

**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 - June 30, 2020

Description	Cumulative 4/30/18-5/31/20	Current Period 6/1/20-6/30/20	Cumulative 4/30/18-6/30/20
<b>CASH RECEIPTS:</b>			
Association Dues	934,635.08	40,083.46	974,718.54
Special Assessment	309,816.87	31,696.50	341,513.37
Parking Fees	437.58		437.58
Storage Rental	825.00		825.00
Misc Income	4,222.26	155.40	4,377.66
Receipt from outstanding checks from Old Acct	5,217.80		5,217.80
Laundry Income	7,185.02		7,185.02
Interest Income	10.41	0.99	11.40
Reserve	-		-
Total receipts	1,262,350.02	71,936.35	1,334,286.37
<b>CASH DISBURSEMENTS:</b>			
Accounting Fees	8,972.70	3,115.40	12,088.10
Bank Charges	727.75		727.75
Court Filing Fees	482.87		482.87
HOA General Expenses	768.74		768.74
Legal Fees	155,862.00	388.25	156,250.25
Collection Legal Fees & Costs	21,836.65		21,836.65
Office Supplies/Expenses	208.92		208.92
Delivery/Messenger/Postage Costs	9,801.59	192.84	9,994.43
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	1,036.90		1,036.90
Insurance	114,640.17	5,991.70	120,631.87
Reserve Expense	21,654.00		21,654.00
Elevator Maintenance/Repairs	19,132.28	702.92	19,835.20
Fire Equipment	11,763.92		11,763.92
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	14,859.70	411.15	15,270.85
Security Monitoring	190.00		190.00
Janitorial Service/Maintenance	39,829.15	2,040.00	41,869.15
Water Treatment Maintenance	910.00		910.00
Landscape Service/Maintenance	23,460.50	500.00	23,960.50
Bond	375.00		375.00
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	6,525.75		6,525.75
Locks & Keys	6,391.30	1,040.59	7,431.89
Deposit - Water Heater	19,354.00		19,354.00
Repair & Maintenance	26,415.51	943.14	27,358.65
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	74,966.61	2,500.00	77,466.61
Meeting Expense	-		-
Former Receiver Fees & Costs	7,500.00		7,500.00
Receiver Fees & Costs	117,146.50	4,565.00	121,711.50
Boiler Maintenance	3,904.63		3,904.63
Electrical Repairs	2,523.09	4,562.65	7,085.74
Plumbing Repairs	15,438.13	1,608.00	17,046.13
Roof Repairs	3,290.00		3,290.00
Security Service	9,126.55		9,126.55
Maintenance Supplies	3,645.90	277.84	3,923.74
Janitorial/Cleaning	53.48		53.48
Utilities	336,160.23	30,942.05	367,102.28
Licenses & Permits	-		-
LLC Taxes	1,010.00	10.00	1,020.00
Settlement Payments	1,250.00		1,250.00
Litigation Expense	38,041.39		38,041.39
Total disbursements	1,229,342.39	59,791.53	1,289,133.92
(Decrease)/Increase in Cash	33,007.63	12,144.82	45,152.45
Cash-Beginning of period	-	61,160.30	28,152.67
Cash-End of period	61,160.30	73,305.12	73,305.12