

Henry Sanchez, Jr., Chairman
James Gazeley, Vice-Chairman
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

Next Resolution No. HA 2019-02

AGENDA
REGULAR MEETING
OF THE LOMITA HOUSING AUTHORITY
TUESDAY, APRIL 2, 2019
5:45 P.M.

*Members of the Public are asked to turn off all **CELLULAR** and any **OTHER COMMUNICATION DEVICES** 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 Adjourned Regular Housing Authority Minutes of March 19, 2019

RECOMMENDED ACTION: That the minutes be approved.

- b) Lomita Manor February Financial Documents

RECOMMENDED ACTION: That the Monthly Financial documents be received and filed.

- c) Lomita Manor March 2019 Monthly Activity Report

RECOMMENDED ACTION: That the Monthly Activity Report be received and filed.

SCHEDULED ITEMS

5. BID SOLICITATION FOR CONSTRUCTION IMPROVEMENTS AT LOMITA MANOR

Presented by Daniella Knighton, Administrative Analyst

RECOMMENDED ACTION: It is recommended that the Board of Commissioners authorize the Executive Director to solicit bids for construction improvements at Lomita Manor.

6. ADJOURNMENT

The next regular meeting of the Lomita Housing Authority will be held on Tuesday, May 7, 2019, at 5:45 p.m.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 72 hours prior to the meeting at the following locations: Lomita City Hall lobby and outside bulletin board, Lomita Parks and Recreation, and uploaded to the City of Lomita website http://www.lomita.com/cityhall/city_agendas/.

Date Posted: March 29, 2019



Kathleen Hill, CMC, City Clerk

**MINUTES OF THE
LOMITA HOUSING AUTHORITY
ADJOURNED REGULAR MEETING
TUESDAY, MARCH 19, 2019**

1. OPENING CEREMONIES

a. Call Meeting to Order

The meeting was called to order by Vice-Chair Gazeley at 6:19 p.m., March 19, 2019, in the Council Chambers, at Lomita City Hall, 24300 Narbonne Avenue, Lomita, CA.

b. Flag Salute

Vice-Chair Gazeley led the salute to the flag.

c. Roll Call

Present: Commissioners Savidan, Segawa, Waronek, and Vice-Chair Gazeley

Absent: Commissioners Breitman, Larson, and Chair Sanchez

Staff Present: General Counsel Hogin, Assistant City Manager Sugano, and Deputy Secretary Hill.

2. ORAL COMMUNICATIONS

No oral communications from the public received.

Commissioners Breitman and Larson arrived to the meeting at 6:21 p.m. Executive Director Smoot arrived at the meeting at 6:23 p.m.

3. COMMISSIONER COMMENTS

Commissioner Larson mentioned that Lomita Manor has new patio chairs and tables for the residents to enjoy. The residents were visited by Diana Johnson from St. Margaret Mary Church. She gave instruction on making caps for cancer patients.

Commissioner Breitman stated that the entrance to the lobby in building A has a beautiful new wall enhancement with paint and paneling. There is also the addition of a larger recycling bin near the mailboxes. Commissioner Breitman requested an updated picture of the City Council. She stated that residents had a good time celebrating Mardi Gras with great food and music.

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 Savidan made a motion, seconded by Commissioner Waronek that the Consent Calendar Items 4 a-d be approved.

- a) Approval of the Housing Authority Minutes of February 5, 2019

RECOMMENDED ACTION: That the Minutes be approved.

- b) Lomita Manor January Financial Documents

RECOMMENDED ACTION: That the Monthly Financial documents be approved.

- c) Lomita Manor February 2019 Monthly Activity Report

RECOMMENDED ACTION: That the Monthly Activity Report be received and filed.

- d) **RESO HA 2019-01 A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF LOMITA, CALIFORNIA AMENDING THE START TIME OF ITS REGULAR MEETINGS FROM 6:15 P.M. to 5:45 P.M.**

RECOMMENDED ACTION: That the Resolution be approved.

MOTION CARRIED by the following vote:

AYES: Commissioners: Breitman, Larson, Segawa, Savidan, Waronek and
Vice-Chair Gazeley

NOES: None

ABSENT: Chair Sanchez

5. ADJOURNMENT

There being no further business to discuss, Vice-Chair Gazeley adjourned the meeting at 6:24 p.m.

Respectfully Submitted,

Kathleen Hill, CMC
Deputy 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

April 2, 2019

Housing Authority of the City of Lomita
Board of Commissioners

Re: Lomita Manor Monthly Financial Documents – February 2019 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
February 28, 2019

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

Operating Cash - Beginning of Month			363,941
Amounts Received:			
	Rent - Current	23,330	
	HUD Operating Subsidy	9,469	
	Capital Draw Down	-	
	Interest earned on Operating Account	73	
Total Receipts			32,872
Disbursements:			
	A/P Checks Disbursement (Incl Contract Billing)	(25,306)	
	Misc Other/Bank fees	(127)	
Total Disbursements			(25,432)
Operating Cash - End of Month			371,380

TOTAL CASH, END OF MONTH **371,380**

ACCOUNT TYPE	BANK NAME	BEGINNING BALANCE	DEPOSITS / INTEREST	CHECKS/DEBITS WITHDRAWAL	ENDING BALANCE
Operating	Wells Fargo	363,941	32,872	(25,432)	371,380
		363,941	32,872	(25,432)	371,380
Security Deposit	Wells Fargo	25,261	5	-	25,266
		25,261	5	-	25,266
TOTAL CASH		389,202	32,877	(25,432)	396,646

