

Henry Sanchez, Jr., Chairman
James Gazeley, Commissioner
Michael Savidan, Commissioner
Cindy Segawa, Commissioner
Mark Waronek, Commissioner
Elaine Breitman, Commissioner
Judy Larson, Commissioner



LOMITA CITY HALL
COUNCIL CHAMBERS
24300 Narbonne Avenue
Lomita, CA 90717
Phone: (310) 325-7110
Fax: (310) 325-4024

**AGENDA
REGULAR MEETING
OF THE LOMITA HOUSING AUTHORITY
TUESDAY, FEBRUARY 5, 2019 AT 6:15 P.M.**

*"Members of the Public are Advised that all **PAGERS, CELLULAR TELEPHONES** and any **OTHER COMMUNICATION DEVICES** are to be **turned off** upon entering the City Council Chambers." If you need to have a discussion with someone in the audience, please step out into the lobby.*

Written materials distributed to the Commissioners within 72 hours of the Housing Authority meeting are available for public inspection immediately upon distribution in the City Clerk's office at 24300 Narbonne Avenue.

In compliance with the Americans with Disabilities Act (ADA) if you need special assistance to participate in this meeting, you should contact the office of the City Clerk at (310) 325-7110 (voice) or the California Relay Service. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

1. OPENING CEREMONIES

- a. Call Meeting to Order
- b. Flag Salute
- c. Roll Call

2. ORAL COMMUNICATIONS

Persons wishing to speak on Consent Agenda items or subjects other than those scheduled are requested to do so at this time. Amendments to Government Code Section 54954.2 prohibit the Commissioners from taking action or engaging in discussion on a specific item unless it appears on a posted agenda.

3. COMMISSIONER COMMENTS

4. CONSENT AGENDA

All items under the Consent Agenda are considered to be routine and will be enacted by one motion in the form listed below. There may be separate discussion of these items prior to the time the Housing Authority votes on the motion. Specific items may be removed from the Consent Agenda at the request of any Commissioner or staff.

RECOMMENDED ACTION: That the Consent Calendar Items 4 a-c, be approved.

- a) Approval of the Housing Authority Minutes of December 4, 2018

RECOMMENDED ACTION: That the minutes of December 4, 2018, be approved.

- b) Lomita Manor November & December Financial Documents

RECOMMENDED ACTION: That the Lomita Manor Monthly Financial documents be approved.

- c) Lomita Manor December 2018 and January 2019 Monthly Activity Report

RECOMMENDED ACTION: That the Lomita Manor Monthly Activity Reports be received and filed.

SCHEDULED ITEMS

5. DISCUSSION REGARDING CONTRACT FOR JANITORIAL SERVICES

Presented by Daniella Knighton, Administrative Analyst

RECOMMENDED ACTION: That the Housing Authority provide staff further direction.

6. DISCUSSION AND DIRECTION CONSIDERING A RESOLUTION AMENDING THE MEETING TIME OF THE HOUSING AUTHORITY TO 5:45 P.M.

Presented by Ryan Smoot, Executive Director

RECOMMENDED ACTION: That the Housing Authority direct staff to draft a resolution approving the time change to 5:45 p.m. to become effective corresponding with the adoption of an ordinance amending the time for the City Council meetings.

7. ADJOURNMENT

The next regular meeting of the Lomita Housing Authority will be held on Tuesday, March 5, 2019, at 6:15 p.m.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall lobby bulletin board and the City's website not less than 72 hours prior to the meeting. A copy of said Agenda is on file in the Office of the City Clerk.

Dated this 1st day of February 2019


Kathleen Hill, CMC, Deputy City Clerk

**MINUTES OF THE
LOMITA HOUSING AUTHORITY
REGULAR MEETING
TUESDAY, DECEMBER 4, 2018**

1. OPENING CEREMONIES

a. Call Meeting to Order

The meeting was called to order by Chairman Savidan at 6:15 p.m., December 4, 2018, in the Council Chambers, at Lomita City Hall, 24300 Narbonne Avenue, Lomita, CA.

b. Flag Salute

Chairman Savidan led the salute to the flag.

c. Roll Call

Present: Commissioners Breitman, Traina, Gazeley, Waronek, Sanchez, Larson, and Chairman Savidan

Absent: None

Staff Present: Executive Director Smoot; General Counsel Rusin; Assistant City Manager Sugano; Secretary Medina and Deputy Hill.

2. ORAL COMMUNICATIONS

There were no comments received.

3. COMMISSIONER COMMENTS

Commissioner Breitman stated that the residents put together jigsaw puzzles and stated it was a fun activity. She thanked Council Member Waronek for donating all the puzzles. She stated Debbie Ascencion, a representative from the Dial-a-Ride program, came to Lomita Manor to speak of the dial-a-ride service available for the seniors. Ms. Ascencion offered to donate some funds to help with the holiday activities and events. Ms. Breitman reported that Lomita Manor residents are gathering items to donate to the less fortunate and that they are also collecting shoes to donate to the Harbor Church to provide some Christmas joy to the homeless.

Commissioner Larson stated that Lomita residents celebrated Halloween and Thanksgiving. On Halloween residents decorated pumpkins and had a nice dinner. Thanksgiving Day the residents enjoyed a turkey dinner catered by Danny Maricich, a former a chef for Marie Callender's.

4. CONSENT AGENDA

All items under the Consent Agenda are considered to be routine and will be enacted by one motion in the form listed below. There may be separate discussion of these items prior to the time the Housing Authority votes on the motion. Specific items may be removed from the Consent Agenda at the request of any Commissioner or staff.

MOTION: Commissioner Gazeley made a motion, seconded by Commissioner Sanchez that the Consent Calendar Items 4 a-c, be approved.

- a) Approval of the Housing Authority Minutes of October 2, 2018

ACTION: That the minutes of October 2, 2018, be approved.

- b) Lomita Manor September & October Monthly Financial Documents

ACTION: That the Lomita Manor Monthly Financial documents be approved.

- c) Lomita Manor November Monthly Activity Report

ACTION: That the Lomita Manor November Monthly Activity Report be received and filed.

MOTION CARRIED by the following vote:

AYES: Commissioners: Breitman, Gazeley, Larson, Sanchez, Traina, Waronek, and Chairman Savidan

NOES: None

ABSENT: None

SCHEDULED ITEMS:

5. STATUS UPDATE AND BUDGET AMENDMENT REGARDING EVICTION OF LOMITA MANOR RESIDENTS

Assistant City Manager Sugano provided the background relative to the eviction process. He stated the entire process was really involved and to date, a total of \$20,000 has been spent, which included legal services and the hiring of a hearing officer for the formal hearing. Mr. Sugano stated that legal counsel estimates additional legal costs of

approximately \$15,000 for the forthcoming trial. This will bring the total eviction process at approximately \$45,000.

Commissioner Gazeley made a motion, seconded by Commissioner Waronek to: 1) receive and file this report and 2) by minute order approve a budget amendment of \$15,000 for legal services related to the eviction.

MOTION CARRIED by the following vote:

AYES: Commissioners: Breitman, Gazeley, Larson, Sanchez, Traina, Waronek, and
Chairman Savidan

NOES: None

ABSENT: None

6. DISCUSSION REGARDING CONTRACT FOR JANITORIAL SERVICES

Administrative Analyst Knighton gave the background relative to the estimate she received to have janitorial services at Lomita Manor. Ms. Knighton stated it would cost \$1,500 for eleven hours of janitorial services each month.

Ms. Knighton stated that prior to 2014, janitorial services were budgeted; however, in 2014 due to budget constraints, the Board did not approve the budget to continue the janitorial contract services. Ms. Knighton stated that it would cost \$15,000 for eleven hours of janitorial services each month.

A discussion was held relative to the cost for the janitorial services, which seems very costly.

Commissioner Waronek made a motion, seconded by Commissioner Gazeley that staff bring back the matter for consideration to the first meeting in February.

MOTION CARRIED by the following vote:

AYES: Commissioners: Breitman, Gazeley, Larson, Sanchez, Traina, Waronek, and
Chairman Savidan

NOES: None

ABSENT: None

PUBLIC HEARING

7. PUBLIC HEARING – APPROVAL OF THE PROPOSED FIVE-YEAR PUBLIC HOUSING AGENCY (PHA) PLAN FOR FISCAL YEARS FROM 2017-2022 FOR THE HOUSING AUTHORITY OF THE CITY OF LOMITA

Administrative Analyst Knighton reported that as required by Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), staff has prepared the Five-Year Public Housing Agency (PHA) Plan covering the fiscal years from 2017 through 2022 for submittal to the Department of Housing and Urban Development (HUD). She stated the proposed Five-Year PHA Plan reaffirms the PHA's mission to continue to meet the housing needs of economically disadvantaged seniors by providing accessible, safe, sanitary, and affordable housing at the Lomita Manor Senior Housing Development through ensuring full occupancy and a minimal wait time for applicants seeking housing. Ms. Knighton stated that the proposed Five-Year PHA Plan provides a progress report of recently completed maintenance projects, which included modernized/upgraded fire sprinklers, elevators, fire panel, and common areas including the lobby and recreation room.

Chairman Savidan opened the public hearing.

Commissioner Traina made a motion, seconded by Commissioner Waronek that the hearing be closed, and it is recommended that the Board of Commissioners approve the proposed Five-Year Public Housing Agency Plan for Fiscal Years 2017-2022.

MOTION CARRIED by the following vote:

AYES: Commissioners: Breitman, Gazeley, Larson, Sanchez, Traina, Waronek, and
Chairman Savidan

NOES: None

ABSENT: None

8. ADJOURNMENT

At 6:39 p.m. Chairman Savidan adjourned the meeting to the next regular meeting of the Lomita Housing Authority which will be held on Tuesday, February 5, 2019, at 6:15 p.m., the January 2, 2019, meeting is cancelled due to the holiday.

Respectfully Submitted,

Sandra M. Medina,
Board Secretary

COMMISSIONERS

JAMES GAZELEY
MICHAEL SAVIDAN
CINDY SEGAWA
MARK WARONEK
ELAINE BREITMAN
JUDY LARSON



BOARD CHAIRPERSON

HENRY SANCHEZ JR.

EXECUTIVE DIRECTOR

RYAN SMOOT

**HOUSING AUTHORITY
of the
CITY OF LOMITA**

Item #CC 4b

February 5, 2019

Housing Authority of the City of Lomita
Board of Commissioners

Re: Lomita Manor Monthly Financial Documents – November & December 2018 Financial Statement

This is to advise that the following documents were prepared by the Property Management Company, HumanGood and have been reviewed by the Administrative Services Director of the City of Lomita.

1. Monthly Financial Statements
2. General Ledger Report
3. Vendor Aging Report
4. Check Register, and
5. Bank Statement

Sincerely,

Susan Kamada
Administrative Services Director

Attachments



**BEACON COMMUNITIES, INC.
 LOMITA MANOR SENIOR HOUSING
 MONTHLY REPORT FOR ESTABLISHING NET INCOME
 November 30, 2018**

PROJECT NUMBER: 41 **PROJECT NAME: LOMITA MANOR**

Operating Cash - Beginning of Month		192,327
Amounts Received:		
Rent - Current	22,180	
HUD Operating Subsidy	11,250	
Interest on Operating Account	44	
Total Receipts		33,475
Disbursements:		
A/P Checks Disbursement (Incl Contract Billing)	(25,728)	
Misc Other/Bank fees	(149)	
Total Disbursements		(25,877)
Operating Cash - End of Month		199,924
TOTAL CASH, END OF MONTH		199,924

ACCOUNT TYPE	BANK NAME	BEGINNING BALANCE	DEPOSITS / INTEREST	CHECKS/DEBITS WITHDRAWAL	ENDING BALANCE
Operating	Wells Fargo	192,327	33,475	(25,877)	199,924
		192,327	33,475	(25,877)	199,924
Security Deposit	Wells Fargo	25,171	80	-	25,251
		25,171	80	-	25,251
TOTAL CASH		217,497	33,555	(25,877)	225,175

Prepared by: Quyen Nguyen
 Title: Senior Accountant
 Date: 12/12/18

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended November 30, 2018

	CURRENT MONTH November 30, 2018				YEAR TO DATE November 30, 2018				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
Revenue									
Rental Revenue									
5120.000 - Rent Revenue - Gross Potential	23,631	22,418	1,213	5.41	118,645	112,090	6,555	5.84	269,016
5121.000 - Tenant Assistance Payments	11,250	11,496	(246)	(2.13)	54,283	57,480	(3,197)	(5.56)	137,952
5220.000 - Vacancies	0	(120)	120	100.00	0	(600)	600	100.00	(1,440)
Net Rental Income	34,881	33,794	1,087	3.21	172,928	168,970	3,958	2.34	405,528
Financial Revenue									
5410.000 - Interest Revenue - Project Operations	44	0	44	0.00	243	0	243	0.00	0
Total Financial Revenue	44	0	44	0.00	243	0	243	0.00	0
Miscellaneous Revenue									
5910.000 - Laundry Revenue	0	330	(330)	(100.00)	0	1,650	(1,650)	(100.00)	3,960
5970.002 - Grant	0	0	0	0.00	4,150	0	4,150	0.00	0
Total Miscellaneous Revenue	0	330	(330)	(100.00)	4,150	1,650	2,500	151.51	3,960
Total Revenue	34,925	34,124	801	2.34	177,321	170,620	6,701	3.92	409,488
Operating Expense									
Administrative Expenses									
6203.000 - Training/Meeting/Conferences	0	25	25	100.00	0	125	125	100.00	300
6204.000 - Management Consultants	0	0	0	0.00	0	0	0	0.00	40,000
6205.000 - IT Support Services	220	220	0	(0.01)	1,101	1,100	(1)	(0.01)	2,640
6205.001 - IT Equipment	0	220	220	100.00	0	1,101	1,101	100.00	2,640
6210.000 - Advertising and Marketing	0	25	25	100.00	0	125	125	100.00	300
6210.001 - Recruitment	9	0	(9)	0.00	44	0	(45)	0.00	0
6250.000 - Other Renting Expenses	43	340	297	87.41	171	1,700	1,529	89.93	4,080
6311.000 - Office Supplies	327	75	(252)	(335.94)	2,069	375	(1,694)	(451.93)	900
6311.001 - Office Equipment Lease Expense	402	525	123	23.37	1,610	2,625	1,015	38.69	6,300
6311.002 - Telephone/Fax/Cell Phone/Elevator	341	520	179	34.43	2,690	2,600	(90)	(3.46)	6,240
6311.003 - Postage/FedEx/UPS	54	0	(54)	0.00	54	50	(4)	(8.98)	100
6311.004 - Dues & Fees	340	100	(240)	(239.82)	1,328	500	(828)	(165.51)	1,200
6311.005 - Tax Return Fees	0	0	0	0.00	0	0	0	0.00	130
6311.006 - Bank Fees	86	107	21	19.27	585	535	(50)	(9.43)	1,284
6311.008 - Payroll Fees	0	10	10	100.00	0	50	50	100.00	120
6311.009 - Miscellaneous Supplies	0	0	0	0.00	4,193	0	(4,193)	0.00	0
6311.011 - Resident Activities	0	330	330	100.00	1,572	1,650	78	4.73	3,960
6320.000 - Management Fee	3,850	3,850	0	0.00	19,250	19,250	0	0.00	46,200
6330.000 - Manager Salaries	3,628	3,850	222	5.77	17,406	19,250	1,844	9.57	46,728
6330.001 - Manager Salaries - Non-prod (Vacation)	447	274	(173)	(63.09)	1,910	1,370	(540)	(39.41)	3,288
6330.003 - Manager Salaries - Overtime, Double-Time	65	0	(65)	0.00	477	0	(477)	0.00	0
6340.000 - Legal Expense - Project	2,828	0	(2,828)	0.00	21,435	0	(21,435)	0.00	0
6350.000 - Audit/Tax Return Expense	0	63	63	100.00	0	315	315	100.00	756
6351.000 - Bookkeeping Fees	577	578	1	0.08	2,888	2,890	2	0.08	6,936
6370.000 - Bad Debts Expense	86	0	(86)	0.00	474	0	(474)	0.00	0
6390.000 - Miscellaneous Administrative Expenses	0	0	0	0.00	(83)	0	83	0.00	0
6390.001 - Business Travel & Entertainment	0	0	0	0.00	28	0	(28)	0.00	0

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended November 30, 2018

	CURRENT MONTH November 30, 2018				YEAR TO DATE November 30, 2018				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
Total Administrative Expenses	13,303	11,112	(2,191)	(19.72)	79,202	55,610	(23,592)	(42.42)	174,102
Utilities									
6450.000 - Electricity	1,527	1,418	(109)	(7.69)	10,048	7,090	(2,958)	(41.71)	17,016
6451.000 - Water	1,801	1,397	(404)	(28.91)	8,459	6,985	(1,474)	(21.09)	16,764
6452.000 - Gas	291	484	193	39.92	2,570	2,420	(150)	(6.20)	5,808
Total Utilities Expense	3,619	3,299	(320)	(9.69)	21,077	16,495	(4,582)	(27.77)	39,588
Maintenance Expenses									
6510.000 - Maintenance Salaries	2,911	3,852	941	24.42	17,873	19,260	1,387	7.20	47,352
6510.001 - Maintenance Salaries - Non-prod (Vacation)	349	356	7	2.00	698	1,780	1,082	60.80	4,272
6510.003 - Maintenance Salaries - Overtime, Double-Time	272	84	(188)	(224.35)	1,261	420	(841)	(200.37)	1,008
6515.000 - Janitorial/Cleaning Supplies	576	200	(376)	(187.88)	2,817	1,000	(1,817)	(181.64)	2,400
6515.003 - Maintenance Uniforms	107	0	(107)	0.00	106	300	194	64.47	600
6515.004 - Plumbing Supplies	564	290	(274)	(94.48)	3,174	1,450	(1,724)	(118.87)	3,480
6515.005 - Electrical Supplies	172	200	28	13.82	2,078	1,000	(1,078)	(107.81)	2,400
6515.006 - Decorating Supplies	0	125	125	100.00	0	625	625	100.00	1,500
6525.000 - Garbage & Trash Removal	965	1,010	45	4.46	4,881	5,050	169	3.34	12,120
6546.000 - HVAC Repairs & Maintenance	0	170	170	100.00	2,533	850	(1,683)	(197.96)	2,040
Total Maintenance Expense	5,916	6,287	371	5.90	35,421	31,735	(3,686)	(11.61)	77,172
Maintenance Contracts									
6520.000 - Maintenance Contracts	1,669	1,600	(69)	(4.31)	12,528	8,000	(4,528)	(56.60)	19,200
6520.001 - Janitorial/Cleaning Contract	0	1,200	1,200	100.00	0	6,000	6,000	100.00	14,400
6520.002 - Elevator Contract	0	0	0	0.00	1,749	1,400	(349)	(24.89)	2,800
6520.003 - Exterminating Contract	140	150	10	6.66	950	1,150	200	17.39	2,600
6520.004 - Grounds Contract	300	300	0	0.00	2,725	1,500	(1,225)	(81.66)	3,600
Total Maintenance Contract Expense	2,109	3,250	1,141	35.10	17,952	18,050	98	0.54	42,600
Apartment Turnovers									
6516.000 - Unit Turnover Expenses	0	430	430	100.00	300	1,290	990	76.74	2,580
Total Apartment Turnover Expense	0	430	430	100.00	300	1,290	990	76.74	2,580
Service Coordinator Expenses									
6935.000 - Service Coordinator Salary	1,095	1,444	350	24.21	7,105	7,220	115	1.58	17,784
6935.001 - Service Coordinator Salaries - Non-prod (Vacation)	0	0	0	0.00	22	0	(22)	0.00	0
6935.003 - Service Coordinator Salaries - Overtime, Double-Time	49	0	(50)	0.00	113	0	(113)	0.00	0
6936.000 - Service Coordinator Expenses - Office Supplies	0	0	0	0.00	0	150	150	100.00	300
Total Service Coordinator Expenses	1,144	1,444	300	20.79	7,240	7,370	130	1.75	18,084
Taxes and Insurance									
6711.000 - Payroll Taxes (FICA)	675	692	17	2.44	3,506	3,460	(46)	(1.31)	8,304
6720.000 - Property & Liability Insurance (Hazard)	1,094	1,020	(74)	(7.28)	5,241	5,100	(141)	(2.76)	12,240
6722.000 - Workman's Compensation	266	266	0	0.00	1,439	1,330	(109)	(8.17)	3,192
6723.000 - Health Insurance	1,117	1,188	71	5.97	5,259	5,940	681	11.46	14,256
6723.001 - Retirement	162	160	(2)	(1.25)	779	800	21	2.62	1,920

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended November 30, 2018

	CURRENT MONTH November 30, 2018				YEAR TO DATE November 30, 2018				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
6723.002 - Unemployment Insurance	24	33	9	27.27	(25)	165	190	115.15	396
Total Taxes and Insurance	3,338	3,359	21	0.61	16,199	16,795	596	3.55	40,308
Total Operating Expense	29,429	29,181	(248)	(0.85)	177,391	147,345	(30,046)	(20.39)	394,434
Total Net Operating Income/(Loss)	5,496	4,943	553	11.18	(70)	23,275	(23,345)	(100.29)	15,054
Total Project Expenses	29,429	29,181	248	0.85	177,390	147,345	30,045	20.39	394,434
Total Project Net Income (before Reserves & CapEx)	5,496	4,943	553	11.18	(70)	23,275	(23,345)	(100.29)	15,054
Net Income (Loss) (on Operations)	5,496	4,943	553	11.18	(70)	23,275	(23,345)	(100.29)	15,054
Other Non-Cash Expenses & Revenue									
Depreciation Expense	1,008	0	1,008	0.00	5,257	0	5,257	0.00	0
GAAP Net Income/(Loss)	4,488	4,943	(455)	(9.20)	(5,326)	23,275	(28,601)	(122.88)	15,054
Cash Flow	7,598	4,943	2,655	53.70	(11,570)	23,275	(34,845)	(149.70)	15,054
Increase (decrease) in Ops Cash per Bal Sheet	7,598	0	7,598	0.00	(11,570)	0	(11,570)	0.00	0

