  
 Reserve Account 5,000.02  
 Total Cash Balance: 8,130.73