Prepared by: Audrey Fong
Title: Accountant
Date: 3/13/19

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended February 28, 2019

	CURRENT MONTH February 28, 2019				YEAR TO DATE February 28, 2019				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
Revenue									
Rental Revenue									
5120.000 - Rent Revenue - Gross Potential	22,812	22,418	394	1.75	188,806	179,344	9,462	5.27	269,016
5121.000 - Tenant Assistance Payments	9,469	11,496	(2,027)	(17.63)	85,442	91,968	(6,526)	(7.09)	137,952
5220.000 - Vacancies	0	(120)	120	100.00	0	(960)	960	100.00	(1,440)
Net Rental Income	32,281	33,794	(1,513)	(4.47)	274,248	270,352	3,896	1.44	405,528
Financial Revenue									
5410.000 - Interest Revenue - Project Operations	73	0	73	0.00	433	0	433	0.00	0
Total Financial Revenue	73	0	73	0.00	433	0	433	0.00	0
Miscellaneous Revenue									
5910.000 - Laundry Revenue	0	330	(330)	(100.00)	0	2,640	(2,640)	(100.00)	3,960
5970.002 - Grant	0	0	0	0.00	4,150	0	4,150	0.00	0
5990.000 - Miscellaneous Revenue-Community	0	0	0	0.00	158,251	0	158,251	0.00	0
Total Miscellaneous Revenue	0	330	(330)	(100.00)	162,401	2,640	159,761	6,051.55	3,960
Total Revenue	32,354	34,124	(1,770)	(5.18)	437,082	272,992	164,090	60.10	409,488
Operating Expense									
Administrative Expenses									
6203.000 - Training/Meeting/Conferences	0	25	25	100.00	0	200	200	100.00	300
6204.000 - Management Consultants	0	0	0	0.00	20	0	(20)	0.00	40,000
6205.000 - IT Support Services	444	220	(224)	(101.60)	2,215	1,760	(455)	(25.85)	2,640
6205.001 - IT Equipment	0	220	220	100.00	0	1,760	1,760	100.00	2,640
6210.000 - Advertising and Marketing	0	25	25	100.00	0	200	200	100.00	300
6210.001 - Recruitment	0	0	0	0.00	52	0	(52)	0.00	0
6250.000 - Other Renting Expenses	0	340	340	100.00	256	2,720	2,464	90.56	4,080
6310.003 - Office Salaries - Overtime, Double-Time	24	0	(24)	0.00	29	0	(29)	0.00	0
6311.000 - Office Supplies	516	75	(441)	(587.52)	2,585	600	(1,985)	(330.90)	900
6311.001 - Office Equipment Lease Expense	0	525	525	100.00	2,012	4,200	2,188	52.10	6,300
6311.002 - Telephone/Fax/Cell Phone/Elevator	236	520	284	54.61	3,599	4,160	561	13.46	6,240
6311.003 - Postage/FedEx/UPS	0	0	0	0.00	128	75	(53)	(70.18)	100
6311.004 - Dues & Fees	(1,159)	100	1,259	1,258.69	2,423	800	(1,623)	(202.82)	1,200
6311.005 - Tax Return Fees	0	130	130	100.00	0	130	130	100.00	130
6311.006 - Bank Fees	85	107	22	20.16	836	856	20	2.24	1,284
6311.008 - Payroll Fees	0	10	10	100.00	0	80	80	100.00	120
6311.009 - Miscellaneous Supplies	0	0	0	0.00	4,194	0	(4,194)	0.00	0
6311.011 - Resident Activities	789	330	(459)	(138.90)	2,360	2,640	280	10.59	3,960
6320.000 - Management Fee	3,850	3,850	0	0.00	30,800	30,800	0	0.00	46,200
6330.000 - Manager Salaries	2,838	3,938	1,100	27.93	26,592	30,976	4,384	14.15	46,728
6330.001 - Manager Salaries - Non-prod (Vacation)	378	274	(104)	(38.11)	3,485	2,192	(1,293)	(58.98)	3,288
6330.003 - Manager Salaries - Overtime, Double-Time	57	0	(57)	0.00	627	0	(627)	0.00	0
6340.000 - Legal Expense - Project	0	0	0	0.00	41,013	0	(41,013)	0.00	0
6350.000 - Audit/Tax Return Expense	0	63	63	100.00	0	504	504	100.00	756
6351.000 - Bookkeeping Fees	577	578	1	0.08	4,620	4,624	4	0.08	6,936
6370.000 - Bad Debts Expense	398	0	(398)	0.00	992	0	(992)	0.00	0

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended February 28, 2019

	CURRENT MONTH February 28, 2019				YEAR TO DATE February 28, 2019				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
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	90	0	(90)	0.00	0
Total Administrative Expenses	9,033	11,330	2,297	20.27	128,845	89,277	(39,568)	(44.32)	174,102
Utilities									
6450.000 - Electricity	(204)	1,418	1,622	114.39	12,737	11,344	(1,393)	(12.28)	17,016
6451.000 - Water	1,202	1,397	195	13.97	12,660	11,176	(1,484)	(13.28)	16,764
6452.000 - Gas	149	484	335	69.25	3,462	3,872	410	10.59	5,808
Total Utilities Expense	1,147	3,299	2,152	65.24	28,859	26,392	(2,467)	(9.34)	39,588
Maintenance Expenses									
6510.000 - Maintenance Salaries	2,988	4,040	1,052	26.01	27,729	31,192	3,463	11.10	47,352
6510.001 - Maintenance Salaries - Non-prod (Vacation)	669	356	(313)	(87.81)	2,718	2,848	130	4.56	4,272
6510.002 - Maintenance Salaries - Incentive, Bonus, Award	(300)	0	300	0.00	0	0	0	0.00	0
6510.003 - Maintenance Salaries - Overtime, Double-Time	167	84	(83)	(98.75)	2,002	672	(1,330)	(197.85)	1,008
6515.000 - Janitorial/Cleaning Supplies	292	200	(92)	(46.15)	4,659	1,600	(3,059)	(191.23)	2,400
6515.003 - Maintenance Uniforms	0	300	300	100.00	251	600	349	58.28	600
6515.004 - Plumbing Supplies	284	290	6	2.03	3,881	2,320	(1,561)	(67.30)	3,480
6515.005 - Electrical Supplies	169	200	31	15.94	5,033	1,600	(3,433)	(214.57)	2,400
6515.006 - Decorating Supplies	0	125	125	100.00	0	1,000	1,000	100.00	1,500
6525.000 - Garbage & Trash Removal	0	1,010	1,010	100.00	6,811	8,080	1,269	15.70	12,120
6546.000 - HVAC Repairs & Maintenance	0	170	170	100.00	3,351	1,360	(1,991)	(146.37)	2,040
Total Maintenance Expense	4,269	6,775	2,506	36.99	56,435	51,272	(5,163)	(10.07)	77,172
Maintenance Contracts									
6520.000 - Maintenance Contracts	870	1,600	730	45.62	19,450	12,800	(6,650)	(51.94)	19,200
6520.001 - Janitorial/Cleaning Contract	0	1,200	1,200	100.00	0	9,600	9,600	100.00	14,400
6520.002 - Elevator Contract	0	0	0	0.00	2,397	2,100	(297)	(14.18)	2,800
6520.003 - Exterminating Contract	140	150	10	6.66	1,230	1,600	370	23.12	2,600
6520.004 - Grounds Contract	0	300	300	100.00	3,775	2,400	(1,375)	(57.29)	3,600
6520.005 - Decorating Contract	0	0	0	0.00	618	0	(618)	0.00	0
Total Maintenance Contract Expense	1,010	3,250	2,240	68.92	27,470	28,500	1,030	3.61	42,600
Apartment Turnovers									
6516.000 - Unit Turnover Expenses	750	0	(750)	0.00	2,805	1,720	(1,085)	(63.08)	2,580
Total Apartment Turnover Expense	750	0	(750)	0.00	2,805	1,720	(1,085)	(63.08)	2,580
Service Coordinator Expenses									
6935.000 - Service Coordinator Salary	2,008	1,520	(488)	(32.16)	11,555	11,704	149	1.27	17,784
6935.001 - Service Coordinator Salaries - Non-prod (Vacation)	65	0	(65)	0.00	85	0	(85)	0.00	0
6935.002 - Service Coordinator Salaries - Incentive, Bonus, Award	(300)	0	300	0.00	0	0	0	0.00	0
6935.003 - Service Coordinator Salaries - Overtime, Double-Time	0	0	0	0.00	115	0	(115)	0.00	0
6936.000 - Service Coordinator Expenses - Office Supplies	0	0	0	0.00	0	225	225	100.00	300
Total Service Coordinator Expenses	1,773	1,520	(253)	(16.68)	11,755	11,929	174	1.46	18,084

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended February 28, 2019

	CURRENT MONTH February 28, 2019				YEAR TO DATE February 28, 2019				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
Taxes and Insurance									
6711.000 - Payroll Taxes (FICA)	855	692	(163)	(23.48)	5,911	5,536	(375)	(6.78)	8,304
6720.000 - Property & Liability Insurance (Hazard)	1,094	1,020	(74)	(7.28)	8,524	8,160	(364)	(4.45)	12,240
6722.000 - Workman's Compensation	266	266	0	0.00	2,237	2,128	(109)	(5.11)	3,192
6723.000 - Health Insurance	1,212	1,188	(24)	(2.02)	8,243	9,504	1,261	13.26	14,256
6723.001 - Retirement	201	160	(41)	(25.62)	1,565	1,280	(285)	(22.26)	1,920
6723.002 - Unemployment Insurance	37	33	(4)	(12.12)	83	264	181	68.56	396
Total Taxes and Insurance	3,665	3,359	(306)	(9.10)	26,563	26,872	309	1.14	40,308
Total Operating Expense	21,647	29,533	7,886	26.70	282,732	235,962	(46,770)	(19.82)	394,434
Total Net Operating Income/(Loss)	10,707	4,591	6,116	133.21	154,350	37,030	117,320	316.82	15,054
Total Project Expenses	21,647	29,533	(7,886)	(26.70)	282,732	235,962	46,770	19.82	394,434
Total Project Net Income (before Reserves & CapEx)	10,707	4,591	6,116	133.21	154,350	37,030	117,320	316.82	15,054
Net Income (Loss) (on Operations)	10,707	4,591	6,116	133.21	154,350	37,030	117,320	316.82	15,054
Other Non-Cash Expenses & Revenue									
Depreciation Expense	985	0	985	0.00	8,210	0	8,210	0.00	0
GAAP Net Income/(Loss)	9,722	4,591	5,131	111.76	146,140	37,030	109,110	294.65	15,054
Cash Flow									
Total Project Net Income	10,707	4,591	6,116	133.21	154,350	37,030	117,320	316.82	15,054
Add (Subtract)	3,268	0	(3,268)	0.00	(5,536)	0	5,536	0.00	0
Increase (Decrease) in Operating Cash	7,439	4,591	2,848	62.04	159,886	37,030	122,856	331.77	15,054
Increase (decrease) in Ops Cash per Bal Sheet	7,439	0	7,439	0.00	159,886	0	159,886	0.00	0