**Lomita Manor
Balance Sheet
November 30, 2018**

	November 30, 2018	October 31, 2018	Period Difference
Assets			
Current Assets			
Cash			
1120.000 - Cash - Operating	199,924.30	192,326.59	7,597.71
Total Cash	199,924.30	192,326.59	7,597.71
Other Restricted Cash			
1191.000 - Cash - Security Deposits	25,250.57	25,170.54	80.03
Total Other Restricted Cash	25,250.57	25,170.54	80.03
Accounts Receivable Tenants & Other			
1130.000 - Accounts Receivable - Tenant Rent	951.00	645.00	306.00
Total Accounts Receivable Tenants & Other	951.00	645.00	306.00
Prepaid Expenses and Deposits			
1200.001 - Prepaid Expense - Property Insurance	10,943.00	12,037.30	(1,094.30)
Total Prepaid Expenses and Deposits	10,943.00	12,037.30	(1,094.30)
Reserves & Impounds - Restricted Cash			
1330.000 - Cash - Operating Reserve	147,457.26	147,457.26	0.00
Total Reserves & Impounds - Restricted Cash	147,457.26	147,457.26	0.00
Total Current Assets	384,526.13	377,636.69	6,889.44
Net Fixed Assets			
Fixed Assets			
1410.001 - Land Improvements	83,660.00	83,660.00	0.00
1420.001 - Building Improvements	75,451.26	75,451.26	0.00
1440.000 - Building Equipment	25,391.00	25,391.00	0.00
1465.000 - Office Furniture & Equipment	15,480.47	15,480.47	0.00
1470.000 - Maintenance Equipment	1,957.64	1,957.64	0.00
Total Fixed Assets	201,940.37	201,940.37	0.00
Accumulated Depreciation			
1495.000 - Accum. Depr. - Land Improvements	11,619.50	11,154.72	464.78
1495.002 - Accum. Depr. - Building Improvements	45,407.30	45,095.34	311.96
1495.003 - Accum. Depr. - Building Equipment	5,980.30	5,847.35	132.95
1495.004 - Accum. Depr. - Office Furniture & Equipment	6,040.21	5,941.87	98.34
1495.005 - Accum. Depr. - Maintenance Equipment	1,957.64	1,957.64	0.00
Total Accumulated Depreciation	71,004.95	69,996.92	1,008.03
Net Fixed Assets	130,935.42	131,943.45	(1,008.03)
Total Assets	515,461.55	509,580.14	5,881.41

Liabilities & Equity

Liabilities

Current Liabilities

2109.000 - Accounts Payable - Accrued Expenses	2,227.10	4,125.32	(1,898.22)
2110.000 - Accounts Payable - Operations	5,433.58	0.00	5,433.58
2114.000 - Accounts Payable - Beacon Communities	16,019.98	16,933.59	(913.61)
2120.000 - Accrued Vacation Payable	7,568.18	7,817.69	(249.51)

**Lomita Manor
Balance Sheet
November 30, 2018**

	November 30, 2018	October 31, 2018	Period Difference
Total Current Liabilities	31,248.84	28,876.60	2,372.24
Other Current Liabilities			
2210.000 - Prepaid Revenue	1,442.00	2,500.61	(1,058.61)
Total Other Current Liabilities	1,442.00	2,500.61	(1,058.61)
Other Liabilities			
2191.000 - Security Deposits Payable	21,245.00	21,170.00	75.00
2191.001 - Security Deposit Interest Payable	1,098.17	1,093.14	5.03
Total Other Liabilities	22,343.17	22,263.14	80.03
Total Liabilities	55,034.01	53,640.35	1,393.66
Equity			
3131.000 - Unrestricted Net Assets	147,457.26	147,457.26	0.00
3140.000 - Retained Earnings - Profit or Loss	318,296.64	318,296.64	0.00
Current Net Income	(5,326.36)	(9,814.11)	4,487.75
Total Equity	460,427.54	455,939.79	4,487.75
Total Liabilities & Equity	515,461.55	509,580.14	5,881.41

**Lomita Manor
CONTRACT BILLING
November 30, 2018**

DESCRIPTION	Amount
Employees' Wages/Salaries for the month	9,739.96
Work Comp, Unemployment Ins, Pension & Health Benefits	1,578.00
Other-AP transactions-	274.52
Bookkeeping Fees (77 units* \$7.50)	577.50
Rental Housing Mgmt fees (\$50*77 units)	3,850.00
TOTAL DUE TO Beacon For the Month	<u>16,019.98</u>
Recap:	
Balance as of 6/30/2018	15,980.03
July Charges	16,054.20
July Repayment to Beacon	(15,980.03)
Ending Balance @ 07/31/18	<u>16,054.20</u>
August Charges	20,342.14
August Repayment to Beacon	(16,054.20)
Ending Balance @ 08/31/18	<u>20,342.14</u>
September Charges	16,512.14
September Repayment to Beacon	(20,342.14)
Ending Balance @ 09/30/18	<u>16,512.14</u>
October Charges	16,933.59
October Repayment to Beacon	(16,512.14)
Ending Balance @ 10/31/18	<u>16,933.59</u>
November Charges	16,019.98
November Repayment to Beacon	(16,933.59)
Ending Balance @ 11/30/18	<u>16,019.98</u>

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (11/01/2018 to 11/30/2018)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Location	JNL	Debit	Credit	Balance
1120.000 - Cash - Operating (Balance Forward As of 11/01/2018)								192,326.59
11/01/2018	11/01/2018	40020181101	05/2019-400 Deposited 11/01/2018 Settlement:4919079689	LOM	OARB	1,285.00		193,611.59
11/01/2018	11/01/2018	40120181101	05/2019-401 Deposited 11/01/2018 Settlement:4919503277	LOM	OARB	2,127.00		195,738.59
11/01/2018	11/01/2018		LOM 11.18 Subsidy Payment	LOM	GJ	11,109.00		206,847.59
11/01/2018	11/01/2018		LOM 2017 leftover Subsidy Payment	LOM	GJ	141.00		206,988.59
11/02/2018	11/02/2018	40220181102	05/2019-402 Deposited 11/02/2018 Settlement:4930789457	LOM	OARB	514.00		207,502.59
11/02/2018	11/02/2018	40320181102	05/2019-403 Deposited 11/02/2018 Settlement:4931127689	LOM	OARB	5,539.00		213,041.59
11/05/2018	11/05/2018	40420181105	05/2019-404 Deposited 11/05/2018 Settlement:4948526133	LOM	OARB	870.00		213,911.59
11/05/2018	11/05/2018	40520181105	05/2019-405 Deposited 11/05/2018 Settlement:4948938517	LOM	OARB	10,307.00		224,218.59
11/08/2018	11/08/2018	40620181108	05/2019-406 Deposited 11/08/2018 Settlement:4967846937	LOM	OARB	216.00		224,434.59
11/13/2018	11/13/2018	23231	AP Pymt - Home Depot Credit Services - Phoenix	LOM	DB		460.17	223,974.42
11/13/2018	11/13/2018	23232	AP Pymt - J McKeever Plumbing Inc	LOM	DB		253.50	223,720.92
11/13/2018	11/13/2018	23233	AP Pymt - RealPage Inc	LOM	DB		438.23	223,282.69
11/13/2018	11/13/2018	23234	AP Pymt - So Cal Edison	LOM	DB		1,725.32	221,557.37
11/13/2018	11/13/2018	23235	AP Pymt - Swinhart Elect Co Inc	LOM	DB		290.54	221,266.83
11/13/2018	11/13/2018	40720181113	05/2019-407 Deposited 11/13/2018 Settlement:4984575053	LOM	OARB	222.00		221,488.83
11/14/2018	11/14/2018	40820181114	05/2019-408 Deposited 11/14/2018 Settlement:4989834105	LOM	OARB	523.00		222,011.83
11/15/2018	11/15/2018	220181115	05/2019-2 Deposited 11/15/2018	LOM	OARB	132.00		222,143.83
11/15/2018	11/15/2018	40920181115	05/2019-409 Deposited 11/15/2018 Settlement:4994391093	LOM	OARB	204.39		222,348.22
11/20/2018	11/20/2018	23236	AP Pymt - Ferguson Facilities Supply - Atlanta	LOM	DB		395.97	221,952.25
11/20/2018	11/20/2018	23237	AP Pymt - FireMaster-Master Protection LLC	LOM	DB		1,050.00	220,902.25
11/20/2018	11/20/2018	23238	AP Pymt - HD Supply Ltd	LOM	DB		52.82	220,849.43
11/20/2018	11/20/2018	23239	AP Pymt - Home Depot Credit Services - Phoenix	LOM	DB		403.19	220,446.24
11/20/2018	11/20/2018	23240	AP Pymt - Jams Inc	LOM	DB		2,828.00	217,618.24
11/20/2018	11/20/2018	23241	AP Pymt - Smiths Lock Safe	LOM	DB		75.00	217,543.24
11/20/2018	11/20/2018	23242	AP Pymt - SoCal Gas	LOM	DB		290.76	217,252.48
11/20/2018	11/20/2018	23243	AP Pymt - The Swenson Group	LOM	DB		402.30	216,850.18
11/21/2018	11/21/2018	41020181121	05/2019-410 Deposited 11/21/2018 Settlement:5015530593	LOM	OARB	241.00		217,091.18
11/27/2018	11/27/2018	23244	AP Pymt - AT&T - Box 9011	LOM	DB		128.25	216,962.93
11/27/2018	11/27/2018	23245	AP Pymt - Humangood Affordable Housing	LOM	DB		16,933.59	200,029.34
11/30/2018	11/30/2018		Bank Analysis Fees - 11.18	LOM	GJ		86.38	199,942.96
11/30/2018	11/30/2018		Realpage Fees - 11.2018	LOM	GJ		62.93	199,880.03
11/30/2018	11/30/2018		Bank Interest Earned	LOM	DB	44.27		199,924.30
Totals for 1120.000 - Cash - Operating						33,474.66	25,876.95	199,924.30
1120.002 - Cash - BCC Operating (Balance Forward As of 11/01/2018)								0.00
11/06/2018	11/06/2018	7123	AP Pymt - FedEx	LOM	DB		36.09	(36.09)
11/06/2018	11/06/2018		- LOM: Inter-Entity Payable Due To - BCI	LOM	IEP	36.09		0.00
Totals for 1120.002 - Cash - BCC Operating						36.09	36.09	0.00
1130.000 - Accounts Receivable - Tenant Rent (Balance Forward As of 11/01/2018)								645.00
11/01/2018	11/01/2018	20181101	Accounts Receivable - Tenant Rent	LOM	OARA		3,756.00	(3,111.00)
11/01/2018	11/01/2018	20181101	Accounts Receivable - Tenant Rent	LOM	OARA	18,257.39		15,146.39
11/02/2018	11/02/2018	20181102	Accounts Receivable - Tenant Rent	LOM	OARA		2,116.00	13,030.39
11/02/2018	11/02/2018	20181102	Accounts Receivable - Tenant Rent	LOM	OARA		4,726.00	8,304.39
11/05/2018	11/05/2018	20181105	Accounts Receivable - Tenant Rent	LOM	OARA		5,892.00	2,412.39

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Location	JNL	Debit	Credit	Balance
11/06/2018	11/06/2018	20181106	Accounts Receivable - Tenant Rent	LOM	OARA		197.00	2,215.39
11/13/2018	11/13/2018	20181113	Accounts Receivable - Tenant Rent	LOM	OARA		222.00	1,993.39
11/14/2018	11/14/2018	20181114	Accounts Receivable - Tenant Rent	LOM	OARA		436.00	1,557.39
11/15/2018	11/15/2018	20181115	Accounts Receivable - Tenant Rent	LOM	OARA		365.39	1,192.00
11/21/2018	11/21/2018	20181121	Accounts Receivable - Tenant Rent	LOM	OARA		241.00	951.00
Totals for 1130.000 - Accounts Receivable - Tenant Rent						18,257.39	17,951.39	951.00
1191.000 - Cash - Security Deposits (Balance Forward As of 11/01/2018)								25,170.54
11/01/2018	11/01/2018	120181101	05/2019-1 Deposited 11/01/2018	LOM	OARB	75.00		25,245.54
11/30/2018	11/30/2018		Bank Interest Earned	LOM	DB	5.03		25,250.57
Totals for 1191.000 - Cash - Security Deposits						80.03	0.00	25,250.57
1200.001 - Prepaid Expense - Property Insurance (Balance Forward As of 11/01/2018)								12,037.30
11/30/2018	11/30/2018		Earthquake Insurance Expense	LOM	GJ		1,094.30	10,943.00
Totals for 1200.001 - Prepaid Expense - Property Insurance						0.00	1,094.30	10,943.00
1330.000 - Cash - Operating Reserve (Balance Forward As of 11/01/2018)								147,457.26
Totals for 1330.000 - Cash - Operating Reserve						0.00	0.00	147,457.26
1410.001 - Land Improvements (Balance Forward As of 11/01/2018)								83,660.00
Totals for 1410.001 - Land Improvements						0.00	0.00	83,660.00
1420.001 - Building Improvements (Balance Forward As of 11/01/2018)								75,451.26
Totals for 1420.001 - Building Improvements						0.00	0.00	75,451.26
1440.000 - Building Equipment (Balance Forward As of 11/01/2018)								25,391.00
Totals for 1440.000 - Building Equipment						0.00	0.00	25,391.00
1465.000 - Office Furniture & Equipment (Balance Forward As of 11/01/2018)								15,480.47
Totals for 1465.000 - Office Furniture & Equipment						0.00	0.00	15,480.47
1470.000 - Maintenance Equipment (Balance Forward As of 11/01/2018)								1,957.64
Totals for 1470.000 - Maintenance Equipment						0.00	0.00	1,957.64
1495.000 - Accum. Depr. - Land Improvements (Balance Forward As of 11/01/2018)								(11,154.72)
11/01/2018	11/01/2018		Depreciation for asset LOM-Replacem Fire Line/ Pipe, serial number AS-004914-161212	LOM	FA		464.78	(11,619.50)
Totals for 1495.000 - Accum. Depr. - Land Improvements						0.00	464.78	(11,619.50)
1495.002 - Accum. Depr. - Building Improvements (Balance Forward As of 11/01/2018)								(45,095.34)
11/01/2018	11/01/2018		Depreciation for asset LOM-#201A TURNOVER, serial number AS-002771-140729	LOM	FA		26.27	(45,121.61)
11/01/2018	11/01/2018		Depreciation for asset LOM-#207A TURNOVER, serial number AS-002775-140729	LOM	FA		22.94	(45,144.55)
11/01/2018	11/01/2018		Depreciation for asset LOM-#216A TURNOVER, serial number AS-002770-140729	LOM	FA		23.45	(45,168.00)
11/01/2018	11/01/2018		Depreciation for asset LOM-#306 TURNOVER, serial number AS-002772-140729	LOM	FA		18.94	(45,186.94)
11/01/2018	11/01/2018		Depreciation for asset LOM-Awning Replacement, serial number AS-004963-170410	LOM	FA		122.50	(45,309.44)
11/01/2018	11/01/2018		Depreciation for asset LOM-Renovation Unit 307B, serial number AS-004794-160907 Unit 307B	LOM	FA		40.47	(45,349.91)
11/01/2018	11/01/2018		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	LOM	FA		57.39	(45,407.30)

