



MORCS Pro Rata Share External Inbox x

X B E

 **Grazioli, Albert**
to me, mark, Ron, Karen ▾
Yvette,

12:34 PM (7 hours ago) ☆ ↶ ⋮

Attached is the updated MORCS @ Berendo MS calculation which reflects the removal of the gym from the Share Use space in the FY 2019-2020 Pro Rata Calculation.

The revised Pro-Rata total (without interest and late charges) currently due is \$909,823.91. There is also an old after hours charge of \$2,503.50 due bringing the total to \$912,327.41. I am willing to recommend we waive the interest and late charges if we can receive payment of the entire outstanding amount this week.

Will you and I be able to meet today or tomorrow to receive payment?

Al

Al Grazioli
Director of Real Estate & Business Development
P (213) 241-6457 • M (626) 688-7718 • E albert.grazioli@lausd.net



**LOS ANGELES
UNIFIED SCHOOL DISTRICT**
FACILITIES SERVICES DIVISION
REAL ESTATE & BUSINESS DEVELOPMENT
333 South Broadway Avenue, 8th Floor Los Angeles, CA 90012

Receipt Acknowledgment

11/10/2022

I have received two checks today from YPI Charter Schools to LAUSD for the MORCS Pro Rata Share to cover any past due amounts through November 2022, as agreed to an outlined in the email above.

	Check #	Date	Amount
1.	# 310899	11/07/2022	\$908,473.15
2.	# 310902	11/09/2022	\$3,854.26
		Total	\$912,327.41


Al Grazioli (Signature)

11.10.2022
Date

Yvette King-Berg Executive Director

YPICS | YPI Charter Schools
10660 White Oak Ave, STE B101
Granada Hills CA 91344

Office: (818) 834-5805 / Fax: 818.834.8075
info@ypics.org / www.ypics.org

YPI Charter Schools Inc

PAYEE: LOS ANGELES UNIFIED SCHOOL DISTRICT

CHECK NO: 310899

CHECK DATE: 11/7/2022

DESCRIPTION	NET AMOUNT
Pro-Rata Share Charge	858,314.64
Pro-Rata Share Charge	47,655.01
Afterhours License Agreement Charges	2,503.50

PAGE 1 OF 1 908,473.15

YPI Charter Schools Inc

9400 Remick Ave
Pacoima, CA 91331

Pacific Western Bank

21600 Oxnard St, Ste. 100
Woodland Hills, CA 91367

90-3820 / 1222

310899

DATE: 11/7/2022

PAY TO THE
ORDER OF

LOS ANGELES UNIFIED SCHOOL DISTRICT

Void After Ninety Days

\$908473.15

Nine Hundred Eight Thousand Four Hundred Seventy-Three and 15/100 DOLLARS

LOS ANGELES UNIFIED SCHOOL DISTRICT
FACILITIES SERVICES DIVISION
333 SOUTH BEAUDRY AVE - 1ST FLOOR
LOS ANGELES CA 90017

Yvonne King Berg

AUTHORIZED SIGNATURE

⑈ 310899 ⑈ ⑆ 122238200⑆ 1001006905⑈

2021 - 2022	Jul 2022 - Nov 2022	TOTAL (2019-Current)
44,888	44,888	-
6,598	6,598	-
27%	27%	-
1,781	1,781	-
\$10.34	\$10.34	-
\$5.31	\$5.31	-
\$5.03	\$5.03	-
\$ 225,786.64	\$ 94,077.77	-
\$ 18,420.30	\$ 7,675.12	-
\$ 244,206.94	\$ 101,752.89	\$ 943,331.95
\$ -	\$ -	\$33,508.04
\$ 244,206.94	\$ 101,752.89	\$909,823.91
\$ 45,011.03	\$ 30,947.53	\$118,952.21
\$ 49,487.80	\$ 26,903.17	\$122,485.95
\$ 338,705.76	\$ 159,603.59	\$1,151,262.07
\$ 991,658.48	\$ 1,151,262.07	-
\$ -	\$ -	\$ 2,503.50
\$ -	\$ -	\$ -
\$ -	\$ -	\$ 2,503.50