**Lomita Manor
Balance Sheet
February 28, 2019**

	February 28, 2019	January 31, 2019	Period Difference
Assets			
Current Assets			
Cash			
1120.000 - Cash - Operating	371,379.99	363,940.56	7,439.43
Total Cash	371,379.99	363,940.56	7,439.43
Other Restricted Cash			
1191.000 - Cash - Security Deposits	25,265.66	25,260.97	4.69
Total Other Restricted Cash	25,265.66	25,260.97	4.69
Accounts Receivable Tenants & Other			
1130.000 - Accounts Receivable - Tenant Rent	205.00	520.00	(315.00)
Total Accounts Receivable Tenants & Other	205.00	520.00	(315.00)
Prepaid Expenses and Deposits			
1200.001 - Prepaid Expense - Property Insurance	7,660.10	8,754.40	(1,094.30)
Total Prepaid Expenses and Deposits	7,660.10	8,754.40	(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	551,968.01	545,933.19	6,034.82
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	13,013.84	12,549.06	464.78
1495.002 - Accum. Depr. - Building Improvements	46,272.83	45,984.32	288.51
1495.003 - Accum. Depr. - Building Equipment	6,379.15	6,246.20	132.95
1495.004 - Accum. Depr. - Office Furniture & Equipment	6,335.23	6,236.89	98.34
1495.005 - Accum. Depr. - Maintenance Equipment	1,957.64	1,957.64	0.00
Total Accumulated Depreciation	73,958.69	72,974.11	984.58
Net Fixed Assets	127,981.68	128,966.26	(984.58)
Total Assets	679,949.69	674,899.45	5,050.24

Liabilities & Equity

Liabilities

Current Liabilities

2109.000 - Accounts Payable - Accrued Expenses	6,033.56	5,500.00	533.56
2110.000 - Accounts Payable - Operations	16,604.26	20,066.67	(3,462.41)
2114.000 - Accounts Payable - Beacon Communities	14,583.69	16,604.26	(2,020.57)
2120.000 - Accrued Vacation Payable	4,726.11	4,491.21	234.90

**Lomita Manor
Balance Sheet
February 28, 2019**

	February 28, 2019	January 31, 2019	Period Difference
2126.000 - Accrued Payroll	1,577.36	1,511.46	65.90
Total Current Liabilities	43,524.98	48,173.60	(4,648.62)
Other Current Liabilities			
2210.000 - Prepaid Revenue	2,667.00	2,201.00	466.00
Total Other Current Liabilities	2,667.00	2,201.00	466.00
Other Liabilities			
2191.000 - Security Deposits Payable	20,751.00	21,245.00	(494.00)
2191.001 - Security Deposit Interest Payable	1,112.94	1,108.57	4.37
Total Other Liabilities	21,863.94	22,353.57	(489.63)
Total Liabilities	68,055.92	72,728.17	(4,672.25)
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	146,139.87	136,417.38	9,722.49
Total Equity	611,893.77	602,171.28	9,722.49
Total Liabilities & Equity	679,949.69	674,899.45	5,050.24

**Lomita Manor
CONTRACT BILLING
February 28, 2019**

DESCRIPTION	Amount
Employees' Wages/Salaries for the month	9,748.88
Work Comp, Unemployment Ins, Pension & Health Benefits	1,716.00
Other-AP transactions-	491.31
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	16,383.69
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	16,054.20
August Charges	20,342.14
August Repayment to Beacon	(16,054.20)
Ending Balance @ 08/31/18	20,342.14
September Charges	16,512.14
September Repayment to Beacon	(20,342.14)
Ending Balance @ 09/30/18	16,512.14
October Charges	16,933.59
October Repayment to Beacon	(16,512.14)
Ending Balance @ 10/31/18	16,933.59
November Charges	16,019.98
November Repayment to Beacon	(16,933.59)
Ending Balance @ 11/30/18	16,019.98
December Charges	19,991.67
December Repayment to Beacon	(16,019.98)
Ending Balance @ 12/31/18	19,991.67
January Charges	16,604.26
January Repayment to Beacon	(19,991.67)
Ending Balance @ 01/31/19	16,604.26
February Charges	16,383.69
February Repayment to Beacon	(16,604.26)
February Reclasses back to HGAH	(1,800.00)
Ending Balance @ 02/28/19	14,583.69