**Lomita Manor Senior Housing
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Posted Dt.	Doc Dt.	Doc	Memo / Description	Location	JNL	Debit	Credit	Balance
Totals for 1495.002 - Accum. Depr. - Building Improvements						0.00	311.96	(45,407.30)
1495.003 - Accum. Depr. - Building Equipment (Balance Forward As of 11/01/2018)								(5,847.35)
11/01/2018	11/01/2018		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	LOM	FA		132.95	(5,980.30)
Totals for 1495.003 - Accum. Depr. - Building Equipment						0.00	132.95	(5,980.30)
1495.004 - Accum. Depr. - Office Furniture & Equipment (Balance Forward As of 11/01/2018)								(5,941.87)
11/01/2018	11/01/2018		Depreciation for asset LOM-Commonity Furniture, LOM serial number AS-004912-161209	LOM	FA		98.34	(6,040.21)
Totals for 1495.004 - Accum. Depr. - Office Furniture & Equipment						0.00	98.34	(6,040.21)
1495.005 - Accum. Depr. - Maintenance Equipment (Balance Forward As of 11/01/2018)								(1,957.64)
Totals for 1495.005 - Accum. Depr. - Maintenance Equipment						0.00	0.00	(1,957.64)
2109.000 - Accounts Payable - Accrued Expenses (Balance Forward As of 11/01/2018)								(4,125.32)
11/01/2018	11/01/2018		Reversed -- LOM - Accrued Electricity Expense	LOM	GJ	1,725.32		(2,400.00)
11/01/2018	11/01/2018		Reversed -- LOM - Accrued Gas Expense	LOM	GJ	700.00		(1,700.00)
11/01/2018	11/01/2018		Reversed -- LOM - Accrued Water Expense	LOM	GJ	1,700.00		0.00
11/30/2018	11/30/2018		LOM - Accrued Electricity Expense	LOM	GJ		1,527.10	(1,527.10)
11/30/2018	11/30/2018		LOM - Accrued Gas Expense	LOM	GJ		700.00	(2,227.10)
Totals for 2109.000 - Accounts Payable - Accrued Expenses						4,125.32	2,227.10	(2,227.10)
2110.000 - Accounts Payable - Operations (Balance Forward As of 11/01/2018)								0.00
11/06/2018	11/06/2018	7123	AP Pymt - FedEx	LOM	DB	36.09		36.09
11/06/2018	09/23/2018	19349	Bill - Sweinhart Elect Co Inc	LOM	APA		290.54	(254.45)
11/06/2018	10/17/2018	48124	Bill - J McKeeve Plumbing Inc	LOM	APA		253.50	(507.95)
11/06/2018	10/18/2018	7701483	Bill - Home Depot Credit Services - Phoenix	LOM	APA		106.33	(614.28)
11/06/2018	10/26/2018	635113328	Bill - FedEx: MAILING	LOM	APA		36.09	(650.37)
11/06/2018	10/22/2018	618000121913	Bill - Home Depot Credit Services - Phoenix	LOM	APA		97.73	(748.10)
11/06/2018	10/29/2018	6180000138610	Bill - Home Depot Credit Services - Phoenix	LOM	APA		256.11	(1,004.21)
11/06/2018	10/18/2018	2789/09.14-10.1	Bill - So Cal Edison	LOM	APA		1,725.32	(2,729.53)
11/06/2018	10/16/2018	11810014247	Bill - RealPage Inc	LOM	APA		438.23	(3,167.76)
11/13/2018	11/13/2018	23231	AP Pymt - Home Depot Credit Services - Phoenix	LOM	DB	460.17		(2,707.59)
11/13/2018	11/13/2018	23232	AP Pymt - J McKeeve Plumbing Inc	LOM	DB	253.50		(2,454.09)
11/13/2018	11/13/2018	23233	AP Pymt - RealPage Inc	LOM	DB	438.23		(2,015.86)
11/13/2018	11/13/2018	23234	AP Pymt - So Cal Edison	LOM	DB	1,725.32		(290.54)
11/13/2018	11/13/2018	23235	AP Pymt - Sweinhart Elect Co Inc	LOM	DB	290.54		0.00
11/16/2018	11/13/2018	46	Bill - Humangood Affordable Housing: ADVANCE MONTH OF OCT 2018	LOM	APA		16,933.59	(16,933.59)
11/19/2018	10/26/2018	4778	Bill - Smiths Lock Safe	LOM	APA		75.00	(17,008.59)
11/19/2018	10/25/2018	0000588692	Bill - FireMaster-Master Protection LLC	LOM	APA		1,050.00	(18,058.59)
11/19/2018	10/28/2018	000012109478	Bill - AT&T - Box 9011	LOM	APA		128.25	(18,186.84)
11/19/2018	10/31/2018	23635514	Bill - The Swenson Group	LOM	APA		402.30	(18,589.14)
11/19/2018	10/31/2018	0004602564220	Bill - Jams Inc	LOM	APA		2,828.00	(21,417.14)
11/19/2018	11/04/2018	9167668873	Bill - HD Supply Ltd	LOM	APA		52.82	(21,469.96)
11/19/2018	11/01/2018	618000469767	Bill - Home Depot Credit Services - Phoenix	LOM	APA		244.53	(21,714.49)
11/19/2018	11/05/2018	618000829184	Bill - Home Depot Credit Services - Phoenix	LOM	APA		119.54	(21,834.03)
11/19/2018	11/01/2018	6180006339899	Bill - Home Depot Credit Services - Phoenix	LOM	APA		39.12	(21,873.15)
11/19/2018	11/02/2018	01061/10.18	Bill - SoCal Gas	LOM	APA		237.41	(22,110.56)
11/19/2018	11/02/2018	01803/10.18	Bill - SoCal Gas	LOM	APA		53.35	(22,163.91)
11/19/2018	10/31/2018	WA130348	Bill - Ferguson Facilities Supply - Atlanta	LOM	APA		307.91	(22,471.82)
11/19/2018	10/30/2018	WA130356	Bill - Ferguson Facilities Supply - Atlanta	LOM	APA		88.06	(22,559.88)
11/20/2018	11/20/2018	23236	AP Pymt - Ferguson Facilities Supply - Atlanta	LOM	DB	395.97		(22,163.91)
11/20/2018	11/20/2018	23237	AP Pymt - FireMaster-Master Protection LLC	LOM	DB	1,050.00		(21,113.91)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Location	JNL	Debit	Credit	Balance
11/20/2018	11/20/2018	23238	AP Pymt - HD Supply Ltd	LOM	DB	52.82		(21,061.09)
11/20/2018	11/20/2018	23239	AP Pymt - Home Depot Credit Services - Phoenix	LOM	DB	403.19		(20,657.90)
11/20/2018	11/20/2018	23240	AP Pymt - Jams Inc	LOM	DB	2,828.00		(17,829.90)
11/20/2018	11/20/2018	23241	AP Pymt - Smiths Lock Safe	LOM	DB	75.00		(17,754.90)
11/20/2018	11/20/2018	23242	AP Pymt - SoCal Gas	LOM	DB	290.76		(17,464.14)
11/20/2018	11/20/2018	23243	AP Pymt - The Swenson Group	LOM	DB	402.30		(17,061.84)
11/27/2018	11/27/2018	23244	AP Pymt - AT&T - Box 9011	LOM	DB	128.25		(16,933.59)
11/27/2018	11/27/2018	23245	AP Pymt - Humangood Affordable Housing	LOM	DB	16,933.59		0.00
11/27/2018	11/08/2018	37785	Bill - Round The Clock Pest Control Inc	LOM	APA		140.00	(140.00)
11/27/2018	10/31/2018	110918	Bill - Bobs Lawn Service	LOM	APA		300.00	(440.00)
11/27/2018	11/11/2018	1548425	Bill - Saf-Gard	LOM	APA		106.58	(546.58)
11/27/2018	10/31/2018	0013212280	Bill - CalMet Services Inc	LOM	APA		964.93	(1,511.51)
11/27/2018	11/06/2018	227826817001	Bill - Office Depot - Phoenix Box 29248	LOM	APA		89.70	(1,601.21)
11/27/2018	11/06/2018	227828342001	Bill - Office Depot - Phoenix Box 29248	LOM	APA		98.53	(1,699.74)
11/27/2018	11/08/2018	229197383001	Bill - Office Depot - Phoenix Box 29248	LOM	APA		138.73	(1,838.47)
11/27/2018	11/09/2018	813002/9.3-11.3	Bill - City Lomita Water Dept	LOM	APA		3,077.98	(4,916.45)
		.18						
11/27/2018	11/09/2018	814002/9.3-11.3	Bill - City Lomita Water Dept	LOM	APA		423.01	(5,339.46)
		.18						
11/27/2018	11/06/2018	8576/11.18	Bill - ATT Uverse - PO Box 5014	LOM	APA		94.12	(5,433.58)
Totals for 2110.000 - Accounts Payable - Operations						25,763.73	31,197.31	(5,433.58)
2114.000 - Accounts Payable - Beacon Communities (Balance Forward As of 11/01/2018)								(16,933.59)
11/06/2018	11/06/2018		- LOM: Inter-Entity Payable Due To - BCI	LOM	IEP		36.09	(16,969.68)
11/15/2018	11/15/2018		HGAH 11.15.2018 Payroll	LOM	GJ		4,965.58	(21,935.26)
11/16/2018	11/13/2018	46	Bill - Humangood Affordable Housing: ADVANCE MONTH OF OCT 2018	LOM	APA	16,933.59		(5,001.67)
11/30/2018	11/30/2018		11.2018 Mgmt & Bkcp Fees	LOM	GJ		4,427.50	(9,429.17)
11/30/2018	11/30/2018		HGAH 11.2018 FedEx 637845165	LOM	GJ		18.40	(9,447.57)
11/30/2018	11/30/2018		HGAH 11.2018 Benefits	LOM	GJ		1,312.00	(10,759.57)
11/30/2018	11/30/2018		HGAH 11.2018 Computer Lease	LOM	GJ		220.03	(10,979.60)
11/30/2018	11/30/2018		HGAH 11.2018 Workers Comp	LOM	GJ		266.00	(11,245.60)
11/30/2018	11/30/2018		HGAH 11.30.2018 Payroll	LOM	GJ		4,774.38	(16,019.98)
Totals for 2114.000 - Accounts Payable - Beacon Communities						16,933.59	16,019.98	(16,019.98)
2120.000 - Accrued Vacation Payable (Balance Forward As of 11/01/2018)								(7,817.69)
11/01/2018	11/01/2018		Reversed -- 10.2018 Vacation Accruals	LOM	GJA	7,817.69		0.00
11/30/2018	11/30/2018		11.2018 Vacation Accruals	LOM	GJA		7,568.18	(7,568.18)
Totals for 2120.000 - Accrued Vacation Payable						7,817.69	7,568.18	(7,568.18)
2191.000 - Security Deposits Payable (Balance Forward As of 11/01/2018)								(21,170.00)
11/01/2018	11/01/2018	120181101	05/2019-1 Deposited 11/01/2018	LOM	OARB		75.00	(21,245.00)
Totals for 2191.000 - Security Deposits Payable						0.00	75.00	(21,245.00)
2191.001 - Security Deposit Interest Payable (Balance Forward As of 11/01/2018)								(1,093.14)
11/30/2018	11/30/2018		Bank Interest Earned: Interest earned	LOM	DB		5.03	(1,098.17)
Totals for 2191.001 - Security Deposit Interest Payable						0.00	5.03	(1,098.17)
2210.000 - Prepaid Revenue (Balance Forward As of 11/01/2018)								(2,500.61)
11/01/2018	11/01/2018	20181101	Prepaid Revenue	LOM	OARA	3,756.00		1,255.39
11/01/2018	11/01/2018	20181101	Prepaid Revenue	LOM	OARA	5,373.61		6,629.00
11/01/2018	11/01/2018	40020181101	05/2019-400 Deposited 11/01/2018 Settlement:4919079689	LOM	OARB		1,285.00	5,344.00
11/01/2018	11/01/2018	40120181101	05/2019-401 Deposited 11/01/2018 Settlement:4919503277	LOM	OARB		2,127.00	3,217.00
11/02/2018	11/02/2018	20181102	Prepaid Revenue	LOM	OARA	2,116.00		5,333.00

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11/02/2018	11/02/2018	20181102	Prepaid Revenue	LOM	OARA	4,726.00		10,059.00
11/02/2018	11/02/2018	40220181102	05/2019-402 Deposited 11/02/2018 Settlement:4930789457	LOM	OARB		514.00	9,545.00
11/02/2018	11/02/2018	40320181102	05/2019-403 Deposited 11/02/2018 Settlement:4931127689	LOM	OARB		5,539.00	4,006.00
11/05/2018	11/05/2018	20181105	Prepaid Revenue	LOM	OARA	5,892.00		9,898.00
11/05/2018	11/05/2018	40420181105	05/2019-404 Deposited 11/05/2018 Settlement:4948526133	LOM	OARB		870.00	9,028.00
11/05/2018	11/05/2018	40520181105	05/2019-405 Deposited 11/05/2018 Settlement:4948938517	LOM	OARB		10,307.00	(1,279.00)
11/06/2018	11/06/2018	20181106	Prepaid Revenue	LOM	OARA	197.00		(1,082.00)
11/08/2018	11/08/2018	40620181108	05/2019-406 Deposited 11/08/2018 Settlement:4967846937	LOM	OARB		216.00	(1,298.00)
11/13/2018	11/13/2018	20181113	Prepaid Revenue	LOM	OARA	222.00		(1,076.00)
11/13/2018	11/13/2018	40720181113	05/2019-407 Deposited 11/13/2018 Settlement:4984575053	LOM	OARB		222.00	(1,298.00)
11/14/2018	11/14/2018	20181114	Prepaid Revenue	LOM	OARA	436.00		(862.00)
11/14/2018	11/14/2018	40820181114	05/2019-408 Deposited 11/14/2018 Settlement:4989834105	LOM	OARB		523.00	(1,385.00)
11/15/2018	11/15/2018	20181115	Prepaid Revenue	LOM	OARA	279.39		(1,105.61)
11/15/2018	11/15/2018	220181115	05/2019-2 Deposited 11/15/2018	LOM	OARB		132.00	(1,237.61)
11/15/2018	11/15/2018	40920181115	05/2019-409 Deposited 11/15/2018 Settlement:4994391093	LOM	OARB		204.39	(1,442.00)
11/21/2018	11/21/2018	20181121	Prepaid Revenue	LOM	OARA	241.00		(1,201.00)
11/21/2018	11/21/2018	41020181121	05/2019-410 Deposited 11/21/2018 Settlement:5015530593	LOM	OARB		241.00	(1,442.00)
Totals for 2210.000 - Prepaid Revenue						23,239.00	22,180.39	(1,442.00)
3131.000 - Unrestricted Net Assets (Balance Forward As of 11/01/2018)								(147,457.26)
Totals for 3131.000 - Unrestricted Net Assets						0.00	0.00	(147,457.26)
3140.000 - Retained Earnings - Profit or Loss (Balance Forward As of 11/01/2018)								(308,482.53)
Totals for 3140.000 - Retained Earnings - Profit or Loss						0.00	0.00	(308,482.53)
5120.000 - Rent Revenue - Gross Potential (Balance Forward As of 11/01/2018)								0.00
11/01/2018	11/01/2018	20181101	Rent Revenue - Gross Potential	LOM	OARA		23,631.00	(23,631.00)
Totals for 5120.000 - Rent Revenue - Gross Potential						0.00	23,631.00	(23,631.00)
5121.000 - Tenant Assistance Payments (Balance Forward As of 11/01/2018)								0.00
11/01/2018	11/01/2018		LOM 11.18 Subsidy Payment	LOM	GJ		11,109.00	(11,109.00)
11/01/2018	11/01/2018		LOM 2017 leftover Subsidy Payment	LOM	GJ		141.00	(11,250.00)
Totals for 5121.000 - Tenant Assistance Payments						0.00	11,250.00	(11,250.00)
5410.000 - Interest Revenue - Project Operations (Balance Forward As of 11/01/2018)								0.00
11/30/2018	11/30/2018		Bank Interest Earned: Interest earned	LOM	DB		44.27	(44.27)
Totals for 5410.000 - Interest Revenue - Project Operations						0.00	44.27	(44.27)
6205.000 - IT Support Services (Balance Forward As of 11/01/2018)								0.00
11/30/2018	11/30/2018		HGAH 11.2018 Computer Lease	LOM	GJ	220.03		220.03
Totals for 6205.000 - IT Support Services						220.03	0.00	220.03
6210.001 - Recruitment (Balance Forward As of 11/01/2018)								0.00
11/30/2018	11/30/2018		HGAH 11.2018 Benefits	LOM	GJ	9.00		9.00
Totals for 6210.001 - Recruitment						9.00	0.00	9.00

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6250.000 - Other Renting Expenses (Balance Forward As of 11/01/2018)								0.00
11/06/2018	10/16/2018	I1810014247	Bill - RealPage Inc: 1.00 42.78 10.18 Other renting exp-credi checks	LOM	APA	42.78		42.78
Totals for 6250.000 - Other Renting Expenses						42.78	0.00	42.78
6311.000 - Office Supplies (Balance Forward As of 11/01/2018)								0.00
11/27/2018	11/06/2018	227826817001	Bill - Office Depot - Phoenix Box 29248: 1.00 89.70 Paper	LOM	APA	89.70		89.70
11/27/2018	11/06/2018	227828342001	Bill - Office Depot - Phoenix Box 29248: 1.00 98.53 Common Area Supplies	LOM	APA	98.53		188.23
11/27/2018	11/08/2018	229197383001	Bill - Office Depot - Phoenix Box 29248: 1.00 138.73 Office Supplies	LOM	APA	138.73		326.96
Totals for 6311.000 - Office Supplies						326.96	0.00	326.96
6311.001 - Office Equipment Lease Expense (Balance Forward As of 11/01/2018)								0.00
11/19/2018	10/31/2018	23635514	Bill - The Swenson Group: 1.00 402.30 09.18 Leased Copy Machine Fees	LOM	APA	402.30		402.30
Totals for 6311.001 - Office Equipment Lease Expense						402.30	0.00	402.30
6311.002 - Telephone/Fax/Cell Phone/Elevator (Balance Forward As of 11/01/2018)								0.00
11/06/2018	10/16/2018	I1810014247	Bill - RealPage Inc: 1.00 118.56 10.18 Phone-emergency calls	LOM	APA	118.56		118.56
11/19/2018	10/28/2018	000012109478	Bill - AT&T - Box 9011: 1.00 128.25 09.28.18-10.27.18 Phone Service	LOM	APA	128.25		246.81
11/27/2018	11/06/2018	8576/11.18	Bill - ATT Uverse - PO Box 5014: 1.00 94.12 11.18 Internet Service	LOM	APA	94.12		340.93
Totals for 6311.002 - Telephone/Fax/Cell Phone/Elevator						340.93	0.00	340.93
6311.003 - Postage/FedEx/UPS (Balance Forward As of 11/01/2018)								0.00
11/06/2018	10/26/2018	635113328	Bill - FedEx: MAILING	LOM	APA	36.09		36.09
11/30/2018	11/30/2018		HGAH 11.2018 FedEx 637845165	LOM	GJ	18.40		54.49
Totals for 6311.003 - Postage/FedEx/UPS						54.49	0.00	54.49
6311.004 - Dues & Fees (Balance Forward As of 11/01/2018)								0.00
11/06/2018	10/16/2018	I1810014247	Bill - RealPage Inc: 1.00 276.89 10.18 Dues and fees software fees contract	LOM	APA	276.89		276.89
11/30/2018	11/30/2018		Realpage Fees - 11.2018	LOM	GJ	62.93		339.82
Totals for 6311.004 - Dues & Fees						339.82	0.00	339.82
6311.006 - Bank Fees (Balance Forward As of 11/01/2018)								0.00
11/30/2018	11/30/2018		Bank Analysis Fees - 11.18	LOM	GJ	86.38		86.38
Totals for 6311.006 - Bank Fees						86.38	0.00	86.38
6320.000 - Management Fee (Balance Forward As of 11/01/2018)								0.00
11/30/2018	11/30/2018		11.2018 Mgmt & Bkpk Fees	LOM	GJ	3,850.00		3,850.00
Totals for 6320.000 - Management Fee						3,850.00	0.00	3,850.00
6330.000 - Manager Salaries (Balance Forward As of 11/01/2018)								0.00
11/15/2018	11/15/2018		HGAH 11.15.2018 Payroll	LOM	GJ	1,899.76		1,899.76
11/30/2018	11/30/2018		HGAH 11.30.2018 Payroll	LOM	GJ	1,727.80		3,627.56
Totals for 6330.000 - Manager Salaries						3,627.56	0.00	3,627.56
6330.001 - Manager Salaries - Non-prod (Vacation) (Balance Forward As of 11/01/2018)								0.00
11/01/2018	11/01/2018		Reversed -- 10.2018 Vacation Accruals	LOM	GJA		1,537.68	(1,537.68)
11/30/2018	11/30/2018		11.2018 Vacation Accruals	LOM	GJA	1,811.51		273.83

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11/30/2018	11/30/2018		HGAH 11.30.2018 Payroll	LOM	GJ	173.04		446.87
Totals for 6330.001 - Manager Salaries - Non-prod (Vacation)						1,984.55	1,537.68	446.87
6330.003 - Manager Salaries - Overtime, Double-Time (Balance Forward As of 11/01/2018)								0.00
11/15/2018	11/15/2018		HGAH 11.15.2018 Payroll	LOM	GJ	16.22		16.22
11/30/2018	11/30/2018		HGAH 11.30.2018 Payroll	LOM	GJ	48.67		64.89
Totals for 6330.003 - Manager Salaries - Overtime, Double-Time						64.89	0.00	64.89
6340.000 - Legal Expense - Project (Balance Forward As of 11/01/2018)								0.00
11/19/2018	10/31/2018	0004602564220	Bill - Jams Inc: 1.00 2828.00 Boswell vs LHA Meeting Facilitation	LOM	APA	2,828.00		2,828.00
Totals for 6340.000 - Legal Expense - Project						2,828.00	0.00	2,828.00
6351.000 - Bookkeeping Fees (Balance Forward As of 11/01/2018)								0.00
11/30/2018	11/30/2018		11.2018 Mgmt & Bkcp Fees	LOM	GJ	577.50		577.50
Totals for 6351.000 - Bookkeeping Fees						577.50	0.00	577.50
6370.000 - Bad Debts Expense (Balance Forward As of 11/01/2018)								0.00
11/15/2018	11/15/2018	20181115	Bad Debts Expense	LOM	OARA	86.00		86.00
Totals for 6370.000 - Bad Debts Expense						86.00	0.00	86.00
6450.000 - Electricity (Balance Forward As of 11/01/2018)								0.00
11/01/2018	11/01/2018		Reversed -- LOM - Accrued Electricity Expense	LOM	GJ		1,725.32	(1,725.32)
11/06/2018	10/18/2018	2789/09.14-10.15.18	Bill - So Cal Edison: 1.00 1725.32 09.14.18-10.15.18 Electric Service	LOM	APA	1,725.32		0.00
11/30/2018	11/30/2018		LOM - Accrued Electricity Expense	LOM	GJ	1,527.10		1,527.10
Totals for 6450.000 - Electricity						3,252.42	1,725.32	1,527.10
6451.000 - Water (Balance Forward As of 11/01/2018)								0.00
11/01/2018	11/01/2018		Reversed -- LOM - Accrued Water Expense	LOM	GJ		1,700.00	(1,700.00)
11/27/2018	11/09/2018	813002/9.3-11.3.18	Bill - City Lomita Water Dept: 1.00 3077.98 9.3.18.-11.3.18 Water and Sewer Line	LOM	APA	3,077.98		1,377.98
11/27/2018	11/09/2018	814002/9.3-11.3.18	Bill - City Lomita Water Dept: 1.00 423.01 9.3.18-11.3.18 Fire Line	LOM	APA	423.01		1,800.99
Totals for 6451.000 - Water						3,500.99	1,700.00	1,800.99
6452.000 - Gas (Balance Forward As of 11/01/2018)								0.00
11/01/2018	11/01/2018		Reversed -- LOM - Accrued Gas Expense	LOM	GJ		700.00	(700.00)
11/19/2018	11/02/2018	01061/10.18	Bill - SoCal Gas: 1.00 237.41 10.18 Blding B Gas Service	LOM	APA	237.41		(462.59)
11/19/2018	11/02/2018	01803/10.18	Bill - SoCal Gas: 1.00 53.35 10.18 Gas Services Central Water Heater	LOM	APA	53.35		(409.24)
11/30/2018	11/30/2018		LOM - Accrued Gas Expense	LOM	GJ	700.00		290.76
Totals for 6452.000 - Gas						990.76	700.00	290.76
6510.000 - Maintenance Salaries (Balance Forward As of 11/01/2018)								0.00
11/15/2018	11/15/2018		HGAH 11.15.2018 Payroll	LOM	GJ	1,864.38		1,864.38
11/30/2018	11/30/2018		HGAH 11.30.2018 Payroll	LOM	GJ	1,046.67		2,911.05
Totals for 6510.000 - Maintenance Salaries						2,911.05	0.00	2,911.05
6510.001 - Maintenance Salaries - Non-prod (Vacation) (Balance Forward As of 11/01/2018)								0.00
11/01/2018	11/01/2018		Reversed -- 10.2018 Vacation Accruals	LOM	GJA		6,280.01	(6,280.01)
11/30/2018	11/30/2018		11.2018 Vacation Accruals	LOM	GJA	5,756.67		(523.34)
11/30/2018	11/30/2018		HGAH 11.30.2018 Payroll	LOM	GJ	872.22		348.88
Totals for 6510.001 - Maintenance Salaries - Non-prod (Vacation)						6,628.89	6,280.01	348.88