Sheet # 310899 \$ 908,473.15
310902 \$ 3,854.26
912,327.41

YPI Charter Schools Inc

PAYEE: LOS ANGELES UNIFIED SCHOOL DISTRICT

CHECK NO: 310902

CHECK DATE: 11/9/2022

DESCRIPTION	NET AMOUNT
Pro-Rata Share Charge	3,854.26

PAGE 1 OF 1

3,854.26

YPI Charter Schools Inc

9400 Remick Ave

Pacoima, CA 91331

Pacific Western Bank

21600 Oxnard St, Ste. 100

Woodland Hills, CA 91367

90-3820 / 1222

310902

DATE: 11/9/2022

PAY TO THE
ORDER OF

LOS ANGELES UNIFIED SCHOOL DISTRICT

Void After Ninety Days

\$3854.26

Three Thousand Eight Hundred Fifty-Four and 26/100 DOLLARS

LOS ANGELES UNIFIED SCHOOL DISTRICT
FACILITIES SERVICES DIVISION
333 SOUTH BEAUDRY AVE - 1ST FLOOR
LOS ANGELES CA 90017

Yvonne King Berry

AUTHORIZED SIGNATURE

⑈ 310902 ⑈ ⑈ 122238200⑈ 1001006905⑈

2021 - 2022	Jul 2022 - Nov 2022	TOTAL (2019-Current)
44,888	44,888	-
6,598	6,598	-
27%	27%	-
1,781	1,781	-
\$10.34	\$10.34	-
\$5.31	\$5.31	-
\$5.03	\$5.03	-
\$ 225,786.64	\$ 94,077.77	-
\$ 18,420.30	\$ 7,675.12	-
\$ 244,206.94	\$ 101,752.89	\$ 943,331.95
\$ -	\$ -	\$33,508.04
\$ 244,206.94	\$ 101,752.89	\$909,823.91
\$ 45,011.03	\$ 30,947.53	\$118,952.21
\$ 49,487.80	\$ 26,903.17	\$122,485.95
\$ 338,705.76	\$ 159,603.59	\$1,151,262.07
\$ 991,658.48	\$ 1,151,262.07	-
\$ -	\$ -	\$ 2,503.50
\$ -	\$ -	\$ -
\$ -	\$ -	\$ 2,503.50

Sheet # 310899 # 908,473.15
310902 # 3,854.26
912,327.41

MORCS @ Berendo MS - Prorata Share Calculation - January 2019-Current 40 year Lease - Term: 1/7/2019 to 1/6/2059						
	Jan - Jun 2019 (New Facility)	2019 - 2020	2020 - 2021	2021 - 2022	Jul 2022 - Nov 2022	TOTAL (2019-Current)
Total Sq. Ft. (SF) of Exclusive & 100% Occupied Areas	44,888	44,888	44,888	44,888	44,888	-
Shared Use Area SF	0	0	6,598	6,598	6,598	-
% of Shared Area	27%	27%	27%	27%	27%	-
Total Shared Use Area SF	0	0	1,781	1,781	1,781	-
Facilities Cost per Building Square Foot after Excluded Costs Per SF	\$9.63	\$9.26	\$10.03	\$10.34	\$10.34	-
Annual LAUSD Facilities Excluded Costs per SF [Custodial (building) + IT + Utilities excluded]	\$3.93	\$4.02	\$5.21	\$5.31	\$5.31	-
Facilities Cost per Building Square Foot after Excluded Costs Per SF	\$5.70	\$5.24	\$4.82	\$5.03	\$5.03	-
Pro Rata for Exclusive Share Amount	\$ 127,930.80	\$ 235,213.12	\$ 216,360.16	\$ 225,786.64	\$ 94,077.77	-
Pro Rata for Shared Use Space Amount	\$ -	\$ -	\$ 17,868.04	\$ 18,420.30	\$ 7,675.12	-
Total Pro-Rata Share Charge Due from Charter (for Pro Rata Year)	\$ 127,930.80	\$ 235,213.12	\$ 234,228.20	\$ 244,206.94	\$ 101,752.89	\$ 943,331.95
Total Amount Charter Paid	\$ 33,508.04	\$ -	\$ -	\$ -	\$ -	\$33,508.04
REMAINING BALANCE DUE FROM CHARTER (for Pro Rata Year)	\$ 94,422.76	\$ 235,213.12	\$ 234,228.20	\$ 244,206.94	\$ 101,752.89	\$909,823.91
Accrued Interest due to Late Payment (Prime plus 2%)	\$ 1,477.83	\$ 14,534.71	\$ 26,981.12	\$ 45,011.03	\$ 30,947.53	\$118,952.21
Late Charge (5% of balance due)	\$ 1,262.50	\$ 14,132.64	\$ 30,699.83	\$ 49,487.80	\$ 26,903.17	\$122,485.95
TOTAL DUE AFTER LATE FEE AND LATE CHARGE (for Each Year)	\$ 97,163.09	\$ 263,880.47	\$ 291,909.15	\$ 338,705.76	\$ 159,603.59	\$1,151,262.07
CUMMULATIVE TOTAL DUE FROM CHARTER	\$ 97,163.09	\$ 361,043.57	\$ 652,952.72	\$ 991,658.48	\$ 1,151,262.07	-
ADDITIONAL CHARGES						
Afterhours License Agreement Charges	\$ 2,503.50	\$ -	\$ -	\$ -	\$ -	\$ 2,503.50
Amount Paid by Charter	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BALANCE DUE FROM CHARTER	\$ 2,503.50	\$ -	\$ -	\$ -	\$ -	\$ 2,503.50

* 909,823.91
 + 2,503.50

 912,327.41

sheet # 310899
 # 310902
 # 908,473.15
 # 3,854.26

 # 912,327.41