HumanGood
General Ledger Report
For Prior Month (02/01/2019 to 02/28/2019)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	JNL	Debit	Credit	Balance
1120.000 - Cash - Operating (Balance Forward As of 02/01/2019)								363,940.56
02/01/2019	02/01/2019	40020190201	08/2019-400 Deposited 02/01/2019 Settlement:5388768745		OARB	316.00		364,256.56
02/01/2019	02/01/2019	40120190201	08/2019-401 Deposited 02/01/2019 Settlement:5389194905		OARB	4,522.00		368,778.56
02/04/2019	02/04/2019	40220190204	08/2019-402 Deposited 02/04/2019 Settlement:5409296197		OARB	1,424.00		370,202.56
02/04/2019	02/04/2019	40320190204	08/2019-403 Deposited 02/04/2019 Settlement:5409788529		OARB	14,469.00		384,671.56
02/05/2019	02/05/2019	40420190205	08/2019-404 Deposited 02/05/2019 Settlement:5419147805		OARB	879.00		385,550.56
02/05/2019	02/05/2019	QN	LOM 02.19 Subsidy Payment		GJ	9,469.00		395,019.56
02/11/2019	02/11/2019	40520190211	08/2019-405 Deposited 02/11/2019 Settlement:5447954861		OARB	216.00		395,235.56
02/12/2019	02/12/2019	23289	AP Pymt - Cosco Fire Protection Inc - Brea		DB		75.00	395,160.56
02/15/2019	02/15/2019	23290	AP Pymt - Boswell, Shanon: Unit - LOM001-307A		DB		419.26	394,741.30
02/15/2019	02/15/2019	40620190215	08/2019-406 Deposited 02/15/2019 Settlement:5468188057		OARB	311.00		395,052.30
02/22/2019	02/22/2019	40720190222	08/2019-407 Deposited 02/22/2019 Settlement:5493565389		OARB	200.00		395,252.30
02/26/2019	02/26/2019	23291	AP Pymt - ATT Uverse - PO Box 5014		DB		188.24	395,064.06
02/26/2019	02/26/2019	23292	AP Pymt - BRAVO, ROSA: Unit - LOM002-210B		DB		210.06	394,854.00
02/26/2019	02/26/2019	23293	AP Pymt - Community Controls		DB		79.90	394,774.10
02/26/2019	02/26/2019	23294	AP Pymt - Ferguson Facilities Supply - Atlanta		DB		480.22	394,293.88
02/26/2019	02/26/2019	23295	AP Pymt - HD Supply Ltd		DB		124.23	394,169.65
02/26/2019	02/26/2019	23296	AP Pymt - Home Depot Credit Services - Phoenix		DB		60.15	394,109.50
02/26/2019	02/26/2019	23297	AP Pymt - Humangood Affordable Housing		DB		19,991.67	374,117.83
02/26/2019	02/26/2019	23298	AP Pymt - J McKeeve Plumbing Inc		DB		870.00	373,247.83
02/26/2019	02/26/2019	23299	AP Pymt - Lesley Uribe		DB		788.39	372,459.44
02/26/2019	02/26/2019	23300	AP Pymt - LMO, Like My Own Inc		DB		750.00	371,709.44
02/26/2019	02/26/2019	23301	AP Pymt - Office Depot - Phoenix Box 29248		DB		515.64	371,193.80
02/26/2019	02/26/2019	23302	AP Pymt - Round The Clock Pest Control Inc		DB		140.00	371,053.80
02/26/2019	02/26/2019	23303	AP Pymt - SoCal Gas		DB		612.95	370,440.85
02/28/2019	02/28/2019	40820190228	08/2019-408 Deposited 02/28/2019 Settlement:5526079521		OARB	993.00		371,433.85
02/28/2019	02/28/2019		Bank Service Charge: LOM bk fees op 2.19		DB	0.00		371,433.85
02/28/2019	02/28/2019		Bank Service Charge: LOM bk fees op 2.19		DB	0.00		371,433.85
02/28/2019	02/28/2019		Bank Interest Earned: SUN bk interest op 2.19		DB	72.87		371,506.72
02/28/2019	02/28/2019	QN	Bank Analysis Fees - 02.19		GJ		85.42	371,421.30
02/28/2019	02/28/2019	QN	Realpage Fees - 02.2019		GJ		41.31	371,379.99
February Totals for 1120.000 Cash - Operating						32,871.87	25,432.44	
Totals for 1120.000 - Cash - Operating						32,871.87	25,432.44	371,379.99
1130.000 - Accounts Receivable - Tenant Rent (Balance Forward As of 02/01/2019)								520.00
02/01/2019	02/01/2019	20190201	Accounts Receivable - Tenant Rent		OARA		9,275.00	(8,755.00)
02/01/2019	02/01/2019	20190201	Accounts Receivable - Tenant Rent		OARA	16,784.00		8,029.00
02/04/2019	02/04/2019	20190204	Accounts Receivable - Tenant Rent		OARA		879.00	7,150.00
02/04/2019	02/04/2019	20190204	Accounts Receivable - Tenant Rent		OARA		6,345.00	805.00
02/11/2019	02/11/2019	20190211	Accounts Receivable - Tenant Rent		OARA		197.00	608.00
02/13/2019	02/13/2019	20190213	Accounts Receivable - Tenant Rent		OARA		224.00	384.00
02/15/2019	02/15/2019	20190215	Accounts Receivable - Tenant Rent		OARA	21.00		405.00
02/20/2019	02/20/2019	20190220	Accounts Receivable - Tenant Rent		OARA		200.00	205.00
February Totals for 1130.000 Accounts Receivable - Tenant Rent						16,805.00	17,120.00	
Totals for 1130.000 - Accounts Receivable - Tenant Rent						16,805.00	17,120.00	205.00
1191.000 - Cash - Security Deposits (Balance Forward As of 02/01/2019)								25,260.97
02/28/2019	02/28/2019		Bank Interest Earned: LOM int earned sd 2.19		DB	4.69		25,265.66

HumanGood
General Ledger Report
For Prior Month (02/01/2019 to 02/28/2019)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	JNL	Debit	Credit	Balance
<i>February Totals for 1191.000 Cash - Security Deposits</i>						4.69	0.00	
Totals for 1191.000 - Cash - Security Deposits						4.69	0.00	25,265.66
1200.001 - Prepaid Expense - Property Insurance (Balance Forward As of 02/01/2019)								8,754.40
02/28/2019	02/28/2019	AF	Earthquake Insurance Expense		GJ		1,094.30	7,660.10
<i>February Totals for 1200.001 Prepaid Expense - Property Insurance</i>						0.00	1,094.30	
Totals for 1200.001 - Prepaid Expense - Property Insurance						0.00	1,094.30	7,660.10
1330.000 - Cash - Operating Reserve (Balance Forward As of 02/01/2019)								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 02/01/2019)								83,660.00
Totals for 1410.001 - Land Improvements						0.00	0.00	83,660.00
1420.001 - Building Improvements (Balance Forward As of 02/01/2019)								75,451.26
Totals for 1420.001 - Building Improvements						0.00	0.00	75,451.26
1440.000 - Building Equipment (Balance Forward As of 02/01/2019)								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 02/01/2019)								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 02/01/2019)								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 02/01/2019)								(12,549.06)
02/01/2019	02/01/2019		Depreciation for asset LOM-Replace Fire Line/ Pipe, serial number AS-004914-161212		FA		464.78	(13,013.84)
<i>February Totals for 1495.000 Accum. Depr. - Land Improvements</i>						0.00	464.78	
Totals for 1495.000 - Accum. Depr. - Land Improvements						0.00	464.78	(13,013.84)
1495.002 - Accum. Depr. - Building Improvements (Balance Forward As of 02/01/2019)								(45,984.32)
02/01/2019	02/01/2019		Depreciation for asset LOM-#201A TURNOVER, serial number AS-002771-140729		FA		26.27	(46,010.59)
02/01/2019	02/01/2019		Depreciation for asset LOM-#207A TURNOVER, serial number AS-002775-140729		FA		22.94	(46,033.53)
02/01/2019	02/01/2019		Depreciation for asset LOM-#306 TURNOVER, serial number AS-002772-140729		FA		18.94	(46,052.47)
02/01/2019	02/01/2019		Depreciation for asset LOM-Awning Replace- ment, serial number AS-004963-170410		FA		122.50	(46,174.97)
02/01/2019	02/01/2019		Depreciation for asset LOM-Renovation Unit 307B, serial number AS-004794-160907 Unit 307B		FA		40.47	(46,215.44)
02/01/2019	02/01/2019		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212		FA		57.39	(46,272.83)
<i>February Totals for 1495.002 Accum. Depr. - Building Improvements</i>						0.00	288.51	
Totals for 1495.002 - Accum. Depr. - Building Improvements						0.00	288.51	(46,272.83)
1495.003 - Accum. Depr. - Building Equipment (Balance Forward As of 02/01/2019)								(6,246.20)
02/01/2019	02/01/2019		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504		FA		132.95	(6,379.15)
<i>February Totals for 1495.003 Accum. Depr. - Building Equipment</i>						0.00	132.95	
Totals for 1495.003 - Accum. Depr. - Building Equipment						0.00	132.95	(6,379.15)