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6510.003 - Maintenance Salaries - Overtime, Double-Time (Balance Forward As of 11/01/2018)								0.00
11/15/2018	11/15/2018		HGAH 11.15.2018 Payroll	LOM	GJ	159.62		159.62
11/30/2018	11/30/2018		HGAH 11.30.2018 Payroll	LOM	GJ	112.84		272.46
Totals for 6510.003 - Maintenance Salaries - Overtime, Double-Time						272.46	0.00	272.46
6515.000 - Janitorial/Cleaning Supplies (Balance Forward As of 11/01/2018)								0.00
11/06/2018	10/18/2018	7701483	Bill - Home Depot Credit Services - Phoenix: 1.00 LOM 106.33 105A-Kitchen Drawer Screws	LOM	APA	106.33		106.33
11/06/2018	10/22/2018	618000121913	Bill - Home Depot Credit Services - Phoenix: 1.00 LOM 97.73 106B-Wood	LOM	APA	97.73		204.06
11/19/2018	11/01/2018	618000469767	Bill - Home Depot Credit Services - Phoenix: 1.00 LOM 244.53 Rec Room Book Shelve Wood	LOM	APA	244.53		448.59
11/19/2018	11/01/2018	6180006339899	Bill - Home Depot Credit Services - Phoenix: 1.00 LOM 39.12 Rec Room Book Shelve Paint	LOM	APA	39.12		487.71
11/19/2018	10/30/2018	WA130356	Bill - Ferguson Facilities Supply - Atlanta: 1.00 LOM 88.06 Bathroom Supplies	LOM	APA	88.06		575.77
Totals for 6515.000 - Janitorial/Cleaning Supplies						575.77	0.00	575.77
6515.003 - Maintenance Uniforms (Balance Forward As of 11/01/2018)								0.00
11/27/2018	11/11/2018	1548425	Bill - Saf-Gard: 1.00 106.58 Maintenance Shoes	LOM	APA	106.58		106.58
Totals for 6515.003 - Maintenance Uniforms						106.58	0.00	106.58
6515.004 - Plumbing Supplies (Balance Forward As of 11/01/2018)								0.00
11/06/2018	10/29/2018	6180000138610	Bill - Home Depot Credit Services - Phoenix: 1.00 LOM 256.11 106B-Countertops	LOM	APA	256.11		256.11
11/19/2018	10/31/2018	WA130348	Bill - Ferguson Facilities Supply - Atlanta: 1.00 LOM 307.91 217A-Kitchen sink/supplies	LOM	APA	307.91		564.02
Totals for 6515.004 - Plumbing Supplies						564.02	0.00	564.02
6515.005 - Electrical Supplies (Balance Forward As of 11/01/2018)								0.00
11/19/2018	11/04/2018	9167668873	Bill - HD Supply Ltd: 1.00 52.82 Supplies-Ignitor Burner	LOM	APA	52.82		52.82
11/19/2018	11/05/2018	618000829184	Bill - Home Depot Credit Services - Phoenix: 1.00 LOM 119.54 Lights for Hallways	LOM	APA	119.54		172.36
Totals for 6515.005 - Electrical Supplies						172.36	0.00	172.36
6520.000 - Maintenance Contracts (Balance Forward As of 11/01/2018)								0.00
11/06/2018	09/23/2018	19349	Bill - Sweinhart Elect Co Inc: 1.00 290.54 09.18 ER Power System Monthly Service	LOM	APA	290.54		290.54
11/06/2018	10/17/2018	48124	Bill - J McKeeve Plumbing Inc: 1.00 253.50 106B-Kitchen Drain Clean	LOM	APA	253.50		544.04
11/19/2018	10/26/2018	4778	Bill - Smiths Lock Safe: 1.00 75.00 Repair on Bld-ing A Entry Door	LOM	APA	75.00		619.04
11/19/2018	10/25/2018	0000588692	Bill - FireMaster-Master Protection LLC: 1.00 LOM 1050.00 Fire Saftey Presentation	LOM	APA	1,050.00		1,669.04
Totals for 6520.000 - Maintenance Contracts						1,669.04	0.00	1,669.04
6520.003 - Exterminating Contract (Balance Forward As of 11/01/2018)								0.00
11/27/2018	11/08/2018	37785	Bill - Round The Clock Pest Control Inc: 1.00 LOM 140.00 11.18 Pest Control Service	LOM	APA	140.00		140.00
Totals for 6520.003 - Exterminating Contract						140.00	0.00	140.00
6520.004 - Grounds Contract (Balance Forward As of 11/01/2018)								0.00
11/27/2018	10/31/2018	110918	Bill - Bobs Lawn Service: 1.00 300.00 10.18 Landscaping Service	LOM	APA	300.00		300.00

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Totals for 6520.004 - Grounds Contract						300.00	0.00	300.00
6525.000 - Garbage & Trash Removal (Balance Forward As of 11/01/2018)								
11/27/2018	10/31/2018	0013212280	Bill - CalMet Services Inc: 1.00 964.93 11.18 Trash Service	LOM	APA	964.93		964.93
Totals for 6525.000 - Garbage & Trash Removal						964.93	0.00	964.93
6600.000 - Depr. Expense - Land Improvements (Balance Forward As of 11/01/2018)								
11/01/2018	11/01/2018		Depreciation for asset LOM-Replacem Fire Line/ Pipe, serial number AS-004914-161212	LOM	FA	464.78		464.78
Totals for 6600.000 - Depr. Expense - Land Improvements						464.78	0.00	464.78
6600.002 - Depr. Expense - Building Improvements (Balance Forward As of 11/01/2018)								
11/01/2018	11/01/2018		Depreciation for asset LOM-#201A TURNOVER, serial number AS-002771-140729	LOM	FA	26.27		26.27
11/01/2018	11/01/2018		Depreciation for asset LOM-#207A TURNOVER, serial number AS-002775-140729	LOM	FA	22.94		49.21
11/01/2018	11/01/2018		Depreciation for asset LOM-#216A TURNOVER, serial number AS-002770-140729	LOM	FA	23.45		72.66
11/01/2018	11/01/2018		Depreciation for asset LOM-#306 TURNOVER, serial number AS-002772-140729	LOM	FA	18.94		91.60
11/01/2018	11/01/2018		Depreciation for asset LOM-Awning Replace- ment, serial number AS-004963-170410	LOM	FA	122.50		214.10
11/01/2018	11/01/2018		Depreciation for asset LOM-Renovation Unit 307B, serial number AS-004794-160907 Unit 307B	LOM	FA	40.47		254.57
11/01/2018	11/01/2018		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	LOM	FA	57.39		311.96
Totals for 6600.002 - Depr. Expense - Building Improvements						311.96	0.00	311.96
6600.003 - Depr. Expense - Building Equipment (Balance Forward As of 11/01/2018)								
11/01/2018	11/01/2018		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	LOM	FA	132.95		132.95
Totals for 6600.003 - Depr. Expense - Building Equipment						132.95	0.00	132.95
6600.004 - Depr. Expense - Office Furniture & Equipment (Balance Forward As of 11/01/2018)								
11/01/2018	11/01/2018		Depreciation for asset LOM-Commonity Furniture, serial number AS-004912-161209	LOM	FA	98.34		98.34
Totals for 6600.004 - Depr. Expense - Office Furniture & Equipment						98.34	0.00	98.34
6711.000 - Payroll Taxes (FICA) (Balance Forward As of 11/01/2018)								
11/15/2018	11/15/2018		HGAH 11.15.2018 Payroll	LOM	GJ	344.34		344.34
11/30/2018	11/30/2018		HGAH 11.30.2018 Payroll	LOM	GJ	330.72		675.06
Totals for 6711.000 - Payroll Taxes (FICA)						675.06	0.00	675.06
6720.000 - Property & Liability Insurance (Hazard) (Balance Forward As of 11/01/2018)								
11/30/2018	11/30/2018		Earthquake Insurance Expense	LOM	GJ	1,094.30		1,094.30
Totals for 6720.000 - Property & Liability Insurance (Hazard)						1,094.30	0.00	1,094.30
6722.000 - Workman's Compensation (Balance Forward As of 11/01/2018)								
11/30/2018	11/30/2018		HGAH 11.2018 Workers Comp	LOM	GJ	266.00		266.00
Totals for 6722.000 - Workman's Compensation						266.00	0.00	266.00
6723.000 - Health Insurance (Balance Forward As of 11/01/2018)								
11/30/2018	11/30/2018		HGAH 11.2018 Benefits	LOM	GJ	1,117.00		1,117.00

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (11/01/2018 to 11/30/2018)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Location	JNL	Debit	Credit	Balance
Totals for 6723.000 - Health Insurance						1,117.00	0.00	1,117.00
6723.001 - Retirement (Balance Forward As of 11/01/2018)								
11/30/2018	11/30/2018		HGAH 11.2018 Benefits	LOM	GJ	162.00		162.00
Totals for 6723.001 - Retirement						162.00	0.00	162.00
6723.002 - Unemployment Insurance (Balance Forward As of 11/01/2018)								
11/30/2018	11/30/2018		HGAH 11.2018 Benefits	LOM	GJ	24.00		24.00
Totals for 6723.002 - Unemployment Insurance						24.00	0.00	24.00
6935.000 - Service Coordinator Salary (Balance Forward As of 11/01/2018)								
11/15/2018	11/15/2018		HGAH 11.15.2018 Payroll	LOM	GJ	631.90		631.90
11/30/2018	11/30/2018		HGAH 11.30.2018 Payroll	LOM	GJ	462.42		1,094.32
Totals for 6935.000 - Service Coordinator Salary						1,094.32	0.00	1,094.32
6935.003 - Service Coordinator Salaries - Overtime, Double-Time (Balance Forward As of 11/01/2018)								
11/15/2018	11/15/2018		HGAH 11.15.2018 Payroll	LOM	GJ	49.36		49.36
Totals for 6935.003 - Service Coordinator Salaries - Overtime, Double-Time						49.36	0.00	49.36
Grand Total						172,108.03	172,108.03	0.00

Lomita Manor Senior Housing

Vendor Aging Report

Based on: GL posting Date As of: 11/30/2018

Vendor ID	Vendor Name	Bill	Bills On Hold	GL Posting Date	Bill Date	Due Date	Days aged	0-30	31-60	61-90	91-120	121-	Total
ATUV60197	ATT Uverse - PO Box 5014	8576/11. 18	No	11/27/2018	11/06/2018	12/06/2018	3	94.12	0.00	0.00	0.00	0.00	94.12
Total for ATUV60197								94.12	0.00	0.00	0.00	0.00	94.12
BLSE90501	Bobs Lawn Service	110918	No	11/27/2018	10/31/2018	11/30/2018	3	300.00	0.00	0.00	0.00	0.00	300.00
Total for BLSE90501								300.00	0.00	0.00	0.00	0.00	300.00
CASE90723	CalMet Services Inc	00132122 80	No	11/27/2018	10/31/2018	11/30/2018	3	964.93	0.00	0.00	0.00	0.00	964.93
Total for CASE90723								964.93	0.00	0.00	0.00	0.00	964.93
CLWD90717	City Lomita Water Dept	813002/9 .3-11.3. 18	No	11/27/2018	11/09/2018	12/09/2018	3	3,077.98	0.00	0.00	0.00	0.00	3,077.98
		814002/9 .3-11.3. 18	No	11/27/2018	11/09/2018	12/09/2018	3	423.01	0.00	0.00	0.00	0.00	423.01
Total for CLWD90717								3,500.99	0.00	0.00	0.00	0.00	3,500.99
OFDE85038	Office Depot - Phoenix Box 29248	22919738 3001	No	11/27/2018	11/08/2018	12/08/2018	3	138.73	0.00	0.00	0.00	0.00	138.73
		22782834 2001	No	11/27/2018	11/06/2018	12/06/2018	3	98.53	0.00	0.00	0.00	0.00	98.53
		22782681 7001	No	11/27/2018	11/06/2018	12/06/2018	3	89.70	0.00	0.00	0.00	0.00	89.70
Total for OFDE85038								326.96	0.00	0.00	0.00	0.00	326.96
RCPC91351	Round The Clock Pest Control Inc	37785	No	11/27/2018	11/08/2018	12/08/2018	3	140.00	0.00	0.00	0.00	0.00	140.00
Total for RCPC91351								140.00	0.00	0.00	0.00	0.00	140.00
SGSS27407	Saf - Gard	1548425	No	11/27/2018	11/11/2018	12/11/2018	3	106.58	0.00	0.00	0.00	0.00	106.58
Total for SGSS27407								106.58	0.00	0.00	0.00	0.00	106.58
Grand Totals								5,433.58	0.00	0.00	0.00	0.00	5,433.58

Report date 12/10/2018

Lomita Manor Senior Housing Check Register

Date	Vendor	Document No	Amount Cleared
	Bank: LOM Operating - Wells Fargo Bank	Account No: 4124301342	
11/13/2018	HDCS85062--Home Depot Credit Services - Phoenix	23231	460.17 11/30/2018
11/13/2018	JMPL90505--J McKeeve Plumbing Inc	23232	253.50 11/30/2018
11/13/2018	REPA75267--RealPage Inc	23233	438.23 11/30/2018
11/13/2018	SCED91772-0001--So Cal Edison	23234	1,725.32 11/30/2018
11/13/2018	SWEL90621--Sweinhart Elect Co Inc	23235	290.54 11/30/2018
11/20/2018	FFSU30384--Ferguson Facilities Supply - Atlanta	23236	395.97 11/30/2018
11/20/2018	FIMA75312--FireMaster-Master Protection LLC	23237	1,050.00 11/30/2018
11/20/2018	HDSU92150--HD Supply Ltd	23238	52.82 11/30/2018
11/20/2018	HDCS85062--Home Depot Credit Services - Phoenix	23239	403.19 11/30/2018
11/20/2018	JAMS90084--Jams Inc	23240	2,828.00 11/30/2018
11/20/2018	SLSA90717--Smiths Lock Safe	23241	75.00 11/30/2018
11/20/2018	GASC91756--SoCal Gas	23242	290.76 11/30/2018
11/20/2018	SWEN75266--The Swenson Group	23243	402.30 11/30/2018
11/27/2018	ATT60197-9011--AT&T - Box 9011	23244	128.25 In Transit
11/27/2018	HGAH94588--Humangood Affordable Housing	23245	16,933.59 11/30/2018
	Total for LOM Operating		25,727.64
	Total:		25,727.64
	Grand Total:		25,727.64

Commercial Checking Acct W Interest

Account number: [REDACTED] ■ November 1, 2018 - November 30, 2018 ■ Page 1 of 3



LOMITA MANOR
OPERATING ACCOUNT
6120 STONERIDGE MALL RD STE 300
PLEASANTON CA 94588-3298

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Checking Acct W Interest

Account number	Beginning balance	Total credits	Total debits	Ending balance
[REDACTED]	\$207,753.04	\$34,773.66	-\$41,484.35	\$201,042.35

Interest summary

Annual percentage yield earned this period	0.24%
Interest earned during this period	\$44.27
Year to date interest and bonuses paid	\$383.42

Credits

Deposits

Effective date	Posted date	Amount	Transaction detail
	11/15	132.00	Deposit
		\$132.00	Total deposits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
11/01		989.00	Lomita Manor Settlement 110118 000004904197441 Humangood Affordable H
11/02		2,437.00	Lomita Manor Settlement 110218 000004919503277 Humangood Affordable H
11/05		11,109.00	Hud Treas 310 Misc Pay 110518 xxxxx0103 RMT*VV*09901087859*****Hud Operating Fund CA13
11/05		5,539.00	Lomita Manor Settlement 110518 000004931127689 Humangood Affordable H
11/05		141.00	Hud Treas 310 Misc Pay 110518 xxxxx0103 RMT*VV*09901087858*****Hud Operating Fund CA13
11/06		10,307.00	Lomita Manor Settlement 110618 000004948938517 Humangood Affordable H



Electronic deposits/bank credits (continued)

Effective date	Posted date	Amount	Transaction detail
	11/06	1,285.00	Lomita Manor Settlement 110618 000004919079689 Humangood Affordable H
	11/07	514.00	Lomita Manor Settlement 110718 000004930789457 Humangood Affordable H
	11/08	870.00	Lomita Manor Settlement 110818 000004948526133 Humangood Affordable H
	11/14	222.00	Lomita Manor Settlement 111418 000004984575053 Humangood Affordable H
	11/14	216.00	Lomita Manor Settlement 111418 000004967846937 Humangood Affordable H
	11/15	523.00	Lomita Manor Settlement 111518 000004989834105 Humangood Affordable H
	11/16	204.39	Lomita Manor Settlement 111618 000004994391093 Humangood Affordable H
	11/27	241.00	Lomita Manor Settlement 112718 000005015530593 Humangood Affordable H
	11/30	44.27	Interest Payment
		\$34,641.66	Total electronic deposits/bank credits
		\$34,773.66	Total credits

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	11/13	86.38	Client Analysis Srvc Chrg 181109 Svc Chge 1018 000004124301342
	11/19	62.93	Rpi Transbilling Sigonfile 111918 1T5Ys4 Lomita Manor
		\$149.31	Total electronic debits/bank debits

Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
23197	412.19	11/15	23230	280.00	11/08	23238	52.82	11/28
23222 *	367.04	11/15	23231	460.17	11/20	23239	403.19	11/26
23223	314.54	11/08	23232	253.50	11/23	23240	2,828.00	11/26
23225 *	11,067.00	11/06	23233	438.23	11/21	23241	75.00	11/29
23226	163.00	11/05	23234	1,725.32	11/20	23242	290.76	11/29
23227	435.87	11/05	23235	290.54	11/20	23243	402.30	11/27
23228	2,660.00	11/05	23236	395.97	11/26	23245 *	16,933.59	11/30
23229	36.01	11/08	23237	1,050.00	11/28			
		\$41,335.04	Total checks paid					

* Gap in check sequence.

\$41,484.35 Total debits

Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
10/31	207,753.04	11/13	225,901.24	11/23	223,188.71
11/01	208,742.04	11/14	226,339.24	11/26	219,561.55
11/02	211,179.04	11/15	226,215.01	11/27	219,400.25
11/05	224,709.17	11/16	226,419.40	11/28	218,297.43
11/06	225,234.17	11/19	226,356.47	11/29	217,931.67
11/07	225,748.17	11/20	223,880.44	11/30	201,042.35
11/08	225,987.62	11/21	223,442.21		
Average daily ledger balance		\$221,618.10			


IMPORTANT ACCOUNT INFORMATION

By the end of 2018, we plan to add the capability to receive real-time payments through the RTP[®] system ("RTP System"). The agreement governing Company's deposit account is amended to include the following provisions relating to Company's receipt of RTP payments.

"Receiving RTP Payments.

The following additional terms apply to any real-time payments Bank receives for credit to Company's Account through the RTP System. The terms "sender," "receiver," "sending bank," and "request for return of funds" are used here as defined in the system rules governing RTP payments ("RTP Rules"). In addition to the RTP Rules, RTP payments will be governed by the laws of the state of New York, including New York's version of Article 4A of the Uniform Commercial Code, as applicable, without regard to its conflict of laws principles.

- The RTP System may be used only for eligible payments between a sender and receiver whose accounts are located in the United States. RTP payments that are permitted under the RTP Rules and Bank requirements are considered eligible payments for purposes of this Agreement.
- RTP payments are final and cannot be cancelled or amended by the sender. If Bank receives a message from a sending bank requesting return of an RTP payment received for credit to Company's Account, Company may be notified of such request. Company is not obligated under the RTP Rules to comply with any such request for return of funds. Any dispute between Company and the sender of an RTP payment must be resolved between Company and the sender.
- If Company does not wish to accept an RTP payment received for credit to Company's Account, Company may request that Bank return such payment to the sender. Bank may, at its sole discretion, attempt to honor such request but will have no liability for its failure to do so.
- RTP payments are typically completed within thirty (30) seconds of transmission of the RTP payment by the sender, unless the RTP payment fails or is delayed due to a review by Bank or the sending bank, such as for fraud, regulatory, or compliance purposes. Transaction limits imposed by the RTP System or sending bank may also prevent RTP payments from being received for credit to Company's Account.

Bank is under no obligation to honor, in whole or in part, any payment order or other instruction that could result in Bank's contravention of applicable law, including, without limitation, requirements of the U.S. Department of the Treasury's Office of Foreign Assets Control ("OFAC") and the Financial Crimes Enforcement Network ("FinCEN")."

