

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 - December 31, 2019

Description	Cumulative 4/30/18-11/30/19	Current Period 12/1/19-12/31/19	Cumulative 4/30/18-12/31/19
CASH RECEIPTS:			
Association Dues	694,103.94	51,421.57	745,525.51
Special Assessment	174,195.27	15,256.44	189,451.71
Parking Fees	437.58		437.58
Storage Rental	825.00		825.00
Misc Income	2,568.63	1,001.62	3,570.25
Receipt from outstanding checks from Old Acct	5,217.80		5,217.80
Laundry Income	5,360.63	87.54	5,448.17
Interest Income	6.24	0.21	6.45
Reserve	-		-
Total receipts	882,715.09	67,767.38	950,482.47
CASH DISBURSEMENTS:			
Accounting Fees	7,937.00		7,937.00
Bank Charges	637.75	20.00	657.75
Court Filing Fees	482.87		482.87
HOA General Expenses	768.74		768.74
Legal Fees	86,332.60	3,727.58	90,060.18
Collection Legal Fees & Costs	21,836.65		21,836.65
Office Supplies/Expenses	108.92		108.92
Delivery/Messenger/Postage Costs	2,428.42	1,730.61	4,159.03
On Site Phone Lines Internet Cable Services	6,566.01		6,566.01
Professional Fees	23,921.44		23,921.44
Worker's Comp Insurance	570.00		570.00
Insurance	61,939.87	6,177.56	68,117.43
Elevator Maintenance/Repairs	14,036.71	1,351.76	15,388.47
Fire Equipment	9,438.91		9,438.91
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	13,304.70	360.00	13,664.70
Security Monitoring	190.00		190.00
Janitorial Service/Maintenance	32,689.15	1,190.00	33,879.15
Water Treatment Maintenance	910.00		910.00
Landscape Service/Maintenance	19,673.50	500.00	20,173.50
Bond	275.00		275.00
Earthquake Insurance	7,571.23		7,571.23
Fire & Liability	51,521.04		51,521.04
Directory Line	2,146.46		2,146.46
Equipment Repair	1,670.00		1,670.00
Locks & Keys	3,903.08		3,903.08
Deposit - Water Heater	-	19,354.00	19,354.00
Repair & Maintenance	10,889.30	934.29	11,823.59
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	58,300.00	4,166.61	62,466.61
Meeting Expense		200.00	200.00
Former Receiver Fees & Costs	7,500.00		7,500.00
Receiver Fees & Costs	91,807.30		91,807.30
Electrical Repairs	2,263.66		2,263.66
Plumbing Repairs	7,745.63	3,850.00	11,595.63
Roof Repairs	550.00		550.00
Security Service	8,826.55		8,826.55
Maintenance Supplies	3,137.38	53.71	3,191.09
Janitorial/Cleaning	53.48		53.48
Utilities	240,140.25	20,211.72	260,351.97
LLC Taxes	1,010.00		1,010.00
Settlement Payments	1,250.00		1,250.00
Litigation Expense	38,041.39		38,041.39
Total disbursements	860,735.29	63,827.84	924,563.13
(Decrease)/Increase in Cash	21,979.80	3,939.54	25,919.34
Cash-Beginning of period	-	50,132.47	28,152.67
Cash-End of period	50,132.47	54,072.01	54,072.01