HumanGood
General Ledger Report
For Prior Month (02/01/2019 to 02/28/2019)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	JNL	Debit	Credit	Balance
1495.004 - Accum. Depr. - Office Furniture & Equipment (Balance Forward As of 02/01/2019)								(6,236.89)
02/01/2019	02/01/2019		Depreciation for asset LOM-Community Furniture, serial number AS-004912-161209		FA		98.34	(6,335.23)
<i>February Totals for 1495.004 Accum. Depr. - Office Furniture & Equipment</i>							<i>0.00</i>	<i>98.34</i>
Totals for 1495.004 - Accum. Depr. - Office Furniture & Equipment							0.00	(6,335.23)
1495.005 - Accum. Depr. - Maintenance Equipment (Balance Forward As of 02/01/2019)								(1,957.64)
Totals for 1495.005 - Accum. Depr. - Maintenance Equipment							0.00	(1,957.64)
2109.000 - Accounts Payable - Accrued Expenses (Balance Forward As of 02/01/2019)								(5,500.00)
02/01/2019	02/01/2019		Reversed - AF Reversed -- LOM Accr elec 1.19		GJ	1,500.00		(4,000.00)
02/01/2019	02/01/2019		Reversed - AF Reversed -- LOM Accr gas 1.19		GJ	1,000.00		(3,000.00)
02/01/2019	02/01/2019		Reversed - AF Reversed -- LOM Reaccr water 1.19		GJ	3,000.00		0.00
02/28/2019	02/28/2019		AF LOM accr utilities 2.19		GJ		6,033.56	(6,033.56)
<i>February Totals for 2109.000 Accounts Payable - Accrued Expenses</i>							<i>5,500.00</i>	<i>6,033.56</i>
Totals for 2109.000 - Accounts Payable - Accrued Expenses							5,500.00	(6,033.56)
2110.000 - Accounts Payable - Operations (Balance Forward As of 02/01/2019)								(20,066.67)
02/01/2019	01/10/2019	39232	Bill - Round The Clock Pest Control Inc		APA		140.00	(20,206.67)
02/01/2019	01/07/2019	48799	Bill - J McKeeve Plumbing Inc		APA		275.00	(20,481.67)
02/01/2019	01/08/2019	48833	Bill - J McKeeve Plumbing Inc		APA		595.00	(21,076.67)
02/01/2019	01/11/2019	57516	Bill - LMO, Like My Own Inc		APA		750.00	(21,826.67)
02/01/2019	01/08/2019	1221595	Bill - Ferguson Facilities Supply - Atlanta		APA		43.78	(21,870.45)
02/01/2019	01/09/2019	4651876	Bill - Home Depot Credit Services - Phoenix		APA		60.15	(21,930.60)
02/01/2019	01/11/2019	7115246	Bill - Lesley Uribe		APA		314.54	(22,245.14)
02/01/2019	01/11/2019	7154269	Bill - Lesley Uribe		APA		473.85	(22,718.99)
02/01/2019	01/02/2019	9167655954	Bill - HD Supply Ltd		APA		88.21	(22,807.20)
02/01/2019	01/09/2019	9169175875	Bill - HD Supply Ltd		APA		36.02	(22,843.22)
02/01/2019	12/31/2018	252421935001	Bill - Office Depot - Phoenix Box 29248		APA		488.35	(23,331.57)
02/01/2019	12/31/2018	252422091001	Bill - Office Depot - Phoenix Box 29248		APA		8.73	(23,340.30)
02/01/2019	12/31/2018	252422092001	Bill - Office Depot - Phoenix Box 29248		APA		18.56	(23,358.86)
02/01/2019	01/07/2019	01350501803/1	Bill - SoCal Gas		APA		116.60	(23,475.46)
		218-319						
02/01/2019	01/07/2019	11430501061/1	Bill - SoCal Gas		APA		496.35	(23,971.81)
		218.319						
02/01/2019	01/06/2019	285398576/1.19	Bill - ATT Uverse - PO Box 5014		APA		188.24	(24,160.05)
02/01/2019	01/04/2019	AAA0432542	Bill - Community Controls		APA		79.90	(24,239.95)
02/01/2019	01/07/2019	WA141678	Bill - Ferguson Facilities Supply - Atlanta		APA		188.37	(24,428.32)
02/01/2019	01/08/2019	WA144180	Bill - Ferguson Facilities Supply - Atlanta		APA		248.07	(24,676.39)
02/04/2019	02/04/2019	86-37-2458188-	Bill - Boswell, Shanon		APA		419.26	(25,095.65)
		21						
02/11/2019	02/11/2019	32-37-2467699-	Bill - BRAVO, ROSA		APA		210.06	(25,305.71)
		22						
02/12/2019	02/12/2019	23289	AP Pymt - Cosco Fire Protection Inc - Brea		DB	75.00		(25,230.71)
02/15/2019	02/15/2019	23290	AP Pymt - Boswell, Shanon: Unit - LOM001-307A		DB	419.26		(24,811.45)
02/22/2019	02/19/2019	49	Bill - Humangood Affordable Housing: ADV MONTH JAN 2019		APA		16,604.26	(41,415.71)
02/26/2019	02/26/2019	23291	AP Pymt - ATT Uverse - PO Box 5014		DB	188.24		(41,227.47)
02/26/2019	02/26/2019	23292	AP Pymt - BRAVO, ROSA: Unit - LOM002-210B		DB	210.06		(41,017.41)
02/26/2019	02/26/2019	23293	AP Pymt - Community Controls		DB	79.90		(40,937.51)
02/26/2019	02/26/2019	23294	AP Pymt - Ferguson Facilities Supply - Atlanta		DB	480.22		(40,457.29)
02/26/2019	02/26/2019	23295	AP Pymt - HD Supply Ltd		DB	124.23		(40,333.06)
02/26/2019	02/26/2019	23296	AP Pymt - Home Depot Credit Services - Phoenix		DB	60.15		(40,272.91)
02/26/2019	02/26/2019	23297	AP Pymt - Humangood Affordable Housing		DB	19,991.67		(20,281.24)
02/26/2019	02/26/2019	23298	AP Pymt - J McKeeve Plumbing Inc		DB	870.00		(19,411.24)
02/26/2019	02/26/2019	23299	AP Pymt - Lesley Uribe		DB	788.39		(18,622.85)
02/26/2019	02/26/2019	23300	AP Pymt - LMO, Like My Own Inc		DB	750.00		(17,872.85)