Lomita Manor Senior Housing Reconciliation Report

As Of 11/30/2018
Account: Cash - Operating

Statement Ending Balance	201,042.35
Deposits in Transit	0.00
Outstanding Checks and Charges	(1,118.05)
Adjusted Bank Balance	199,924.30
Book Balance	199,924.30
Adjustments*	0.00
Adjusted Book Balance	199,924.30

Total Checks and Charges Cleared	41,484.35	Total Deposits Cleared	34,773.66
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Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
General Ledger Entry	04/2019-411 Deposited 10/31/2018 Settlement:4904197441	10/31/2018	41120181031	989.00	
General Ledger Entry	04/2019-412 Deposited 10/31/2018	10/31/2018	41220181031	310.00	
General Ledger Entry	05/2019-400 Deposited 11/01/2018 Settlement:4919079689	11/01/2018	40020181101	1,285.00	
General Ledger Entry	05/2019-401 Deposited 11/01/2018 Settlement:4919503277	11/01/2018	40120181101	2,127.00	
General Ledger Entry	LOM 2017 leftover Subsidy Payment	11/01/2018		141.00	
General Ledger Entry	LOM 11.18 Subsidy Payment	11/01/2018		11,109.00	
General Ledger Entry	05/2019-402 Deposited 11/02/2018 Settlement:4930789457	11/02/2018	40220181102	514.00	
General Ledger Entry	05/2019-403 Deposited 11/02/2018 Settlement:4931127689	11/02/2018	40320181102	5,539.00	
General Ledger Entry	05/2019-404 Deposited 11/05/2018 Settlement:4948526133	11/05/2018	40420181105	870.00	
General Ledger Entry	05/2019-405 Deposited 11/05/2018 Settlement:4948938517	11/05/2018	40520181105	10,307.00	
General Ledger Entry	05/2019-406 Deposited 11/08/2018 Settlement:4967846937	11/08/2018	40620181108	216.00	
General Ledger Entry	05/2019-407 Deposited 11/13/2018 Settlement:4984575053	11/13/2018	40720181113	222.00	
General Ledger Entry	05/2019-408 Deposited 11/14/2018 Settlement:4989834105	11/14/2018	40820181114	523.00	
General Ledger Entry	05/2019-2 Deposited 11/15/2018	11/15/2018	220181115	132.00	
General Ledger Entry	05/2019-409 Deposited 11/15/2018 Settlement:4994391093	11/15/2018	40920181115	204.39	
General Ledger Entry	05/2019-410 Deposited 11/21/2018 Settlement:5015530593	11/21/2018	41020181121	241.00	
		11/30/2018		44.27	
Total Deposits				34,773.66	0.00

Checks and Charges

Name	Memo	Date	Check No	Cleared	Outstanding
J McKeeve Plumbing Inc		08/19/2014	22021		304.00

Lomita Manor Senior Housing Reconciliation Report

As Of 11/30/2018

Account: Cash - Operating

CROW, ROBERT	Unit - LOM002-304B	02/24/2015	22196		19.00
To the Estate of GRANT,	Unit - LOM002-201B	04/29/2015	22228		150.00
MARGARET					
IORILLO, YUCEL	Unit - LOM002-109B	05/13/2015	22253		92.00
Smiths Lock Safe		08/16/2017	22888		90.00
The Chute Doctor		11/29/2017	22957		334.80
Lesley Uribe		09/25/2018	23197	412.19	
Lesley Uribe		10/23/2018	23222	367.04	
ATT Uverse - PO Box		10/30/2018	23223	314.54	
5014					
City Lomita		10/30/2018	23225	11,067.00	
Community Controls		10/30/2018	23226	163.00	
HD Supply Ltd		10/30/2018	23227	435.87	
Jams Inc		10/30/2018	23228	2,660.00	
Office Depot - Phoenix		10/30/2018	23229	36.01	
Box 29248					
Round The Clock Pest		10/30/2018	23230	280.00	
Control Inc					
Home Depot Credit Ser-		11/13/2018	23231	460.17	
vices - Phoenix					
J McKeeve Plumbing Inc		11/13/2018	23232	253.50	
RealPage Inc		11/13/2018	23233	438.23	
So Cal Edison		11/13/2018	23234	1,725.32	
Sweinhart Elect Co Inc		11/13/2018	23235	290.54	
Ferguson Facilities Sup-		11/20/2018	23236	395.97	
ply - Atlanta					
FireMaster-Master Pro-		11/20/2018	23237	1,050.00	
tection LLC					
HD Supply Ltd		11/20/2018	23238	52.82	
Home Depot Credit Ser-		11/20/2018	23239	403.19	
vices - Phoenix					
Jams Inc		11/20/2018	23240	2,828.00	
Smiths Lock Safe		11/20/2018	23241	75.00	
SoCal Gas		11/20/2018	23242	290.76	
The Swenson Group		11/20/2018	23243	402.30	
AT&T - Box 9011		11/27/2018	23244		128.25
Humangood Affordable		11/27/2018	23245	16,933.59	
Housing					
General Ledger Entry	Realpage Fees -	11/30/2018		62.93	
	11.2018				
General Ledger Entry	Bank Analysis Fees -	11/30/2018		86.38	
	11.18				
Total Checks and Charges				41,484.35	1,118.05

**BEACON COMMUNITIES, INC.
 LOMITA MANOR SENIOR HOUSING
 MONTHLY REPORT FOR ESTABLISHING NET INCOME
 December 31, 2018**

PROJECT NUMBER: 41 **PROJECT NAME: LOMITA MANOR**

Operating Cash - Beginning of Month					199,924
Amounts Received:					
	Rent - Current		22,801		
	HUD Operating Subsidy		12,222		
	Interest on Operating Account		47		
Total Receipts					35,070
Disbursements:					
	A/P Checks Disbursement (Incl Contract Billing)		(39,961)		
	Misc Other/Bank fees		(124)		
Total Disbursements					(40,085)
Operating Cash - End of Month					194,909
TOTAL CASH, END OF MONTH					194,909

ACCOUNT TYPE	BANK NAME	BEGINNING BALANCE	DEPOSITS / INTEREST	CHECKS/DEBITS WITHDRAWAL	ENDING BALANCE
Operating	Wells Fargo	199,924	35,070	(40,085)	194,909
		199,924	35,070	(40,085)	194,909
Security Deposit	Wells Fargo	25,251	5	-	25,256
		25,251	5	-	25,256
TOTAL CASH		225,175	35,075	(40,085)	220,165

Prepared by: Quyen Nguyen
 Title: Senior Accountant
 Date: 1/14/19

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended December 31, 2018

	CURRENT MONTH December 31, 2018				YEAR TO DATE December 31, 2018				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
Revenue									
Rental Revenue									
5120.000 - Rent Revenue - Gross Potential	23,645	22,418	1,227	5.47	142,290	134,508	7,782	5.78	269,016
5121.000 - Tenant Assistance Payments	12,222	11,496	726	6.31	66,505	68,976	(2,471)	(3.58)	137,952
5220.000 - Vacancies	0	(120)	120	100.00	0	(720)	720	100.00	(1,440)
Net Rental Income	35,867	33,794	2,073	6.13	208,795	202,764	6,031	2.97	405,528
Financial Revenue									
5410.000 - Interest Revenue - Project Operations	47	0	47	0.00	289	0	289	0.00	0
Total Financial Revenue	47	0	47	0.00	289	0	289	0.00	0
Miscellaneous Revenue									
5910.000 - Laundry Revenue	0	330	(330)	(100.00)	0	1,980	(1,980)	(100.00)	3,960
5970.002 - Grant	0	0	0	0.00	4,150	0	4,150	0.00	0
Total Miscellaneous Revenue	0	330	(330)	(100.00)	4,150	1,980	2,170	109.59	3,960
Total Revenue	35,914	34,124	1,790	5.24	213,234	204,744	8,490	4.14	409,488
Operating Expense									
Administrative Expenses									
6203.000 - Training/Meeting/Conferences	0	25	25	100.00	0	150	150	100.00	300
6204.000 - Management Consultants	0	0	0	0.00	0	0	0	0.00	40,000
6205.000 - IT Support Services	220	220	0	(0.01)	1,320	1,320	0	(0.01)	2,640
6205.001 - IT Equipment	0	220	220	100.00	0	1,320	1,320	100.00	2,640
6210.000 - Advertising and Marketing	0	25	25	100.00	0	150	150	100.00	300
6210.001 - Recruitment	8	0	(8)	0.00	52	0	(52)	0.00	0
6250.000 - Other Renting Expenses	43	340	297	87.41	214	2,040	1,826	89.51	4,080
6311.000 - Office Supplies	0	75	75	100.00	2,070	450	(1,620)	(359.94)	900
6311.001 - Office Equipment Lease Expense	402	525	123	23.37	2,011	3,150	1,139	36.14	6,300
6311.002 - Telephone/Fax/Cell Phone/Elevator	289	520	231	44.46	2,979	3,120	141	4.52	6,240
6311.003 - Postage/FedEx/UPS	0	0	0	0.00	54	50	(4)	(8.98)	100
6311.004 - Dues & Fees	316	100	(216)	(215.65)	1,644	600	(1,044)	(173.87)	1,200
6311.005 - Tax Return Fees	0	0	0	0.00	0	0	0	0.00	130
6311.006 - Bank Fees	85	107	22	20.19	671	642	(29)	(4.49)	1,284
6311.008 - Payroll Fees	0	10	10	100.00	0	60	60	100.00	120
6311.009 - Miscellaneous Supplies	0	0	0	0.00	4,193	0	(4,193)	0.00	0
6311.011 - Resident Activities	0	330	330	100.00	1,572	1,980	408	20.61	3,960
6320.000 - Management Fee	3,850	3,850	0	0.00	23,100	23,100	0	0.00	46,200
6330.000 - Manager Salaries	2,937	3,850	913	23.71	20,342	23,100	2,758	11.93	46,728
6330.001 - Manager Salaries - Non-prod (Vacation)	510	274	(236)	(85.96)	2,420	1,644	(776)	(47.16)	3,288
6330.003 - Manager Salaries - Overtime, Double-Time	74	0	(74)	0.00	551	0	(551)	0.00	0
6340.000 - Legal Expense - Project	19,578	0	(19,578)	0.00	41,013	0	(41,013)	0.00	0
6350.000 - Audit/Tax Return Expense	0	63	63	100.00	0	378	378	100.00	756
6351.000 - Bookkeeping Fees	578	578	0	0.08	3,465	3,468	3	0.08	6,936
6370.000 - Bad Debts Expense	120	0	(120)	0.00	594	0	(594)	0.00	0
6390.000 - Miscellaneous Administrative Expenses	0	0	0	0.00	(83)	0	83	0.00	0
6390.001 - Business Travel & Entertainment	61	0	(61)	0.00	90	0	(90)	0.00	0

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended December 31, 2018

	CURRENT MONTH December 31, 2018				YEAR TO DATE December 31, 2018				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
Total Administrative Expenses	29,071	11,112	(17,959)	(161.61)	108,272	66,722	(41,550)	(62.27)	174,102
Utilities									
6450.000 - Electricity	1,393	1,418	25	1.73	11,441	8,508	(2,933)	(34.47)	17,016
6451.000 - Water	1,500	1,397	(103)	(7.37)	9,959	8,382	(1,577)	(18.80)	16,764
6452.000 - Gas	243	484	241	49.88	2,812	2,904	92	3.14	5,808
Total Utilities Expense	3,136	3,299	163	4.94	24,212	19,794	(4,418)	(22.32)	39,588
Maintenance Expenses									
6510.000 - Maintenance Salaries	3,479	3,852	373	9.68	21,352	23,112	1,760	7.61	47,352
6510.001 - Maintenance Salaries - Non-prod (Vacation)	596	356	(240)	(67.58)	1,295	2,136	841	39.40	4,272
6510.003 - Maintenance Salaries - Overtime, Double-Time	257	84	(173)	(205.66)	1,518	504	(1,014)	(201.25)	1,008
6515.000 - Janitorial/Cleaning Supplies	1,073	200	(873)	(436.38)	3,889	1,200	(2,689)	(224.10)	2,400
6515.003 - Maintenance Uniforms	143	0	(143)	0.00	251	300	49	16.57	600
6515.004 - Plumbing Supplies	0	290	290	100.00	3,173	1,740	(1,433)	(82.39)	3,480
6515.005 - Electrical Supplies	1,870	200	(1,670)	(834.67)	3,948	1,200	(2,748)	(228.95)	2,400
6515.006 - Decorating Supplies	0	125	125	100.00	0	750	750	100.00	1,500
6525.000 - Garbage & Trash Removal	965	1,010	45	4.46	5,846	6,060	214	3.52	12,120
6546.000 - HVAC Repairs & Maintenance	818	170	(648)	(381.17)	3,351	1,020	(2,331)	(228.50)	2,040
Total Maintenance Expense	9,201	6,287	(2,914)	(46.35)	44,623	38,022	(6,601)	(17.35)	77,172
Maintenance Contracts									
6520.000 - Maintenance Contracts	5,276	1,600	(3,676)	(229.77)	17,804	9,600	(8,204)	(85.46)	19,200
6520.001 - Janitorial/Cleaning Contract	0	1,200	1,200	100.00	0	7,200	7,200	100.00	14,400
6520.002 - Elevator Contract	0	0	0	0.00	1,749	1,400	(349)	(24.89)	2,800
6520.003 - Exterminating Contract	140	150	10	6.66	1,090	1,300	210	16.15	2,600
6520.004 - Grounds Contract	1,050	300	(750)	(250.00)	3,775	1,800	(1,975)	(109.72)	3,600
6520.005 - Decorating Contract	618	0	(618)	0.00	617	0	(617)	0.00	0
Total Maintenance Contract Expense	7,084	3,250	(3,834)	(117.96)	25,035	21,300	(3,735)	(17.53)	42,600
Apartment Turnovers									
6516.000 - Unit Turnover Expenses	495	0	(495)	0.00	795	1,290	495	38.37	2,580
Total Apartment Turnover Expense	495	0	(495)	0.00	795	1,290	495	38.37	2,580
Service Coordinator Expenses									
6935.000 - Service Coordinator Salary	1,234	1,444	210	14.53	8,340	8,664	324	3.74	17,784
6935.001 - Service Coordinator Salaries - Non-prod (Vacation)	0	0	0	0.00	21	0	(21)	0.00	0
6935.003 - Service Coordinator Salaries - Overtime, Double-Time	0	0	0	0.00	114	0	(114)	0.00	0
6936.000 - Service Coordinator Expenses - Office Supplies	0	0	0	0.00	0	150	150	100.00	300
Total Service Coordinator Expenses	1,234	1,444	210	14.53	8,475	8,814	339	3.84	18,084
Taxes and Insurance									
6711.000 - Payroll Taxes (FICA)	939	692	(247)	(35.69)	4,445	4,152	(293)	(7.04)	8,304
6720.000 - Property & Liability Insurance (Hazard)	1,094	1,020	(74)	(7.28)	6,335	6,120	(215)	(3.51)	12,240
6722.000 - Workman's Compensation	266	266	0	0.00	1,705	1,596	(109)	(6.81)	3,192
6723.000 - Health Insurance	985	1,188	203	17.08	6,244	7,128	884	12.40	14,256

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended December 31, 2018

	CURRENT MONTH December 31, 2018				YEAR TO DATE December 31, 2018				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
6723.001 - Retirement	414	160	(254)	(158.75)	1,193	960	(233)	(24.27)	1,920
6723.002 - Unemployment Insurance	40	33	(7)	(21.21)	15	198	183	92.42	396
Total Taxes and Insurance	3,738	3,359	(379)	(11.29)	19,937	20,154	217	1.07	40,308
Total Operating Expense	53,959	28,751	(25,208)	(87.67)	231,349	176,096	(55,253)	(31.37)	394,434
Total Net Operating Income/(Loss)	(18,045)	5,373	(23,418)	(435.84)	(18,115)	28,648	(46,763)	(163.23)	15,054
Total Project Expenses	53,959	28,751	25,208	87.67	231,349	176,096	55,253	31.37	394,434
Total Project Net Income (before Reserves & CapEx)	(18,045)	5,373	(23,418)	(435.84)	(18,115)	28,648	(46,763)	(163.23)	15,054
Net Income (Loss) (on Operations)	(18,045)	5,373	(23,418)	(435.84)	(18,115)	28,648	(46,763)	(163.23)	15,054
Other Non-Cash Expenses & Revenue									
Depreciation Expense	985	0	985	0.00	6,241	0	6,241	0.00	0
GAAP Net Income/(Loss)	(19,030)	5,373	(24,403)	(454.17)	(24,356)	28,648	(53,004)	(185.01)	15,054
Cash Flow	(5,015)	5,373	(10,388)	(193.34)	(16,585)	28,648	(45,233)	(157.89)	15,054
Increase (decrease) in Ops Cash per Bal Sheet	(5,015)	0	(5,015)	0.00	(16,585)	0	(16,585)	0.00	0

**Lomita Manor
Balance Sheet
December 31, 2018**

	December 31, 2018	November 30, 2018	Period Difference
Assets			
Current Assets			
Cash			
1120.000 - Cash - Operating	194,908.90	199,924.30	(5,015.40)
Total Cash	194,908.90	199,924.30	(5,015.40)
Other Restricted Cash			
1191.000 - Cash - Security Deposits	25,255.77	25,250.57	5.20
Total Other Restricted Cash	25,255.77	25,250.57	5.20
Accounts Receivable Tenants & Other			
1130.000 - Accounts Receivable - Tenant Rent	1,445.00	951.00	494.00
Total Accounts Receivable Tenants & Other	1,445.00	951.00	494.00
Prepaid Expenses and Deposits			
1200.001 - Prepaid Expense - Property Insurance	9,848.70	10,943.00	(1,094.30)
Total Prepaid Expenses and Deposits	9,848.70	10,943.00	(1,094.30)
Reserves & Impounds - Restricted Cash			
1330.000 - Cash - Operating Reserve	147,457.26	147,457.26	0.00
Total Reserves & Impounds - Restricted Cash	147,457.26	147,457.26	0.00
Total Current Assets	378,915.63	384,526.13	(5,610.50)
Net Fixed Assets			
Fixed Assets			
1410.001 - Land Improvements	83,660.00	83,660.00	0.00
1420.001 - Building Improvements	75,451.26	75,451.26	0.00
1440.000 - Building Equipment	25,391.00	25,391.00	0.00
1465.000 - Office Furniture & Equipment	15,480.47	15,480.47	0.00
1470.000 - Maintenance Equipment	1,957.64	1,957.64	0.00
Total Fixed Assets	201,940.37	201,940.37	0.00
Accumulated Depreciation			
1495.000 - Accum. Depr. - Land Improvements	12,084.28	11,619.50	464.78
1495.002 - Accum. Depr. - Building Improvements	45,695.81	45,407.30	288.51
1495.003 - Accum. Depr. - Building Equipment	6,113.25	5,980.30	132.95
1495.004 - Accum. Depr. - Office Furniture & Equipment	6,138.55	6,040.21	98.34
1495.005 - Accum. Depr. - Maintenance Equipment	1,957.64	1,957.64	0.00
Total Accumulated Depreciation	71,989.53	71,004.95	984.58
Net Fixed Assets	129,950.84	130,935.42	(984.58)
Total Assets	508,866.47	515,461.55	(6,595.08)

Liabilities & Equity

Liabilities

Current Liabilities

2109.000 - Accounts Payable - Accrued Expenses	2,000.00	2,227.10	(227.10)
2110.000 - Accounts Payable - Operations	17,772.09	5,433.58	12,338.51
2114.000 - Accounts Payable - Beacon Communities	19,991.67	16,019.98	3,971.69
2120.000 - Accrued Vacation Payable	4,144.40	7,568.18	(3,423.78)

**Lomita Manor
Balance Sheet
December 31, 2018**

	December 31, 2018	November 30, 2018	Period Difference
Total Current Liabilities	43,908.16	31,248.84	12,659.32
Other Current Liabilities			
2210.000 - Prepaid Revenue	1,212.00	1,442.00	(230.00)
Total Other Current Liabilities	1,212.00	1,442.00	(230.00)
Other Liabilities			
2191.000 - Security Deposits Payable	21,245.00	21,245.00	0.00
2191.001 - Security Deposit Interest Payable	1,103.37	1,098.17	5.20
Total Other Liabilities	22,348.37	22,343.17	5.20
Total Liabilities	67,468.53	55,034.01	12,434.52
Equity			
3131.000 - Unrestricted Net Assets	147,457.26	147,457.26	0.00
3140.000 - Retained Earnings - Profit or Loss	318,296.64	318,296.64	0.00
Current Net Income	(24,355.96)	(5,326.36)	(19,029.60)
Total Equity	441,397.94	460,427.54	(19,029.60)
Total Liabilities & Equity	508,866.47	515,461.55	(6,595.08)

**Lomita Manor
CONTRACT BILLING
December 31, 2018**

DESCRIPTION	Amount
Employees' Wages/Salaries for the month	13,511.19
Work Comp, Unemployment Ins, Pension & Health Benefits	1,713.00
Other-AP transactions-	339.98
Bookkeeping Fees (77 units* \$7.50)	577.50
Rental Housing Mgmt fees (\$50*77 units)	3,850.00
TOTAL DUE TO Beacon For the Month	<u>19,991.67</u>
Recap:	
Balance as of 6/30/2018	15,980.03
July Charges	16,054.20
July Repayment to Beacon	(15,980.03)
Ending Balance @ 07/31/18	<u>16,054.20</u>
August Charges	20,342.14
August Repayment to Beacon	(16,054.20)
Ending Balance @ 08/31/18	<u>20,342.14</u>
September Charges	16,512.14
September Repayment to Beacon	(20,342.14)
Ending Balance @ 09/30/18	<u>16,512.14</u>
October Charges	16,933.59
October Repayment to Beacon	(16,512.14)
Ending Balance @ 10/31/18	<u>16,933.59</u>
November Charges	16,019.98
November Repayment to Beacon	(16,933.59)
Ending Balance @ 11/30/18	<u>16,019.98</u>
December Charges	19,991.67
December Repayment to Beacon	(16,019.98)
Ending Balance @ 12/31/18	<u>19,991.67</u>