HumanGood
General Ledger Report
For Prior Month (02/01/2019 to 02/28/2019)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	JNL	Debit	Credit	Balance
02/26/2019	02/26/2019	23301	AP Pymt - Office Depot - Phoenix Box 29248		DB	515.64		(17,357.21)
02/26/2019	02/26/2019	23302	AP Pymt - Round The Clock Pest Control Inc		DB	140.00		(17,217.21)
02/26/2019	02/26/2019	23303	AP Pymt - SoCal Gas		DB	612.95		(16,604.26)
February Totals for 2110.000 Accounts Payable - Operations						25,305.71	21,843.30	
Totals for 2110.000 - Accounts Payable - Operations						25,305.71	21,843.30	(16,604.26)
2114.000 - Accounts Payable - Beacon Communities (Balance Forward As of 02/01/2019)								(16,604.26)
02/09/2019	02/09/2019	QN	HGAH 2.09.19 Payroll		GJ		4,983.59	(21,587.85)
02/16/2019	02/16/2019	RC	HGAH ATT 14621006 Feb16		GJ		47.77	(21,635.62)
02/22/2019	02/19/2019	49	Bill - Humangood Affordable Housing: ADV MONTH JAN 2019		APA	16,604.26		(5,031.36)
02/23/2019	02/23/2019	RC	HGAH 2.23.19 Payroll		GJ		4,765.29	(9,796.65)
02/28/2019	02/28/2019	QN	02.2019 Mgmt & Bkcp Fees		GJ		4,427.50	(14,224.15)
02/28/2019	02/28/2019	QN	LOM - Reclass expenses back to HGAH per agreement		GJ	300.00		(13,924.15)
02/28/2019	02/28/2019	QN	LOM - Reclass expenses back to HGAH per agreement		GJ	300.00		(13,624.15)
02/28/2019	02/28/2019	QN	LOM - Reclass expenses back to HGAH per agreement		GJ	1,200.00		(12,424.15)
02/28/2019	02/28/2019	RC	HGAH 2.19 Computer Lease		GJ		443.54	(12,867.69)
02/28/2019	02/28/2019	RC	HGAH 2.2019 Benefits		GJ		1,450.00	(14,317.69)
02/28/2019	02/28/2019	RC	HGAH 2.28.19 Workers Comp		GJ		266.00	(14,583.69)
February Totals for 2114.000 Accounts Payable - Beacon Communities						18,404.26	16,383.69	
Totals for 2114.000 - Accounts Payable - Beacon Communities						18,404.26	16,383.69	(14,583.69)
2120.000 - Accrued Vacation Payable (Balance Forward As of 02/01/2019)								(4,491.21)
02/01/2019	02/01/2019	Reversed - RC	Reversed -- 1.2019 Vacation Accruals		GJA	4,491.21		0.00
02/28/2019	02/28/2019	RC	HGAH 2.2019 Vacation Accruals		GJA		4,726.11	(4,726.11)
February Totals for 2120.000 Accrued Vacation Payable						4,491.21	4,726.11	
Totals for 2120.000 - Accrued Vacation Payable						4,491.21	4,726.11	(4,726.11)
2126.000 - Accrued Payroll (Balance Forward As of 02/01/2019)								(1,511.46)
02/01/2019	02/01/2019	Reversed - RC	Reversed -- HGAH Accrued 1.31.19 Payroll		GJ	1,511.46		0.00
02/28/2019	02/28/2019	RC	HGAH 2.28.19 Accrued Payroll		GJ		1,577.36	(1,577.36)
February Totals for 2126.000 Accrued Payroll						1,511.46	1,577.36	
Totals for 2126.000 - Accrued Payroll						1,511.46	1,577.36	(1,577.36)
2190.000 - Deposit Refund in Transit (Balance Forward As of 02/01/2019)								0.00
02/04/2019	02/04/2019	20190204	Deposit Refund in Transit		OARA		419.26	(419.26)
02/04/2019	02/04/2019	86-37-2458188-21	Bill - Boswell, Shanon: Deposit Refund Bldg LOM001 - Unit 307A		APA	419.26		0.00
02/11/2019	02/11/2019	20190211	Deposit Refund in Transit		OARA		210.06	(210.06)
02/11/2019	02/11/2019	32-37-2467699-22	Bill - BRAVO, ROSA: Deposit Refund Bldg LOM002 - Unit 210B		APA	210.06		0.00
February Totals for 2190.000 Deposit Refund in Transit						629.32	629.32	
Totals for 2190.000 - Deposit Refund in Transit						629.32	629.32	0.00
2191.000 - Security Deposits Payable (Balance Forward As of 02/01/2019)								(21,245.00)
02/04/2019	02/04/2019	20190204	Security Deposits Payable		OARA	419.26		(20,825.74)
02/04/2019	02/04/2019	93520190204	08/2019-935 Adjustment 02/04/2019		OARB		0.26	(20,826.00)
02/11/2019	02/11/2019	20190211	Security Deposits Payable		OARA	210.06		(20,615.94)
02/11/2019	02/11/2019	93520190211	08/2019-935 Adjustment 02/11/2019		OARB		135.06	(20,751.00)
February Totals for 2191.000 Security Deposits Payable						629.32	135.32	
Totals for 2191.000 - Security Deposits Payable						629.32	135.32	(20,751.00)
2191.001 - Security Deposit Interest Payable (Balance Forward As of 02/01/2019)								(1,108.57)

HumanGood
General Ledger Report
For Prior Month (02/01/2019 to 02/28/2019)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	JNL	Debit	Credit	Balance
02/04/2019	02/04/2019	20190204	Security Deposit Interest Payable		OARA	0.26		(1,108.31)
02/11/2019	02/11/2019	20190211	Security Deposit Interest Payable		OARA	0.06		(1,108.25)
02/28/2019	02/28/2019		Bank Interest Earned: Interest earned		DB		4.69	(1,112.94)
February Totals for 2191.001 Security Deposit Interest Payable						0.32	4.69	
Totals for 2191.001 - Security Deposit Interest Payable						0.32	4.69	(1,112.94)
2210.000 - Prepaid Revenue (Balance Forward As of 02/01/2019)								(2,201.00)
02/01/2019	02/01/2019	20190201	Prepaid Revenue		OARA	6,590.00		4,389.00
02/01/2019	02/01/2019	20190201	Prepaid Revenue		OARA	9,275.00		13,664.00
02/01/2019	02/01/2019	40020190201	08/2019-400 Deposited 02/01/2019 Settlement:5388768745		OARB		316.00	13,348.00
02/01/2019	02/01/2019	40120190201	08/2019-401 Deposited 02/01/2019 Settlement:5389194905		OARB		4,522.00	8,826.00
02/04/2019	02/04/2019	20190204	Prepaid Revenue		OARA	879.00		9,705.00
02/04/2019	02/04/2019	20190204	Prepaid Revenue		OARA	5,646.74		15,351.74
02/04/2019	02/04/2019	40220190204	08/2019-402 Deposited 02/04/2019 Settlement:5409296197		OARB		1,424.00	13,927.74
02/04/2019	02/04/2019	40320190204	08/2019-403 Deposited 02/04/2019 Settlement:5409788529		OARB		14,469.00	(541.26)
02/04/2019	02/04/2019	93520190204	08/2019-935 Adjustment 02/04/2019		OARB	0.26		(541.00)
02/05/2019	02/05/2019	20190205	Prepaid Revenue		OARA		54.00	(595.00)
02/05/2019	02/05/2019	40420190205	08/2019-404 Deposited 02/05/2019 Settlement:5419147805		OARB		879.00	(1,474.00)
02/11/2019	02/11/2019	20190211	Prepaid Revenue		OARA	61.94		(1,412.06)
02/11/2019	02/11/2019	40520190211	08/2019-405 Deposited 02/11/2019 Settlement:5447954861		OARB		216.00	(1,628.06)
02/11/2019	02/11/2019	93520190211	08/2019-935 Adjustment 02/11/2019		OARB	135.06		(1,493.00)
02/13/2019	02/13/2019	20190213	Prepaid Revenue		OARA	224.00		(1,269.00)
02/15/2019	02/15/2019	40620190215	08/2019-406 Deposited 02/15/2019 Settlement:5468188057		OARB		311.00	(1,580.00)
02/20/2019	02/20/2019	20190220	Prepaid Revenue		OARA		94.00	(1,674.00)
02/20/2019	02/20/2019	20190220	Prepaid Revenue		OARA	200.00		(1,474.00)
02/22/2019	02/22/2019	40720190222	08/2019-407 Deposited 02/22/2019 Settlement:5493565389		OARB		200.00	(1,674.00)
02/28/2019	02/28/2019	40820190228	08/2019-408 Deposited 02/28/2019 Settlement:5526079521		OARB		993.00	(2,667.00)
February Totals for 2210.000 Prepaid Revenue						23,012.00	23,478.00	
Totals for 2210.000 - Prepaid Revenue						23,012.00	23,478.00	(2,667.00)
3131.000 - Unrestricted Net Assets (Balance Forward As of 02/01/2019)								(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 02/01/2019)								(454,714.02)
Totals for 3140.000 - Retained Earnings - Profit or Loss						0.00	0.00	(454,714.02)
5120.000 - Rent Revenue - Gross Potential (Balance Forward As of 02/01/2019)								0.00
02/01/2019	02/01/2019	20190201	Rent Revenue - Gross Potential		OARA		23,374.00	(23,374.00)
02/04/2019	02/04/2019	20190204	Rent Revenue - Gross Potential		OARA	300.00		(23,074.00)
02/05/2019	02/05/2019	20190205	Rent Revenue - Gross Potential		OARA	54.00		(23,020.00)
02/11/2019	02/11/2019	20190211	Rent Revenue - Gross Potential		OARA	135.00		(22,885.00)
02/15/2019	02/15/2019	20190215	Rent Revenue - Gross Potential		OARA		21.00	(22,906.00)
02/20/2019	02/20/2019	20190220	Rent Revenue - Gross Potential		OARA	94.00		(22,812.00)
February Totals for 5120.000 Rent Revenue - Gross Potential						583.00	23,395.00	
Totals for 5120.000 - Rent Revenue - Gross Potential						583.00	23,395.00	(22,812.00)
5121.000 - Tenant Assistance Payments (Balance Forward As of 02/01/2019)								0.00

HumanGood
General Ledger Report
For Prior Month (02/01/2019 to 02/28/2019)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	JNL	Debit	Credit	Balance
02/05/2019	02/05/2019	QN	LOM 02.19 Subsidy Payment		GJ		9,469.00	(9,469.00)
			<i>February Totals for 5121.000 Tenant Assistance Payments</i>			0.00	9,469.00	
Totals for 5121.000 - Tenant Assistance Payments						0.00	9,469.00	(9,469.00)
5410.000 - Interest Revenue - Project Operations (Balance Forward As of 02/01/2019)								0.00
02/28/2019	02/28/2019		Bank Interest Earned: Interest earned		DB		72.87	(72.87)
			<i>February Totals for 5410.000 Interest Revenue - Project Operations</i>			0.00	72.87	
Totals for 5410.000 - Interest Revenue - Project Operations						0.00	72.87	(72.87)
6205.000 - IT Support Services (Balance Forward As of 02/01/2019)								0.00
02/28/2019	02/28/2019	RC	HGAH 2.19 Computer Lease		GJ	443.54		443.54
			<i>February Totals for 6205.000 IT Support Services</i>			443.54	0.00	
Totals for 6205.000 - IT Support Services						443.54	0.00	443.54
6310.003 - Office Salaries - Overtime, Double-Time (Balance Forward As of 02/01/2019)								0.00
02/01/2019	02/01/2019	Reversed - RC	Reversed -- HGAH Accrued 1.31.19 Payroll		GJ		3.86	(3.86)
02/09/2019	02/09/2019	QN	HGAH 2.09.19 Payroll		GJ	27.66		23.80
02/23/2019	02/23/2019	RC	HGAH 2.23.19 Payroll		GJ	0.56		24.36
			<i>February Totals for 6310.003 Office Salaries - Overtime, Double-Time</i>			28.22	3.86	
Totals for 6310.003 - Office Salaries - Overtime, Double-Time						28.22	3.86	24.36
6311.000 - Office Supplies (Balance Forward As of 02/01/2019)								0.00
02/01/2019	12/31/2018	252421935001	Bill - Office Depot - Phoenix Box 29248: 1.00 488.35 Cameras/DVR		APA	488.35		488.35
02/01/2019	12/31/2018	252422091001	Bill - Office Depot - Phoenix Box 29248: 1.00 8.73 Silver Calendar		APA	8.73		497.08
02/01/2019	12/31/2018	252422092001	Bill - Office Depot - Phoenix Box 29248: 1.00 18.56 Clipboard for doors-Stock		APA	18.56		515.64
			<i>February Totals for 6311.000 Office Supplies</i>			515.64	0.00	
Totals for 6311.000 - Office Supplies						515.64	0.00	515.64
6311.002 - Telephone/Fax/Cell Phone/Elevator (Balance Forward As of 02/01/2019)								0.00
02/01/2019	01/06/2019	285398576/1.19	Bill - ATT Uverse - PO Box 5014: 1.00 188.24 01.19 Internet Service		APA	188.24		188.24
02/16/2019	02/16/2019	RC	HGAH ATT 14621006 Feb16		GJ	47.77		236.01
			<i>February Totals for 6311.002 Telephone/Fax/Cell Phone/Elevator</i>			236.01	0.00	
Totals for 6311.002 - Telephone/Fax/Cell Phone/Elevator						236.01	0.00	236.01
6311.004 - Dues & Fees (Balance Forward As of 02/01/2019)								0.00
02/28/2019	02/28/2019	QN	LOM - Reclass expenses back to HGAH per agreement		GJ		1,200.00	(1,200.00)
02/28/2019	02/28/2019	QN	Realpage Fees - 02.2019		GJ	41.31		(1,158.69)
			<i>February Totals for 6311.004 Dues & Fees</i>			41.31	1,200.00	
Totals for 6311.004 - Dues & Fees						41.31	1,200.00	(1,158.69)
6311.006 - Bank Fees (Balance Forward As of 02/01/2019)								0.00
02/28/2019	02/28/2019	QN	Bank Analysis Fees - 02.19		GJ	85.42		85.42
			<i>February Totals for 6311.006 Bank Fees</i>			85.42	0.00	
Totals for 6311.006 - Bank Fees						85.42	0.00	85.42
6311.011 - Resident Activities (Balance Forward As of 02/01/2019)								0.00
02/01/2019	01/11/2019	7115246	Bill - Lesley Uribe: 1.00 314.54 Laundry Revenue for 10/10/18		APA	314.54		314.54
02/01/2019	01/11/2019	7154269	Bill - Lesley Uribe: 1.00 473.85 Laundry Revenue for 11/16/18		APA	473.85		788.39

HumanGood
General Ledger Report
For Prior Month (02/01/2019 to 02/28/2019)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	JNL	Debit	Credit	Balance
<i>February Totals for 6311.011 Resident Activities</i>						788.39	0.00	
Totals for 6311.011 - Resident Activities						788.39	0.00	788.39
6320.000 - Management Fee (Balance Forward As of 02/01/2019)								0.00
02/28/2019	02/28/2019	QN	02.2019 Mgmt & Bkcp Fees		GJ	3,850.00		3,850.00
<i>February Totals for 6320.000 Management Fee</i>						3,850.00	0.00	
Totals for 6320.000 - Management Fee						3,850.00	0.00	3,850.00
6330.000 - Manager Salaries (Balance Forward As of 02/01/2019)								0.00
02/01/2019	02/01/2019	Reversed - RC	Reversed -- HGAH Accrued 1.31.19 Payroll		GJ		578.45	(578.45)
02/09/2019	02/09/2019	QN	HGAH 2.09.19 Payroll		GJ	1,797.16		1,218.71
02/23/2019	02/23/2019	RC	HGAH 2.23.19 Payroll		GJ	1,619.22		2,837.93
<i>February Totals for 6330.000 Manager Salaries</i>						3,416.38	578.45	
Totals for 6330.000 - Manager Salaries						3,416.38	578.45	2,837.93
6330.001 - Manager Salaries - Non-prod (Vacation) (Balance Forward As of 02/01/2019)								0.00
02/01/2019	02/01/2019	Reversed - RC	Reversed -- 1.2019 Vacation Accruals		GJA		1,644.19	(1,644.19)
02/01/2019	02/01/2019	Reversed - RC	Reversed -- HGAH Accrued 1.31.19 Payroll		GJ		64.27	(1,708.46)
02/23/2019	02/23/2019	RC	HGAH 2.23.19 Payroll		GJ	179.96		(1,528.50)
02/28/2019	02/28/2019	RC	HGAH 2.2019 Vacation Accruals		GJA	1,906.94		378.44
<i>February Totals for 6330.001 Manager Salaries - Non-prod (Vacation)</i>						2,086.90	1,708.46	
Totals for 6330.001 - Manager Salaries - Non-prod (Vacation)						2,086.90	1,708.46	378.44
6330.003 - Manager Salaries - Overtime, Double-Time (Balance Forward As of 02/01/2019)								0.00
02/09/2019	02/09/2019	QN	HGAH 2.09.19 Payroll		GJ	55.34		55.34
02/23/2019	02/23/2019	RC	HGAH 2.23.19 Payroll		GJ	1.12		56.46
<i>February Totals for 6330.003 Manager Salaries - Overtime, Double-Time</i>						56.46	0.00	
Totals for 6330.003 - Manager Salaries - Overtime, Double-Time						56.46	0.00	56.46
6351.000 - Bookkeeping Fees (Balance Forward As of 02/01/2019)								0.00
02/28/2019	02/28/2019	QN	02.2019 Mgmt & Bkcp Fees		GJ	577.50		577.50
<i>February Totals for 6351.000 Bookkeeping Fees</i>						577.50	0.00	
Totals for 6351.000 - Bookkeeping Fees						577.50	0.00	577.50
6370.000 - Bad Debts Expense (Balance Forward As of 02/01/2019)								0.00
02/04/2019	02/04/2019	20190204	Bad Debts Expense		OARA	398.00		398.00
<i>February Totals for 6370.000 Bad Debts Expense</i>						398.00	0.00	
Totals for 6370.000 - Bad Debts Expense						398.00	0.00	398.00
6450.000 - Electricity (Balance Forward As of 02/01/2019)								0.00
02/01/2019	02/01/2019	Reversed - AF	Reversed -- LOM Accr elec 1.19		GJ		1,500.00	(1,500.00)
02/28/2019	02/28/2019	AF	LOM Reaccr elec 1.19		GJ	1,295.89		(204.11)
<i>February Totals for 6450.000 Electricity</i>						1,295.89	1,500.00	
Totals for 6450.000 - Electricity						1,295.89	1,500.00	(204.11)
6451.000 - Water (Balance Forward As of 02/01/2019)								0.00
02/01/2019	02/01/2019	Reversed - AF	Reversed -- LOM Accr water 1.19		GJ		1,500.00	(1,500.00)
02/01/2019	02/01/2019	Reversed - AF	Reversed -- LOM Reaccr water 12.19		GJ		1,500.00	(3,000.00)
02/28/2019	02/28/2019	AF	LOM Accr water 2.19		GJ	1,000.00		(2,000.00)
02/28/2019	02/28/2019	AF	LOM Reaccr water 1.19		GJ	433.01		(1,566.99)
02/28/2019	02/28/2019	AF	LOM Reaccr water 1.19		GJ	2,768.78		1,201.79
<i>February Totals for 6451.000 Water</i>						4,201.79	3,000.00	
Totals for 6451.000 - Water						4,201.79	3,000.00	1,201.79
6452.000 - Gas (Balance Forward As of 02/01/2019)								0.00