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (12/01/2018 to 12/31/2018)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Location	JNL	Debit	Credit	Balance
1120.000 - Cash - Operating (Balance Forward As of 12/01/2018)								199,924.30
12/03/2018	12/03/2018	40020181203	06/2019-400 Deposited 12/03/2018 Settlement:5055296589	LOM	OARB	989.00		200,913.30
12/03/2018	12/03/2018	40120181203	06/2019-401 Deposited 12/03/2018 Settlement:5081516649	LOM	OARB	1,109.00		202,022.30
12/03/2018	12/03/2018	40220181203	06/2019-402 Deposited 12/03/2018 Settlement:5082184085	LOM	OARB	10,907.00		212,929.30
12/04/2018	12/04/2018	40320181204	06/2019-403 Deposited 12/04/2018 Settlement:5091867853	LOM	OARB	662.00		213,591.30
12/04/2018	12/04/2018	40420181204	06/2019-404 Deposited 12/04/2018 Settlement:5092088421	LOM	OARB	7,222.00		220,813.30
12/05/2018	12/05/2018	40520181205	06/2019-405 Deposited 12/05/2018 Settlement:5100705677	LOM	OARB	466.00		221,279.30
12/05/2018	12/05/2018	99820181205	Unable To Locate Account (R03)	LOM	OARB		216.00	221,063.30
12/05/2018	12/05/2018		LOM 12.18 Subsidy Payment	LOM	GJ	12,222.00		233,285.30
12/06/2018	12/06/2018	23246	AP Pymt - ATT Uverse - PO Box 5014	LOM	DB		94.12	233,191.18
12/06/2018	12/06/2018	23247	AP Pymt - Bobs Lawn Service	LOM	DB		300.00	232,891.18
12/06/2018	12/06/2018	23248	AP Pymt - CalMet Services Inc	LOM	DB		964.93	231,926.25
12/06/2018	12/06/2018	23249	AP Pymt - City Lomita Water Dept	LOM	DB		3,500.99	228,425.26
12/06/2018	12/06/2018	23250	AP Pymt - Office Depot - Phoenix Box 29248	LOM	DB		326.96	228,098.30
12/06/2018	12/06/2018	23251	AP Pymt - Round The Clock Pest Control Inc	LOM	DB		140.00	227,958.30
12/06/2018	12/06/2018	23252	AP Pymt - Saf-Gard	LOM	DB		106.58	227,851.72
12/06/2018	12/06/2018	40620181206	06/2019-406 Deposited 12/06/2018 Settlement:5107363545	LOM	OARB	225.00		228,076.72
12/06/2018	12/06/2018	40720181206	06/2019-407 Deposited 12/06/2018 Settlement:5107486785	LOM	OARB	220.00		228,296.72
12/10/2018	12/10/2018	40820181210	06/2019-408 Deposited 12/10/2018 Settlement:5122608005	LOM	OARB	132.00		228,428.72
12/12/2018	12/12/2018	40920181212	06/2019-409 Deposited 12/12/2018 Settlement:5132725441	LOM	OARB	311.00		228,739.72
12/18/2018	12/18/2018	23253	AP Pymt - AT&T - Box 9011	LOM	DB		50.27	228,689.45
12/18/2018	12/18/2018	23254	AP Pymt - Bobs Lawn Service	LOM	DB		1,050.00	227,639.45
12/18/2018	12/18/2018	23255	AP Pymt - CalMet Services Inc	LOM	DB		964.93	226,674.52
12/18/2018	12/18/2018	23256	AP Pymt - City Lomita	LOM	DB		19,578.00	207,096.52
12/18/2018	12/18/2018	23257	AP Pymt - Cosco Fire Protection Inc	LOM	DB		580.00	206,516.52
12/18/2018	12/18/2018	23258	AP Pymt - Evenflow Mech Inc	LOM	DB		818.00	205,698.52
12/18/2018	12/18/2018	23259	AP Pymt - Ferguson Facilities Supply - Atlanta	LOM	DB		921.87	204,776.65
12/18/2018	12/18/2018	23260	AP Pymt - G & G Garage Door	LOM	DB		617.50	204,159.15
12/18/2018	12/18/2018	23261	AP Pymt - HD Supply Ltd	LOM	DB		1,053.54	203,105.61
12/18/2018	12/18/2018	23262	AP Pymt - Home Depot Credit Services - Phoenix	LOM	DB		966.69	202,138.92
12/18/2018	12/18/2018	23263	AP Pymt - J McKeever Plumbing Inc	LOM	DB		4,339.35	197,799.57
12/18/2018	12/18/2018	23264	AP Pymt - LMO, Like My Own Inc	LOM	DB		495.00	197,304.57
12/18/2018	12/18/2018	23265	AP Pymt - RealPage Inc	LOM	DB		438.23	196,866.34
12/18/2018	12/18/2018	23266	AP Pymt - So Cal Edison	LOM	DB		1,527.10	195,339.24
12/18/2018	12/18/2018	23267	AP Pymt - SoCal Gas	LOM	DB		442.55	194,896.69
12/18/2018	12/18/2018	23268	AP Pymt - Sweinhart Elect Co Inc	LOM	DB		282.00	194,614.69
12/18/2018	12/18/2018	23269	AP Pymt - Swenson Group - Dallas	LOM	DB		402.30	194,212.39
12/20/2018	12/20/2018	41020181220	06/2019-410 Deposited 12/20/2018 Settlement:5168857449	LOM	OARB	241.00		194,453.39
12/20/2018	12/20/2018	41120181220	06/2019-411 Deposited 12/20/2018 Settlement:5168895981	LOM	OARB	317.00		194,770.39
12/25/2018	12/25/2018	41220181225	06/2019-412 Deposited 12/25/2018 Settlement:5187158773	LOM	OARB	216.00		194,986.39
12/31/2018	12/31/2018		Bank Analysis Fees - 12.18	LOM	GJ		85.39	194,901.00
12/31/2018	12/31/2018		Realpage Fees - 12.2018	LOM	GJ		38.76	194,862.24
12/31/2018	12/31/2018		Bank Interest Earned	LOM	DB	46.66		194,908.90
Totals for 1120.000 - Cash - Operating						35,285.66	40,301.06	194,908.90

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (12/01/2018 to 12/31/2018)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Location	JNL	Debit	Credit	Balance
1130.000 - Accounts Receivable - Tenant Rent (Balance Forward As of 12/01/2018)								951.00
12/01/2018	12/01/2018	20181201	Accounts Receivable - Tenant Rent	LOM	OARA		6,915.00	(5,964.00)
12/01/2018	12/01/2018	20181201	Accounts Receivable - Tenant Rent	LOM	OARA	22,469.00		16,505.00
12/03/2018	12/03/2018	20181203	Accounts Receivable - Tenant Rent	LOM	OARA		5,703.00	10,802.00
12/03/2018	12/03/2018	20181203	Accounts Receivable - Tenant Rent	LOM	OARA		7,497.00	3,305.00
12/04/2018	12/04/2018	20181204	Accounts Receivable - Tenant Rent	LOM	OARA		466.00	2,839.00
12/05/2018	12/05/2018	20181205	Accounts Receivable - Tenant Rent	LOM	OARA	216.00		3,055.00
12/06/2018	12/06/2018	20181206	Accounts Receivable - Tenant Rent	LOM	OARA		417.00	2,638.00
12/10/2018	12/10/2018	20181210	Accounts Receivable - Tenant Rent	LOM	OARA		75.00	2,563.00
12/12/2018	12/12/2018	20181212	Accounts Receivable - Tenant Rent	LOM	OARA		224.00	2,339.00
12/20/2018	12/20/2018	20181220	Accounts Receivable - Tenant Rent	LOM	OARA		216.00	2,123.00
12/20/2018	12/20/2018	20181220	Accounts Receivable - Tenant Rent	LOM	OARA		558.00	1,565.00
12/28/2018	12/28/2018	20181228	Accounts Receivable - Tenant Rent	LOM	OARA		120.00	1,445.00
Totals for 1130.000 - Accounts Receivable - Tenant Rent						22,685.00	22,191.00	1,445.00
1191.000 - Cash - Security Deposits (Balance Forward As of 12/01/2018)								25,250.57
12/31/2018	12/31/2018		Bank Interest Earned	LOM	DB	5.20		25,255.77
Totals for 1191.000 - Cash - Security Deposits						5.20	0.00	25,255.77
1200.001 - Prepaid Expense - Property Insurance (Balance Forward As of 12/01/2018)								10,943.00
12/31/2018	12/31/2018		Earthquake Insurance Expense	LOM	GJ		1,094.30	9,848.70
Totals for 1200.001 - Prepaid Expense - Property Insurance						0.00	1,094.30	9,848.70
1330.000 - Cash - Operating Reserve (Balance Forward As of 12/01/2018)								147,457.26
Totals for 1330.000 - Cash - Operating Reserve						0.00	0.00	147,457.26
1410.001 - Land Improvements (Balance Forward As of 12/01/2018)								83,660.00
Totals for 1410.001 - Land Improvements						0.00	0.00	83,660.00
1420.001 - Building Improvements (Balance Forward As of 12/01/2018)								75,451.26
Totals for 1420.001 - Building Improvements						0.00	0.00	75,451.26
1440.000 - Building Equipment (Balance Forward As of 12/01/2018)								25,391.00
Totals for 1440.000 - Building Equipment						0.00	0.00	25,391.00
1465.000 - Office Furniture & Equipment (Balance Forward As of 12/01/2018)								15,480.47
Totals for 1465.000 - Office Furniture & Equipment						0.00	0.00	15,480.47
1470.000 - Maintenance Equipment (Balance Forward As of 12/01/2018)								1,957.64
Totals for 1470.000 - Maintenance Equipment						0.00	0.00	1,957.64
1495.000 - Accum. Depr. - Land Improvements (Balance Forward As of 12/01/2018)								(11,619.50)
12/01/2018	12/01/2018		Depreciation for asset LOM-Replacem Fire Line/ Pipe, serial number AS-004914-161212	LOM	FA		464.78	(12,084.28)
Totals for 1495.000 - Accum. Depr. - Land Improvements						0.00	464.78	(12,084.28)
1495.002 - Accum. Depr. - Building Improvements (Balance Forward As of 12/01/2018)								(45,407.30)
12/01/2018	12/01/2018		Depreciation for asset LOM-#201A TURNOVER, serial number AS-002771-140729	LOM	FA		26.27	(45,433.57)
12/01/2018	12/01/2018		Depreciation for asset LOM-#207A TURNOVER, serial number AS-002775-140729	LOM	FA		22.94	(45,456.51)
12/01/2018	12/01/2018		Depreciation for asset LOM-#306 TURNOVER, serial number AS-002772-140729	LOM	FA		18.94	(45,475.45)
12/01/2018	12/01/2018		Depreciation for asset LOM-Awning Replace-	LOM	FA		122.50	(45,597.95)

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (12/01/2018 to 12/31/2018)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Location	JNL	Debit	Credit	Balance
12/01/2018	12/01/2018		ment, serial number AS-004963-170410 Depreciation for asset LOM-Renovation Unit 307B, serial number AS-004794-160907 Unit 307B	LOM	FA		40.47	(45,638.42)
12/01/2018	12/01/2018		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	LOM	FA		57.39	(45,695.81)
Totals for 1495.002 - Accum. Depr. - Building Improvements						0.00	288.51	(45,695.81)
1495.003 - Accum. Depr. - Building Equipment (Balance Forward As of 12/01/2018)								
12/01/2018	12/01/2018		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	LOM	FA		132.95	(5,980.30)
Totals for 1495.003 - Accum. Depr. - Building Equipment						0.00	132.95	(6,113.25)
1495.004 - Accum. Depr. - Office Furniture & Equipment (Balance Forward As of 12/01/2018)								
12/01/2018	12/01/2018		Depreciation for asset LOM-Commonity Furniture, LOM serial number AS-004912-161209		FA		98.34	(6,040.21)
Totals for 1495.004 - Accum. Depr. - Office Furniture & Equipment						0.00	98.34	(6,138.55)
1495.005 - Accum. Depr. - Maintenance Equipment (Balance Forward As of 12/01/2018)								
Totals for 1495.005 - Accum. Depr. - Maintenance Equipment						0.00	0.00	(1,957.64)
2109.000 - Accounts Payable - Accrued Expenses (Balance Forward As of 12/01/2018)								
12/01/2018	12/01/2018		Reversed -- LOM - Accrued Electricity Expense	LOM	GJ	1,527.10		(700.00)
12/01/2018	12/01/2018		Reversed -- LOM - Accrued Gas Expense	LOM	GJ	700.00		0.00
12/31/2018	12/31/2018		LOM - Accrued Gas Expense	LOM	GJ		500.00	(500.00)
12/31/2018	12/31/2018		LOM - Accrued Water Expense	LOM	GJ		1,500.00	(2,000.00)
Totals for 2109.000 - Accounts Payable - Accrued Expenses						2,227.10	2,000.00	(2,000.00)
2110.000 - Accounts Payable - Operations (Balance Forward As of 12/01/2018)								
12/01/2018	11/01/2018	1000411531	Bill - Cosco Fire Protection Inc	LOM	APA		75.00	(5,508.58)
12/01/2018	11/07/2018	3651074855	Bill - The Image Group	LOM	APA		143.70	(5,652.28)
12/06/2018	12/06/2018	23246	AP Pymt - ATT Uverse - PO Box 5014	LOM	DB	94.12		(5,558.16)
12/06/2018	12/06/2018	23247	AP Pymt - Bobs Lawn Service	LOM	DB	300.00		(5,258.16)
12/06/2018	12/06/2018	23248	AP Pymt - CalMet Services Inc	LOM	DB	964.93		(4,293.23)
12/06/2018	12/06/2018	23249	AP Pymt - City Lomita Water Dept	LOM	DB	3,500.99		(792.24)
12/06/2018	12/06/2018	23250	AP Pymt - Office Depot - Phoenix Box 29248	LOM	DB	326.96		(465.28)
12/06/2018	12/06/2018	23251	AP Pymt - Round The Clock Pest Control Inc	LOM	DB	140.00		(325.28)
12/06/2018	12/06/2018	23252	AP Pymt - Saf-Gard	LOM	DB	106.58		(218.70)
12/11/2018	11/25/2018	113018	Bill - Bobs Lawn Service	LOM	APA		750.00	(968.70)
12/11/2018	11/30/2018	0229571	Bill - Ferguson Facilities Supply - Atlanta	LOM	APA		743.51	(1,712.21)
12/11/2018	11/28/2018	12247814	Bill - AT&T - Box 9011	LOM	APA		50.27	(1,762.48)
12/11/2018	11/30/2018	23813548	Bill - Swenson Group - Dallas	LOM	APA		402.30	(2,164.78)
12/11/2018	11/30/2018	1000417363	Bill - Cosco Fire Protection Inc	LOM	APA		580.00	(2,744.78)
12/11/2018	11/27/2018	9168210922	Bill - HD Supply Ltd	LOM	APA		514.60	(3,259.38)
12/11/2018	11/29/2018	91682288624	Bill - HD Supply Ltd	LOM	APA		326.32	(3,585.70)
12/11/2018	11/28/2018	618000425009	Bill - Home Depot Credit Services - Phoenix	LOM	APA		162.42	(3,748.12)
12/11/2018	12/03/2018	6180000772129	Bill - Home Depot Credit Services - Phoenix	LOM	APA		26.92	(3,775.04)
12/11/2018	11/25/2018	113018-2	Bill - Bobs Lawn Service	LOM	APA		300.00	(4,075.04)
12/11/2018	11/17/2018	2789/10.18-11.1	Bill - So Cal Edison	LOM	APA		1,527.10	(5,602.14)
12/11/2018	11/27/2018	11074	Bill - Evenflow Mech Inc	LOM	APA		818.00	(6,420.14)
12/11/2018	11/17/2018	11811013424	Bill - RealPage Inc	LOM	APA		438.23	(6,858.37)
12/11/2018	11/28/2018	WA45339602	Bill - Home Depot Credit Services - Phoenix	LOM	APA		648.13	(7,506.50)
12/14/2018	11/08/2018	1369	Bill - G & G Garage Door	LOM	APA		617.50	(8,124.00)
12/14/2018	11/27/2018	19921	Bill - Sweinhart Elect Co Inc	LOM	APA		282.00	(8,406.00)
12/14/2018	11/25/2018	48599	Bill - J McKeeve Plumbing Inc	LOM	APA		889.35	(9,295.35)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Location	JNL	Debit	Credit	Balance
12/14/2018	12/05/2018	48673	Bill - J McKeeve Plumbing Inc	LOM	APA		3,450.00	(12,745.35)
12/14/2018	12/08/2018	57277	Bill - LMO, Like My Own Inc	LOM	APA		495.00	(13,240.35)
12/14/2018	11/14/2018	111418	Bill - City Lomita	LOM	APA		15,736.50	(28,976.85)
12/14/2018	11/19/2018	111918	Bill - City Lomita	LOM	APA		3,841.50	(32,818.35)
12/14/2018	11/30/2018	0013225565	Bill - CalMet Services Inc	LOM	APA		964.93	(33,783.28)
12/14/2018	12/11/2018	9168572480	Bill - HD Supply Ltd	LOM	APA		56.93	(33,840.21)
12/14/2018	12/11/2018	9168572481	Bill - HD Supply Ltd	LOM	APA		155.69	(33,995.90)
12/14/2018	12/11/2018	0618000267256	Bill - Home Depot Credit Services - Phoenix	LOM	APA		129.22	(34,125.12)
		6						
12/14/2018	12/05/2018	0106/10.31-12.0	Bill - SoCal Gas	LOM	APA		358.29	(34,483.41)
		3.18						
12/14/2018	12/05/2018	01803/10.31-12.	Bill - SoCal Gas	LOM	APA		84.26	(34,567.67)
		03.18						
12/14/2018	11/01/2018	WA117690	Bill - Ferguson Facilities Supply - Atlanta	LOM	APA		178.36	(34,746.03)
12/17/2018	12/12/2018	47	Bill - Humangood Affordable Housing: ADVANCE FOR NOV 2018	LOM	APA		16,019.98	(50,766.01)
12/18/2018	12/18/2018	23253	AP Pymt - AT&T - Box 9011	LOM	DB	50.27		(50,715.74)
12/18/2018	12/18/2018	23254	AP Pymt - Bobs Lawn Service	LOM	DB	1,050.00		(49,665.74)
12/18/2018	12/18/2018	23255	AP Pymt - CalMet Services Inc	LOM	DB	964.93		(48,700.81)
12/18/2018	12/18/2018	23256	AP Pymt - City Lomita	LOM	DB	19,578.00		(29,122.81)
12/18/2018	12/18/2018	23257	AP Pymt - Cosco Fire Protection Inc	LOM	DB	580.00		(28,542.81)
12/18/2018	12/18/2018	23258	AP Pymt - Evenflow Mech Inc	LOM	DB	818.00		(27,724.81)
12/18/2018	12/18/2018	23259	AP Pymt - Ferguson Facilities Supply - Atlanta	LOM	DB	921.87		(26,802.94)
12/18/2018	12/18/2018	23260	AP Pymt - G & G Garage Door	LOM	DB	617.50		(26,185.44)
12/18/2018	12/18/2018	23261	AP Pymt - HD Supply Ltd	LOM	DB	1,053.54		(25,131.90)
12/18/2018	12/18/2018	23262	AP Pymt - Home Depot Credit Services - Phoenix	LOM	DB	966.69		(24,165.21)
12/18/2018	12/18/2018	23263	AP Pymt - J McKeeve Plumbing Inc	LOM	DB	4,339.35		(19,825.86)
12/18/2018	12/18/2018	23264	AP Pymt - LMO, Like My Own Inc	LOM	DB	495.00		(19,330.86)
12/18/2018	12/18/2018	23265	AP Pymt - RealPage Inc	LOM	DB	438.23		(18,892.63)
12/18/2018	12/18/2018	23266	AP Pymt - So Cal Edison	LOM	DB	1,527.10		(17,365.53)
12/18/2018	12/18/2018	23267	AP Pymt - SoCal Gas	LOM	DB	442.55		(16,922.98)
12/18/2018	12/18/2018	23268	AP Pymt - Sweinhart Elect Co Inc	LOM	DB	282.00		(16,640.98)
12/18/2018	12/18/2018	23269	AP Pymt - Swenson Group - Dallas	LOM	DB	402.30		(16,238.68)
12/31/2018	12/13/2018	38538	Bill - Round The Clock Pest Control Inc	LOM	APA		140.00	(16,378.68)
12/31/2018	12/19/2018	2340362789/11.	Bill - So Cal Edison	LOM	APA		1,393.41	(17,772.09)
		18-12.						
Totals for 2110.000 - Accounts Payable - Operations						39,960.91	52,299.42	(17,772.09)
2114.000 - Accounts Payable - Beacon Communities (Balance Forward As of 12/01/2018)								(16,019.98)
12/02/2018	12/02/2018		HGAH ATT 14402076 DEC 18	LOM	GJ		60.45	(16,080.43)
12/15/2018	12/15/2018		HGAH 12.15.2018 Payroll	LOM	GJ		8,789.55	(24,869.98)
12/17/2018	12/12/2018	47	Bill - Humangood Affordable Housing: ADVANCE FOR NOV 2018	LOM	APA	16,019.98		(8,850.00)
12/31/2018	12/31/2018		12.2018 Mgmt & Bkcp Fees	LOM	GJ		4,427.50	(13,277.50)
12/31/2018	12/31/2018		HGAH 12.2018 Additional Benefits	LOM	GJ		296.00	(13,573.50)
12/31/2018	12/31/2018		HGAH 12.2018 Benefits	LOM	GJ		1,151.00	(14,724.50)
12/31/2018	12/31/2018		HGAH 12.2018 Computer Lease	LOM	GJ		220.03	(14,944.53)
12/31/2018	12/31/2018		HGAH 12.2018 Workers Comp	LOM	GJ		266.00	(15,210.53)
12/31/2018	12/31/2018		HGAH 12.31.2018 Payroll	LOM	GJ		4,721.64	(19,932.17)
12/31/2018	12/31/2018		HGAH ATT 14293896 NOV 18	LOM	GJ		59.50	(19,991.67)
Totals for 2114.000 - Accounts Payable - Beacon Communities						16,019.98	19,991.67	(19,991.67)
2120.000 - Accrued Vacation Payable (Balance Forward As of 12/01/2018)								(7,568.18)
12/01/2018	12/01/2018		Reversed -- 11.2018 Vacation Accruals	LOM	GJA	7,568.18		0.00
12/31/2018	12/31/2018		12.2018 Vacation Accruals	LOM	GJA		4,144.40	(4,144.40)
Totals for 2120.000 - Accrued Vacation Payable						7,568.18	4,144.40	(4,144.40)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Location	JNL	Debit	Credit	Balance
2191.000 - Security Deposits Payable (Balance Forward As of 12/01/2018)								(21,245.00)
Totals for 2191.000 - Security Deposits Payable						0.00	0.00	(21,245.00)
2191.001 - Security Deposit Interest Payable (Balance Forward As of 12/01/2018)								(1,098.17)
12/31/2018	12/31/2018		Bank Interest Earned: Interest earned	LOM	DB		5.20	(1,103.37)
Totals for 2191.001 - Security Deposit Interest Payable						0.00	5.20	(1,103.37)
2210.000 - Prepaid Revenue (Balance Forward As of 12/01/2018)								(1,442.00)
12/01/2018	12/01/2018	20181201	Prepaid Revenue	LOM	OARA	1,176.00		(266.00)
12/01/2018	12/01/2018	20181201	Prepaid Revenue	LOM	OARA	6,915.00		6,649.00
12/03/2018	12/03/2018	20181203	Prepaid Revenue	LOM	OARA	5,703.00		12,352.00
12/03/2018	12/03/2018	20181203	Prepaid Revenue	LOM	OARA	7,497.00		19,849.00
12/03/2018	12/03/2018	40020181203	06/2019-400 Deposited 12/03/2018 Settlement:5055296589	LOM	OARB		989.00	18,860.00
12/03/2018	12/03/2018	40120181203	06/2019-401 Deposited 12/03/2018 Settlement:5081516649	LOM	OARB		1,109.00	17,751.00
12/03/2018	12/03/2018	40220181203	06/2019-402 Deposited 12/03/2018 Settlement:5082184085	LOM	OARB		10,907.00	6,844.00
12/04/2018	12/04/2018	20181204	Prepaid Revenue	LOM	OARA	466.00		7,310.00
12/04/2018	12/04/2018	40320181204	06/2019-403 Deposited 12/04/2018 Settlement:5091867853	LOM	OARB		662.00	6,648.00
12/04/2018	12/04/2018	40420181204	06/2019-404 Deposited 12/04/2018 Settlement:5092088421	LOM	OARB		7,222.00	(574.00)
12/05/2018	12/05/2018	20181205	Prepaid Revenue	LOM	OARA		216.00	(790.00)
12/05/2018	12/05/2018	40520181205	06/2019-405 Deposited 12/05/2018 Settlement:5100705677	LOM	OARB		466.00	(1,256.00)
12/05/2018	12/05/2018	99820181205	Unable To Locate Account (R03)	LOM	OARB	216.00		(1,040.00)
12/06/2018	12/06/2018	20181206	Prepaid Revenue	LOM	OARA	417.00		(623.00)
12/06/2018	12/06/2018	40620181206	06/2019-406 Deposited 12/06/2018 Settlement:5107363545	LOM	OARB		225.00	(848.00)
12/06/2018	12/06/2018	40720181206	06/2019-407 Deposited 12/06/2018 Settlement:5107486785	LOM	OARB		220.00	(1,068.00)
12/10/2018	12/10/2018	20181210	Prepaid Revenue	LOM	OARA	75.00		(993.00)
12/10/2018	12/10/2018	40820181210	06/2019-408 Deposited 12/10/2018 Settlement:5122608005	LOM	OARB		132.00	(1,125.00)
12/12/2018	12/12/2018	20181212	Prepaid Revenue	LOM	OARA	224.00		(901.00)
12/12/2018	12/12/2018	40920181212	06/2019-409 Deposited 12/12/2018 Settlement:5132725441	LOM	OARB		311.00	(1,212.00)
12/20/2018	12/20/2018	20181220	Prepaid Revenue	LOM	OARA	216.00		(996.00)
12/20/2018	12/20/2018	20181220	Prepaid Revenue	LOM	OARA	558.00		(438.00)
12/20/2018	12/20/2018	41020181220	06/2019-410 Deposited 12/20/2018 Settlement:5168857449	LOM	OARB		241.00	(679.00)
12/20/2018	12/20/2018	41120181220	06/2019-411 Deposited 12/20/2018 Settlement:5168895981	LOM	OARB		317.00	(996.00)
12/25/2018	12/25/2018	41220181225	06/2019-412 Deposited 12/25/2018 Settlement:5187158773	LOM	OARB		216.00	(1,212.00)
Totals for 2210.000 - Prepaid Revenue						23,463.00	23,233.00	(1,212.00)
3131.000 - Unrestricted Net Assets (Balance Forward As of 12/01/2018)								(147,457.26)
Totals for 3131.000 - Unrestricted Net Assets						0.00	0.00	(147,457.26)
3140.000 - Retained Earnings - Profit or Loss (Balance Forward As of 12/01/2018)								(312,970.28)
Totals for 3140.000 - Retained Earnings - Profit or Loss						0.00	0.00	(312,970.28)
5120.000 - Rent Revenue - Gross Potential (Balance Forward As of 12/01/2018)								0.00
12/01/2018	12/01/2018	20181201	Rent Revenue - Gross Potential	LOM	OARA		23,645.00	(23,645.00)

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Totals for 5120.000 - Rent Revenue - Gross Potential						0.00	23,645.00	(23,645.00)
5121.000 - Tenant Assistance Payments (Balance Forward As of 12/01/2018)								0.00
12/05/2018	12/05/2018		LOM 12.18 Subsidy Payment	LOM	GJ		12,222.00	(12,222.00)
Totals for 5121.000 - Tenant Assistance Payments						0.00	12,222.00	(12,222.00)
5410.000 - Interest Revenue - Project Operations (Balance Forward As of 12/01/2018)								0.00
12/31/2018	12/31/2018		Bank Interest Earned: Interest earned	LOM	DB		46.66	(46.66)
Totals for 5410.000 - Interest Revenue - Project Operations						0.00	46.66	(46.66)
6205.000 - IT Support Services (Balance Forward As of 12/01/2018)								0.00
12/31/2018	12/31/2018		HGAH 12.2018 Computer Lease	LOM	GJ	220.03		220.03
Totals for 6205.000 - IT Support Services						220.03	0.00	220.03
6210.001 - Recruitment (Balance Forward As of 12/01/2018)								0.00
12/31/2018	12/31/2018		HGAH 12.2018 Benefits	LOM	GJ	8.00		8.00
Totals for 6210.001 - Recruitment						8.00	0.00	8.00
6250.000 - Other Renting Expenses (Balance Forward As of 12/01/2018)								0.00
12/11/2018	11/17/2018	11811013424	Bill - RealPage Inc: 1.00 42.78 11.18 other renting	LOM	APA	42.78		42.78
Totals for 6250.000 - Other Renting Expenses						42.78	0.00	42.78
6311.001 - Office Equipment Lease Expense (Balance Forward As of 12/01/2018)								0.00
12/11/2018	11/30/2018	23813548	Bill - Swenson Group - Dallas: 1.00 402.30 09.18 LOM	LOM	APA	402.30		402.30
Totals for 6311.001 - Office Equipment Lease Expense						402.30	0.00	402.30
6311.002 - Telephone/Fax/Cell Phone/Elevator (Balance Forward As of 12/01/2018)								0.00
12/02/2018	12/02/2018		HGAH ATT 14402076 DEC 18	LOM	GJ	60.45		60.45
12/11/2018	11/28/2018	12247814	Bill - AT&T - Box 9011: 1.00 50.27	LOM	APA	50.27		110.72
12/11/2018	11/17/2018	11811013424	10.28.18-11.27.18 Phone Service	LOM	APA			
			Bill - RealPage Inc: 1.00 118.56 11.18 phone-	LOM	APA	118.56		229.28
			emergency calls					
12/31/2018	12/31/2018		HGAH ATT 14293896 NOV 18	LOM	GJ	59.50		288.78
Totals for 6311.002 - Telephone/Fax/Cell Phone/Elevator						288.78	0.00	288.78
6311.004 - Dues & Fees (Balance Forward As of 12/01/2018)								0.00
12/11/2018	11/17/2018	11811013424	Bill - RealPage Inc: 1.00 276.89 11.18 dues and	LOM	APA	276.89		276.89
			fees-software fees					
12/31/2018	12/31/2018		Realpage Fees - 12.2018	LOM	GJ	38.76		315.65
Totals for 6311.004 - Dues & Fees						315.65	0.00	315.65
6311.006 - Bank Fees (Balance Forward As of 12/01/2018)								0.00
12/31/2018	12/31/2018		Bank Analysis Fees - 12.18	LOM	GJ	85.39		85.39
Totals for 6311.006 - Bank Fees						85.39	0.00	85.39
6320.000 - Management Fee (Balance Forward As of 12/01/2018)								0.00
12/31/2018	12/31/2018		12.2018 Mgmt & Bkcp Fees	LOM	GJ	3,850.00		3,850.00
Totals for 6320.000 - Management Fee						3,850.00	0.00	3,850.00
6330.000 - Manager Salaries (Balance Forward As of 12/01/2018)								0.00
12/15/2018	12/15/2018		HGAH 12.15.2018 Payroll	LOM	GJ	1,728.89		1,728.89
12/31/2018	12/31/2018		HGAH 12.31.2018 Payroll	LOM	GJ	1,208.04		2,936.93

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Location	JNL	Debit	Credit	Balance
Totals for 6330.000 - Manager Salaries						2,936.93	0.00	2,936.93
6330.001 - Manager Salaries - Non-prod (Vacation) (Balance Forward As of 12/01/2018)								0.00
12/01/2018	12/01/2018		Reversed -- 11.2018 Vacation Accruals	LOM	GJA		1,811.51	(1,811.51)
12/31/2018	12/31/2018		12.2018 Vacation Accruals	LOM	GJA	1,628.89		(182.62)
12/31/2018	12/31/2018		HGAH 12.31.2018 Payroll	LOM	GJ	692.16		509.54
Totals for 6330.001 - Manager Salaries - Non-prod (Vacation)						2,321.05	1,811.51	509.54
6330.003 - Manager Salaries - Overtime, Double-Time (Balance Forward As of 12/01/2018)								0.00
12/15/2018	12/15/2018		HGAH 12.15.2018 Payroll	LOM	GJ	72.03		72.03
12/31/2018	12/31/2018		HGAH 12.31.2018 Payroll	LOM	GJ	2.27		74.30
Totals for 6330.003 - Manager Salaries - Overtime, Double-Time						74.30	0.00	74.30
6340.000 - Legal Expense - Project (Balance Forward As of 12/01/2018)								0.00
12/14/2018	11/14/2018	111418	Bill - City Lomita: 1.00 15736.50 LHA vs Boswell Attorney Fees	LOM	APA	15,736.50		15,736.50
12/14/2018	11/19/2018	111918	Bill - City Lomita: 1.00 3841.50 LHA vs Boswell Attorney Fees	LOM	APA	3,841.50		19,578.00
Totals for 6340.000 - Legal Expense - Project						19,578.00	0.00	19,578.00
6351.000 - Bookkeeping Fees (Balance Forward As of 12/01/2018)								0.00
12/31/2018	12/31/2018		12.2018 Mgmt & Bkpk Fees	LOM	GJ	577.50		577.50
Totals for 6351.000 - Bookkeeping Fees						577.50	0.00	577.50
6370.000 - Bad Debts Expense (Balance Forward As of 12/01/2018)								0.00
12/28/2018	12/28/2018	20181228	Bad Debts Expense	LOM	OARA	120.00		120.00
Totals for 6370.000 - Bad Debts Expense						120.00	0.00	120.00
6390.001 - Business Travel & Entertainment (Balance Forward As of 12/01/2018)								0.00
12/15/2018	12/15/2018		HGAH 12.15.2018 Payroll	LOM	GJ	61.04		61.04
Totals for 6390.001 - Business Travel & Entertainment						61.04	0.00	61.04
6450.000 - Electricity (Balance Forward As of 12/01/2018)								0.00
12/01/2018	12/01/2018		Reversed -- LOM - Accrued Electricity Expense	LOM	GJ		1,527.10	(1,527.10)
12/11/2018	11/17/2018	2789/10.18-11.14.18	Bill - So Cal Edison: 1.00 1527.10	LOM	APA	1,527.10		0.00
12/31/2018	12/19/2018	2340362789/11.18-12.11.14.18-12.14.18	Bill - So Cal Edison: 1.00 1393.41 electric service	LOM	APA	1,393.41		1,393.41
Totals for 6450.000 - Electricity						2,920.51	1,527.10	1,393.41
6451.000 - Water (Balance Forward As of 12/01/2018)								0.00
12/31/2018	12/31/2018		LOM - Accrued Water Expense	LOM	GJ	1,500.00		1,500.00
Totals for 6451.000 - Water						1,500.00	0.00	1,500.00
6452.000 - Gas (Balance Forward As of 12/01/2018)								0.00
12/01/2018	12/01/2018		Reversed -- LOM - Accrued Gas Expense	LOM	GJ		700.00	(700.00)
12/14/2018	12/05/2018	0106/10.31-12.03.18	Bill - SoCal Gas: 1.00 358.29 10.31.18-12.03.18 Gas Service B Blding	LOM	APA	358.29		(341.71)
12/14/2018	12/05/2018	01803/10.31-12.03.18	Bill - SoCal Gas: 1.00 84.26 10.31.18-12.03.18 Gas Service Blding A	LOM	APA	84.26		(257.45)
12/31/2018	12/31/2018		LOM - Accrued Gas Expense	LOM	GJ	500.00		242.55
Totals for 6452.000 - Gas						942.55	700.00	242.55
6510.000 - Maintenance Salaries (Balance Forward As of 12/01/2018)								0.00
12/15/2018	12/15/2018		HGAH 12.15.2018 PTO cash out reclass	LOM	GJ		3,663.34	(3,663.34)

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (12/01/2018 to 12/31/2018)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Location	JNL	Debit	Credit	Balance
12/15/2018	12/15/2018		HGAH 12.15.2018 Payroll	LOM	GJ	5,407.13		1,743.79
12/31/2018	12/31/2018		HGAH 12.31.2018 Payroll	LOM	GJ	1,735.29		3,479.08
Totals for 6510.000 - Maintenance Salaries						7,142.42	3,663.34	3,479.08
6510.001 - Maintenance Salaries - Non-prod (Vacation) (Balance Forward As of 12/01/2018)								0.00
12/01/2018	12/01/2018		Reversed -- 11.2018 Vacation Accruals	LOM	GJA		5,756.67	(5,756.67)
12/15/2018	12/15/2018		HGAH 12.15.2018 PTO cash out reclass	LOM	GJ	3,663.34		(2,093.33)
12/31/2018	12/31/2018		12.2018 Vacation Accruals	LOM	GJA	2,515.51		422.18
12/31/2018	12/31/2018		HGAH 12.31.2018 Payroll	LOM	GJ	174.44		596.62
Totals for 6510.001 - Maintenance Salaries - Non-prod (Vacation)						6,353.29	5,756.67	596.62
6510.003 - Maintenance Salaries - Overtime, Double-Time (Balance Forward As of 12/01/2018)								0.00
12/15/2018	12/15/2018		HGAH 12.15.2018 Payroll	LOM	GJ	126.91		126.91
12/31/2018	12/31/2018		HGAH 12.31.2018 Payroll	LOM	GJ	129.85		256.76
Totals for 6510.003 - Maintenance Salaries - Overtime, Double-Time						256.76	0.00	256.76
6515.000 - Janitorial/Cleaning Supplies (Balance Forward As of 12/01/2018)								0.00
12/11/2018	11/28/2018	618000425009	Bill - Home Depot Credit Services - Phoenix: 1.00 LOM 162.42 rec room book shelve wood	LOM	APA	162.42		162.42
12/11/2018	12/03/2018	6180000772129	Bill - Home Depot Credit Services - Phoenix: 1.00 LOM 26.92 rec room book shelve supplies	LOM	APA	26.92		189.34
12/11/2018	11/28/2018	WA45339602	Bill - Home Depot Credit Services - Phoenix: 1.00 LOM 648.13 Patio Chairs	LOM	APA	648.13		837.47
12/14/2018	12/11/2018	9168572480	Bill - HD Supply Ltd: 1.00 56.93 Supplies-Trash Bags	LOM	APA	56.93		894.40
12/14/2018	11/01/2018	WA117690	Bill - Ferguson Facilities Supply - Atlanta: 1.00 LOM 178.36 Bathroom Supplies	LOM	APA	178.36		1,072.76
Totals for 6515.000 - Janitorial/Cleaning Supplies						1,072.76	0.00	1,072.76
6515.003 - Maintenance Uniforms (Balance Forward As of 12/01/2018)								0.00
12/01/2018	11/07/2018	3651074855	Bill - The Image Group: 1.00 143.70 Maintenance LOM Shirts	LOM	APA	143.70		143.70
Totals for 6515.003 - Maintenance Uniforms						143.70	0.00	143.70
6515.005 - Electrical Supplies (Balance Forward As of 12/01/2018)								0.00
12/11/2018	11/30/2018	0229571	Bill - Ferguson Facilities Supply - Atlanta: 1.00 LOM 743.51 101A-Heater	LOM	APA	743.51		743.51
12/11/2018	11/27/2018	9168210922	Bill - HD Supply Ltd: 1.00 514.60 Stock-Lights and Disposals	LOM	APA	514.60		1,258.11
12/11/2018	11/29/2018	91682288624	Bill - HD Supply Ltd: 1.00 326.32 Exterior Lights	LOM	APA	326.32		1,584.43
12/14/2018	12/11/2018	9168572481	Bill - HD Supply Ltd: 1.00 155.69 Smoking Sec- tion Lighting-Lights	LOM	APA	155.69		1,740.12
12/14/2018	12/11/2018	06180002672566	Bill - Home Depot Credit Services - Phoenix: 1.00 LOM 129.22 Supplies for Smoking Section-Pipes	LOM	APA	129.22		1,869.34
Totals for 6515.005 - Electrical Supplies						1,869.34	0.00	1,869.34
6516.000 - Unit Turnover Expenses (Balance Forward As of 12/01/2018)								0.00
12/14/2018	12/08/2018	57277	Bill - LMO, Like My Own Inc: 1.00 495.00 LOM 104A-Drywall Repair	LOM	APA	495.00		495.00
Totals for 6516.000 - Unit Turnover Expenses						495.00	0.00	495.00
6520.000 - Maintenance Contracts (Balance Forward As of 12/01/2018)								0.00
12/01/2018	11/01/2018	1000411531	Bill - Cosco Fire Protection Inc: 1.00 75.00 Quar- terly Fire Alarm Monitoring	LOM	APA	75.00		75.00
12/11/2018	11/30/2018	1000417363	Bill - Cosco Fire Protection Inc: 1.00 580.00 Quar- terly Fire Sprinkler Inspection	LOM	APA	580.00		655.00

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (12/01/2018 to 12/31/2018)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Location	JNL	Debit	Credit	Balance
12/14/2018	11/27/2018	19921	Bill - Sweinhart Elect Co Inc: 1.00 282.00 10.18	LOM	APA	282.00		937.00
			ER Power System-Monthly Service					
12/14/2018	11/25/2018	48599	Bill - J McKeeve Plumbing Inc: 1.00 889.35 103B	LOM	APA	889.35		1,826.35
			Kitchen Sink Backed Up					
12/14/2018	12/05/2018	48673	Bill - J McKeeve Plumbing Inc: 1.00 3450.00	LOM	APA	3,450.00		5,276.35
			104A Emergency Repair Tub					
Totals for 6520.000 - Maintenance Contracts						5,276.35	0.00	5,276.35
6520.003 - Exterminating Contract (Balance Forward As of 12/01/2018)								0.00
12/31/2018	12/13/2018	38538	Bill - Round The Clock Pest Control Inc: 1.00	LOM	APA	140.00		140.00
			140.00 12.18 Pest Control Service					
Totals for 6520.003 - Exterminating Contract						140.00	0.00	140.00
6520.004 - Grounds Contract (Balance Forward As of 12/01/2018)								0.00
12/11/2018	11/25/2018	113018	Bill - Bobs Lawn Service: 1.00 750.00 10.18 Re-	LOM	APA	750.00		750.00
			seed, level top soil stumps					
12/11/2018	11/25/2018	113018-2	Bill - Bobs Lawn Service: 1.00 300.00 11.18	LOM	APA	300.00		1,050.00
			Landscaping Service					
Totals for 6520.004 - Grounds Contract						1,050.00	0.00	1,050.00
6520.005 - Decorating Contract (Balance Forward As of 12/01/2018)								0.00
12/14/2018	11/08/2018	1369	Bill - G & G Garage Door: 1.00 617.50 50% De-	LOM	APA	617.50		617.50
			posit for Bldging A Trash Door					
Totals for 6520.005 - Decorating Contract						617.50	0.00	617.50
6525.000 - Garbage & Trash Removal (Balance Forward As of 12/01/2018)								0.00
12/14/2018	11/30/2018	0013225565	Bill - CalMet Services Inc: 1.00 964.93 12.18	LOM	APA	964.93		964.93
			Trash Service					
Totals for 6525.000 - Garbage & Trash Removal						964.93	0.00	964.93
6546.000 - HVAC Repairs & Maintenance (Balance Forward As of 12/01/2018)								0.00
12/11/2018	11/27/2018	11074	Bill - Evenflow Mech Inc: 1.00 818.00 Leak Check	LOM	APA	818.00		818.00
			and Repair					
Totals for 6546.000 - HVAC Repairs & Maintenance						818.00	0.00	818.00
6600.000 - Depr. Expense - Land Improvements (Balance Forward As of 12/01/2018)								0.00
12/01/2018	12/01/2018		Depreciation for asset LOM-Replacem Fire Line/	LOM	FA	464.78		464.78
			Pipe, serial number AS-004914-161212					
Totals for 6600.000 - Depr. Expense - Land Improvements						464.78	0.00	464.78
6600.002 - Depr. Expense - Building Improvements (Balance Forward As of 12/01/2018)								0.00
12/01/2018	12/01/2018		Depreciation for asset LOM-#201A TURNOVER, LOM	LOM	FA	26.27		26.27
			serial number AS-002771-140729					
12/01/2018	12/01/2018		Depreciation for asset LOM-#207A TURNOVER, LOM	LOM	FA	22.94		49.21
			serial number AS-002775-140729					
12/01/2018	12/01/2018		Depreciation for asset LOM-#306 TURNOVER, LOM	LOM	FA	18.94		68.15
			serial number AS-002772-140729					
12/01/2018	12/01/2018		Depreciation for asset LOM-Awning Replace-	LOM	FA	122.50		190.65
			ment, serial number AS-004963-170410					
12/01/2018	12/01/2018		Depreciation for asset LOM-Renovation Unit	LOM	FA	40.47		231.12
			307B, serial number AS-004794-160907 Unit					
			307B					
12/01/2018	12/01/2018		Depreciation for asset LOM-Replace Fire Line -	LOM	FA	57.39		288.51
			Utility Room, serial number AS-004915-161212					
Totals for 6600.002 - Depr. Expense - Building Improvements						288.51	0.00	288.51

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (12/01/2018 to 12/31/2018)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Location	JNL	Debit	Credit	Balance
6600.003 - Depr. Expense - Building Equipment (Balance Forward As of 12/01/2018)								0.00
12/01/2018	12/01/2018		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	LOM	FA	132.95		132.95
Totals for 6600.003 - Depr. Expense - Building Equipment						132.95	0.00	132.95
6600.004 - Depr. Expense - Office Furniture & Equipment (Balance Forward As of 12/01/2018)								0.00
12/01/2018	12/01/2018		Depreciation for asset LOM-Commonity Furniture, LOM serial number AS-004912-161209	LOM	FA	98.34		98.34
Totals for 6600.004 - Depr. Expense - Office Furniture & Equipment						98.34	0.00	98.34
6711.000 - Payroll Taxes (FICA) (Balance Forward As of 12/01/2018)								0.00
12/15/2018	12/15/2018		HGAH 12.15.2018 Payroll	LOM	GJ	611.74		611.74
12/31/2018	12/31/2018		HGAH 12.31.2018 Payroll	LOM	GJ	327.28		939.02
Totals for 6711.000 - Payroll Taxes (FICA)						939.02	0.00	939.02
6720.000 - Property & Liability Insurance (Hazard) (Balance Forward As of 12/01/2018)								0.00
12/31/2018	12/31/2018		Earthquake Insurance Expense	LOM	GJ	1,094.30		1,094.30
Totals for 6720.000 - Property & Liability Insurance (Hazard)						1,094.30	0.00	1,094.30
6722.000 - Workman's Compensation (Balance Forward As of 12/01/2018)								0.00
12/31/2018	12/31/2018		HGAH 12.2018 Workers Comp	LOM	GJ	266.00		266.00
Totals for 6722.000 - Workman's Compensation						266.00	0.00	266.00
6723.000 - Health Insurance (Balance Forward As of 12/01/2018)								0.00
12/31/2018	12/31/2018		HGAH 12.2018 Benefits	LOM	GJ	985.00		985.00
Totals for 6723.000 - Health Insurance						985.00	0.00	985.00
6723.001 - Retirement (Balance Forward As of 12/01/2018)								0.00
12/31/2018	12/31/2018		HGAH 12.2018 Additional Benefits	LOM	GJ	276.00		276.00
12/31/2018	12/31/2018		HGAH 12.2018 Benefits	LOM	GJ	138.00		414.00
Totals for 6723.001 - Retirement						414.00	0.00	414.00
6723.002 - Unemployment Insurance (Balance Forward As of 12/01/2018)								0.00
12/31/2018	12/31/2018		HGAH 12.2018 Additional Benefits	LOM	GJ	20.00		20.00
12/31/2018	12/31/2018		HGAH 12.2018 Benefits	LOM	GJ	20.00		40.00
Totals for 6723.002 - Unemployment Insurance						40.00	0.00	40.00
6935.000 - Service Coordinator Salary (Balance Forward As of 12/01/2018)								0.00
12/15/2018	12/15/2018		HGAH 12.15.2018 Payroll	LOM	GJ	781.81		781.81
12/31/2018	12/31/2018		HGAH 12.31.2018 Payroll	LOM	GJ	452.31		1,234.12
Totals for 6935.000 - Service Coordinator Salary						1,234.12	0.00	1,234.12
Grand Total						215,616.91	215,616.91	0.00

Lomita Manor Senior Housing Vendor Aging Report

Based on: GL posting Date As of: 12/31/2018

Vendor ID	Vendor Name	Bill	Bills On Hold	GL Posting Date	Bill Date	Due Date	Days aged	0-30	31-60	61-90	91-120	121-	Total
CFPR92821	Cosco Fire Protection Inc	10004115 31	No	12/01/2018	11/01/2018	12/01/2018	30	75.00	0.00	0.00	0.00	0.00	75.00
Total for CFPR92821								75.00	0.00	0.00	0.00	0.00	75.00
HGAH94588	Humangood Affordable Housing	47	No	12/17/2018	12/12/2018	01/11/2019	14	16,019.98	0.00	0.00	0.00	0.00	16,019.98
Total for HGAH94588								16,019.98	0.00	0.00	0.00	0.00	16,019.98
IMGR43528	The Image Group	36510748 55	No	12/01/2018	11/07/2018	12/07/2018	30	143.70	0.00	0.00	0.00	0.00	143.70
Total for IMGR43528								143.70	0.00	0.00	0.00	0.00	143.70
RCPC91351	Round The Clock Pest Control Inc	38538	No	12/31/2018	12/13/2018	01/12/2019	0	140.00	0.00	0.00	0.00	0.00	140.00
Total for RCPC91351								140.00	0.00	0.00	0.00	0.00	140.00
SCED91772-0001	So Cal Edison	23403627 89/11.18 -12.	No	12/31/2018	12/19/2018	01/18/2019	0	1,393.41	0.00	0.00	0.00	0.00	1,393.41
Total for SCED91772-0001								1,393.41	0.00	0.00	0.00	0.00	1,393.41
Grand Totals								17,772.09	0.00	0.00	0.00	0.00	17,772.09

Report date 01/10/2019

Lomita Manor Senior Housing Check Register

Date	Vendor	Document No	Amount Cleared
Bank: LOM Operating - Wells Fargo Bank		Account No: 4124301342	
12/06/2018	ATUV60197--ATT Uverse - PO Box 5014	23246	94.12 12/31/2018
12/06/2018	BLSE90501--Bobs Lawn Service	23247	300.00 12/31/2018
12/06/2018	CASE90723--CalMet Services Inc	23248	964.93 12/31/2018
12/06/2018	CLWD90717--City Lomita Water Dept	23249	3,500.99 12/31/2018
12/06/2018	OFDE85038--Office Depot - Phoenix Box 29248	23250	326.96 12/31/2018
12/06/2018	RCPC91351--Round The Clock Pest Control Inc	23251	140.00 12/31/2018
12/06/2018	SGSS27407--Saf-Gard	23252	106.58 12/31/2018
12/18/2018	ATT60197-9011--AT&T - Box 9011	23253	50.27 12/31/2018
12/18/2018	BLSE90501--Bobs Lawn Service	23254	1,050.00 In Transit
12/18/2018	CASE90723--CalMet Services Inc	23255	964.93 12/31/2018
12/18/2018	CILO90717--City Lomita	23256	19,578.00 In Transit
12/18/2018	CFPR92821--Cosco Fire Protection Inc	23257	580.00 12/31/2018
12/18/2018	EVME90717--Evenflow Mech Inc	23258	818.00 12/31/2018
12/18/2018	FFSU30384--Ferguson Facilities Supply - Atlanta	23259	921.87 12/31/2018
12/18/2018	GGGD90501--G & G Garage Door	23260	617.50 12/31/2018
12/18/2018	HDSU92150--HD Supply Ltd	23261	1,053.54 12/31/2018
12/18/2018	HDCS85062--Home Depot Credit Services - Phoenix	23262	966.69 12/31/2018
12/18/2018	JMPL90505--J McKeeve Plumbing Inc	23263	4,339.35 In Transit
12/18/2018	LMO92841--LMO, Like My Own Inc	23264	495.00 12/31/2018
12/18/2018	REPA75267--RealPage Inc	23265	438.23 12/31/2018
12/18/2018	SCED91772-0001--So Cal Edison	23266	1,527.10 12/31/2018
12/18/2018	GASC91756--SoCal Gas	23267	442.55 12/31/2018
12/18/2018	SWEL90621--Sweinhart Elect Co Inc	23268	282.00 12/31/2018
12/18/2018	SWGR75266--Swenson Group - Dallas	23269	402.30 12/31/2018
Total for LOM Operating			<u>39,960.91</u>
		Total:	<u>39,960.91</u>
		Grand Total:	<u>39,960.91</u>

Commercial Checking Acct W Interest

Account number: [REDACTED] ■ December 1, 2018 - December 31, 2018 ■ Page 1 of 3



LOMITA MANOR
OPERATING ACCOUNT
6120 STONERIDGE MALL RD STE 300
PLEASANTON CA 94588-3298

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Checking Acct W Interest

Account number	Beginning balance	Total credits	Total debits	Ending balance
[REDACTED]	\$201,042.35	\$35,285.66	-\$15,461.96	\$220,866.05

Interest summary

Annual percentage yield earned this period	0.24%
Interest earned during this period	\$46.66
Year to date interest and bonuses paid	\$430.08

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	12/03	989.00	Lomita Manor Settlement 120318 000005055296589 Humangood Affordable H
	12/04	10,907.00	Lomita Manor Settlement 120418 000005082184085 Humangood Affordable H
	12/05	12,222.00	Hud Treas 310 Misc Pay 120518 xxxxx0103 RMT*VV*09901094109*****Hud Operating Fund CA13
	12/05	7,222.00	Lomita Manor Settlement 120518 000005092088421 Humangood Affordable H
	12/06	1,109.00	Lomita Manor Settlement 120618 000005081516649 Humangood Affordable H
	12/06	466.00	Lomita Manor Settlement 120618 000005100705677 Humangood Affordable H
	12/07	662.00	Lomita Manor Settlement 120718 000005091867853 Humangood Affordable H
	12/07	220.00	Lomita Manor Settlement 120718 000005107486785 Humangood Affordable H
	12/11	225.00	Lomita Manor Settlement 121118 000005107363545 Humangood Affordable H



Electronic deposits/bank credits (continued)

Effective date	Posted date	Amount	Transaction detail
	12/11	132.00	Lomita Manor Settlement 121118 000005122608005 Humangood Affordable H
	12/13	311.00	Lomita Manor Settlement 121318 000005132725441 Humangood Affordable H
	12/24	317.00	Lomita Manor Settlement 122418 000005168895981 Humangood Affordable H
	12/27	241.00	Lomita Manor Settlement 122718 000005168857449 Humangood Affordable H
	12/28	216.00	Lomita Manor Settlement 122818 000005187158773 Humangood Affordable H
	12/31	46.66	Interest Payment
		\$35,285.66	Total electronic deposits/bank credits
		\$35,285.66	Total credits

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	12/07	216.00	< Business to Business ACH Debit - Lomita Manor Return 120718 000005103398657 Humangood Affordable H
	12/11	85.39	Client Analysis Srvc Chrg 181210 Svc Chge 1118 000004124301342
	12/19	38.76	Rpi Transbilling Sigonfile 121918 0Pzdw4 Lomita Manor
		\$340.15	Total electronic debits/bank debits

< **Business to Business ACH:** If this is a business account, this transaction has a return time frame of one business day from post date. This time frame does not apply to consumer accounts.

Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
3244	128.25	12/07	23253	50.27	12/31	23262	966.69	12/28
23246 *	94.12	12/12	23255 *	964.93	12/24	23264 *	495.00	12/28
23247	300.00	12/17	23257 *	580.00	12/27	23265	438.23	12/31
23248	964.93	12/11	23258	818.00	12/28	23266	1,527.10	12/26
23249	3,500.99	12/12	23259	921.87	12/31	23267	442.55	12/28
23250	326.96	12/13	23260	617.50	12/28	23268	282.00	12/24
23251	140.00	12/10	23261	1,053.54	12/27	23269	402.30	12/24
23252	106.58	12/14						
		\$15,121.81				Total checks paid		

* Gap in check sequence.

		\$15,461.96	Total debits	
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Daily ledger balance summary

Date	Balance	Date	Balance	Date	Balance
11/30	201,042.35	12/04	212,938.35	12/06	233,957.35
12/03	202,031.35	12/05	232,382.35	12/07	234,495.10



Daily ledger balance summary (continued)

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
12/10	234,355.10	12/14	229,944.13	12/26	226,746.04
12/11	233,661.78	12/17	229,644.13	12/27	225,353.50
12/12	230,066.67	12/19	229,605.37	12/28	222,229.76
12/13	230,050.71	12/24	228,273.14	12/31	220,866.05
Average daily ledger balance		\$226,076.20			

Lomita Manor Senior Housing Reconciliation Report

As Of 12/31/2018
Account: Cash - Operating

Statement Ending Balance	220,866.05
Deposits in Transit	0.00
Outstanding Checks and Charges	(25,957.15)
Adjusted Bank Balance	194,908.90
Book Balance	194,908.90
Adjustments*	0.00
Adjusted Book Balance	194,908.90

Total Checks and Charges Cleared	15,461.96	Total Deposits Cleared	35,285.66
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Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
General Ledger Entry	06/2019-400 Deposited 12/03/2018 Settlement:5055296589	12/03/2018	40020181203	989.00	
General Ledger Entry	06/2019-401 Deposited 12/03/2018 Settlement:5081516649	12/03/2018	40120181203	1,109.00	
General Ledger Entry	06/2019-402 Deposited 12/03/2018 Settlement:5082184085	12/03/2018	40220181203	10,907.00	
General Ledger Entry	06/2019-403 Deposited 12/04/2018 Settlement:5091867853	12/04/2018	40320181204	662.00	
General Ledger Entry	06/2019-404 Deposited 12/04/2018 Settlement:5092088421	12/04/2018	40420181204	7,222.00	
General Ledger Entry	06/2019-405 Deposited 12/05/2018 Settlement:5100705677	12/05/2018	40520181205	466.00	
General Ledger Entry	LOM 12.18 Subsidy Payment	12/05/2018		12,222.00	
General Ledger Entry	06/2019-406 Deposited 12/06/2018 Settlement:5107363545	12/06/2018	40620181206	225.00	
General Ledger Entry	06/2019-407 Deposited 12/06/2018 Settlement:5107486785	12/06/2018	40720181206	220.00	
General Ledger Entry	06/2019-408 Deposited 12/10/2018 Settlement:5122608005	12/10/2018	40820181210	132.00	
General Ledger Entry	06/2019-409 Deposited 12/12/2018 Settlement:5132725441	12/12/2018	40920181212	311.00	
General Ledger Entry	06/2019-410 Deposited 12/20/2018 Settlement:5168857449	12/20/2018	41020181220	241.00	
General Ledger Entry	06/2019-411 Deposited 12/20/2018 Settlement:5168895981	12/20/2018	41120181220	317.00	
General Ledger Entry	06/2019-412 Deposited 12/25/2018 Settlement:5187158773	12/25/2018	41220181225	216.00	
		12/31/2018		46.66	
Total Deposits				35,285.66	0.00

Checks and Charges

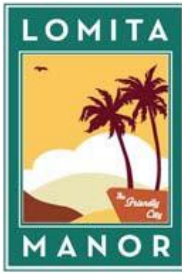
Name	Memo	Date	Check No	Cleared	Outstanding
J McKeeve Plumbing Inc		08/19/2014	22021		304.00
CROW, ROBERT	Unit - LOM002-304B	02/24/2015	22196		19.00
To the Estate of GRANT, MARGARET	Unit - LOM002-201B	04/29/2015	22228		150.00

Lomita Manor Senior Housing Reconciliation Report

As Of 12/31/2018

Account: Cash - Operating

IORILLO, YUCEL	Unit - LOM002-109B	05/13/2015	22253		92.00
Smiths Lock Safe		08/16/2017	22888		90.00
The Chute Doctor		11/29/2017	22957		334.80
AT&T - Box 9011		11/27/2018	23244	128.25	
General Ledger Entry	Unable To Locate Account (R03)	12/05/2018	99820181205	216.00	
ATT Uverse - PO Box 5014		12/06/2018	23246	94.12	
Bobs Lawn Service		12/06/2018	23247	300.00	
CalMet Services Inc		12/06/2018	23248	964.93	
City Lomita Water Dept		12/06/2018	23249	3,500.99	
Office Depot - Phoenix Box 29248		12/06/2018	23250	326.96	
Round The Clock Pest Control Inc		12/06/2018	23251	140.00	
Saf-Gard		12/06/2018	23252	106.58	
AT&T - Box 9011		12/18/2018	23253	50.27	
Bobs Lawn Service		12/18/2018	23254		1,050.00
CalMet Services Inc		12/18/2018	23255	964.93	
City Lomita		12/18/2018	23256		19,578.00
Cosco Fire Protection Inc		12/18/2018	23257	580.00	
Evenflow Mech Inc		12/18/2018	23258	818.00	
Ferguson Facilities Supply - Atlanta		12/18/2018	23259	921.87	
G & G Garage Door		12/18/2018	23260	617.50	
HD Supply Ltd		12/18/2018	23261	1,053.54	
Home Depot Credit Services - Phoenix		12/18/2018	23262	966.69	
J McKeeve Plumbing Inc		12/18/2018	23263		4,339.35
LMO, Like My Own Inc		12/18/2018	23264	495.00	
RealPage Inc		12/18/2018	23265	438.23	
So Cal Edison		12/18/2018	23266	1,527.10	
SoCal Gas		12/18/2018	23267	442.55	
Sweinhart Elect Co Inc		12/18/2018	23268	282.00	
Swenson Group - Dallas		12/18/2018	23269	402.30	
General Ledger Entry	Bank Analysis Fees - 12.18	12/31/2018		85.39	
General Ledger Entry	Realpage Fees - 12.2018	12/31/2018		38.76	
Total Checks and Charges				15,461.96	25,957.15



Housing Authority of the City of Lomita

Lomita Manor

December 2018 + January 2019

Item 4c

VACANCIES

- No vacancies

ACTIVITIES

- Mondays:
 - 10:00-11:00am 'Friends Along the Way' Social Group
 - 12:00-3:00pm Bingo
- Wednesdays:
 - 11:00am Exercise class
 - 12:00pm Coloring class
- Fridays:
 - 11:00am Walking Group
 - 12:00pm Art Class
- Monthly celebration of residents' birthdays with cake
- December 10, 2018 10am: Last 'Friends Along the Way' event of the year. Each resident received an award button.
- Upcoming:
 - January 25, 2019 10am: Quarterly Lunch+Learn, topic: Life Change Transitions

MAINTENANCE / PROJECTS

- Annual Inspections in progress
- REAC Prep Walk through- SOW/Repairs



CITY OF LOMITA HOUSING AUTHORITY REPORT

Item No. SCH 5

TO: Board of Commissioners
FROM: Ryan Smoot, Executive Director
PREPARED BY: Daniella Knighton, Administrative Analyst
MEETING DATE: February 5, 2019
SUBJECT: Discussion Regarding Contract Janitorial Services

RECOMMENDATION

Provide staff further direction.

BACKGROUND

At the request of the Board, staff placed this matter on the agenda at a previous Housing Authority meeting for discussion and to provide background information regarding a request to hire a janitorial service to clean the common areas at Lomita Manor. The Board continued this item to a future meeting to provide time to look at the property in person, and requested staff return with other options.

Prior to 2014, the Housing Authority Board previously budgeted for a contracted janitorial service company to clean communal areas, at a rate of approximately \$500 for 12 hours per week. This resulted in an annual cost of approximately \$24,000.

In 2014, the Board approved a budget that no longer included funds for the janitorial services contract due to budget constraints. Since that time, the full-time on-site maintenance manager has taken on the responsibility to perform janitorial servicing of the common areas. Staff continues to ensure that the same standard of cleanliness is upheld. The cleanliness of common areas was not found to be an issue by HUD representatives during recent inspections.

As summarized in the fiscal impact section of this report, a recent eviction process has resulted in a reduction of the Housing Authority's reserve fund by \$40,000. It is not recommended to fund on-going expenses through the use of reserve funds.

Possible Alternative

An alternative cost-effective option would be to hire a janitorial company to assist with cleaning on an as-needed basis rather than on a weekly-basis, such as when there is a unit vacancy requiring more of the maintenance staff's time than average weeks. The cost

per cleaning would be approximately \$625 for 16 hours per week. If this option is approved, staff would ensure that any funds expended would be from existing budgeted funds and not from reserves.

OPTIONS:

1. Receive and file report regarding status of janitorial service request at Lomita Manor.
2. Provide staff with alternative direction.

FISCAL IMPACT

The Annual Housing Authority subsidies from HUD remain stagnant while costs to provide services continue to rise. In addition, the Housing Authority is dealing with an unanticipated cost this year from a lengthy eviction process that is expected to reduce the Housing Authority's reserves by \$40,000. These reserves are an emergency fund for unforeseen operating and planned/unforeseen capital expenses.

Reviewed by:



Gary Y. Sugano
Assistant City Manager

Approved by:



Ryan Smoot
Executive Director

Prepared by:



Daniella Knighton
Administrative Analyst



CITY OF LOMITA HOUSING AUTHORITY REPORT

Item No. SCH 6

TO: Board of Commissioners
FROM: Ryan Smoot, Executive Director
PREPARED BY: Kathleen Hill, Deputy City Clerk
MEETING DATE: February 5, 2019
SUBJECT: Discussion and Direction Considering a Resolution Amending the Meeting Time of the Housing Authority to 5:45 P.M.

RECOMMENDATION

That the Housing Authority direct staff to draft a resolution approving the time change to 5:45 p.m. to become effective corresponding with the adoption of an ordinance amending the time for the City Council meetings.

BACKGROUND

At the last City Council meeting, staff was directed to prepare an ordinance amending the start time for City Council Meetings from 6:30 p.m. to 6:00 p.m. This change would necessitate an amendment to the start time of the Lomita Housing Authority meetings, and as such, a resolution would be prepared for the March Housing Authority meeting should the Authority approve this change. The Authority would amend the start time of its meetings to 5:45 p.m., which take effect for the April 2, 2019, Housing Authority meeting.

OPTIONS:

1. Direct staff to draft resolution.
2. Provide staff with alternative direction.

FISCAL IMPACT

None.

Reviewed by:



Gary Y. Sugano
Assistant City Manager

Approved by:



Ryan Smoot
Executive Director

Prepared by:



Kathleen Hill
Deputy City Clerk