HumanGood
General Ledger Report
For Prior Month (02/01/2019 to 02/28/2019)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	JNL	Debit	Credit	Balance
02/01/2019	01/07/2019	01350501803/1	Bill - SoCal Gas: 1.00 116.60 12.02.18-01.03.19		APA	116.60		116.60
		218-319	Gas Service Bldging A					
02/01/2019	01/07/2019	11430501061/1	Bill - SoCal Gas: 1.00 496.35 12.02.18-01.03.19		APA	496.35		612.95
		218.319	gas service blding b					
02/01/2019	02/01/2019	Reversed - AF	Reversed -- LOM Accr gas 1.19		GJ		500.00	112.95
02/01/2019	02/01/2019	Reversed - AF	Reversed -- LOM Reaccr gas 12.19		GJ		500.00	(387.05)
02/28/2019	02/28/2019	AF	LOM Reaccr gas 1.19		GJ	100.35		(286.70)
02/28/2019	02/28/2019	AF	LOM Reaccr gas 1.19		GJ	435.53		148.83
February Totals for 6452.000 Gas						1,148.83	1,000.00	148.83
Totals for 6452.000 - Gas						1,148.83	1,000.00	148.83
6510.000 - Maintenance Salaries (Balance Forward As of 02/01/2019)								0.00
02/01/2019	02/01/2019	Reversed - RC	Reversed -- HGAH Accrued 1.31.19 Payroll		GJ		513.37	(513.37)
02/09/2019	02/09/2019	QN	HGAH 2.09.19 Payroll		GJ	1,795.22		1,281.85
02/23/2019	02/23/2019	RC	HGAH 2.23.19 Payroll		GJ	1,257.76		2,539.61
02/28/2019	02/28/2019	RC	HGAH 2.28.19 Accrued Payroll		GJ	449.20		2,988.81
February Totals for 6510.000 Maintenance Salaries						3,502.18	513.37	2,988.81
Totals for 6510.000 - Maintenance Salaries						3,502.18	513.37	2,988.81
6510.001 - Maintenance Salaries - Non-prod (Vacation) (Balance Forward As of 02/01/2019)								0.00
02/01/2019	02/01/2019	Reversed - RC	Reversed -- 1.2019 Vacation Accruals		GJA		2,847.02	(2,847.02)
02/01/2019	02/01/2019	Reversed - RC	Reversed -- HGAH Accrued 1.31.19 Payroll		GJ		64.17	(2,911.19)
02/23/2019	02/23/2019	RC	HGAH 2.23.19 Payroll		GJ	560.48		(2,350.71)
02/28/2019	02/28/2019	RC	HGAH 2.2019 Vacation Accruals		GJA	2,819.17		468.46
02/28/2019	02/28/2019	RC	HGAH 2.28.19 Accrued Payroll		GJ	200.17		668.63
February Totals for 6510.001 Maintenance Salaries - Non-prod (Vacation)						3,579.82	2,911.19	668.63
Totals for 6510.001 - Maintenance Salaries - Non-prod (Vacation)						3,579.82	2,911.19	668.63
6510.002 - Maintenance Salaries - Incentive, Bonus, Award (Balance Forward As of 02/01/2019)								0.00
02/28/2019	02/28/2019	QN	LOM - Reclass expenses back to HGAH per agreement		GJ		300.00	(300.00)
February Totals for 6510.002 Maintenance Salaries - Incentive, Bonus, Award						0.00	300.00	(300.00)
Totals for 6510.002 - Maintenance Salaries - Incentive, Bonus, Award						0.00	300.00	(300.00)
6510.003 - Maintenance Salaries - Overtime, Double-Time (Balance Forward As of 02/01/2019)								0.00
02/01/2019	02/01/2019	Reversed - RC	Reversed -- HGAH Accrued 1.31.19 Payroll		GJ		53.54	(53.54)
02/09/2019	02/09/2019	QN	HGAH 2.09.19 Payroll		GJ	38.74		(14.80)
02/09/2019	02/09/2019	QN	HGAH 2.09.19 Payroll		GJ	77.48		62.68
02/23/2019	02/23/2019	RC	HGAH 2.23.19 Payroll		GJ	28.07		90.75
02/23/2019	02/23/2019	RC	HGAH 2.23.19 Payroll		GJ	56.15		146.90
02/28/2019	02/28/2019	RC	HGAH 2.28.19 Accrued Payroll		GJ	20.05		166.95
February Totals for 6510.003 Maintenance Salaries - Overtime, Double-Time						220.49	53.54	166.95
Totals for 6510.003 - Maintenance Salaries - Overtime, Double-Time						220.49	53.54	166.95
6515.000 - Janitorial/Cleaning Supplies (Balance Forward As of 02/01/2019)								0.00
02/01/2019	01/08/2019	1221595	Bill - Ferguson Facilities Supply - Atlanta: 1.00		APA	43.78		43.78
			43.78 Hand Santizer Dispenser					
02/01/2019	01/09/2019	4651876	Bill - Home Depot Credit Services - Phoenix: 1.00		APA	60.15		103.93
			60.15 REAC Prep Supplies					
02/01/2019	01/07/2019	WA141678	Bill - Ferguson Facilities Supply - Atlanta: 1.00		APA	188.37		292.30
			188.37 Floor Mats for Buildings					
February Totals for 6515.000 Janitorial/Cleaning Supplies						292.30	0.00	292.30
Totals for 6515.000 - Janitorial/Cleaning Supplies						292.30	0.00	292.30
6515.004 - Plumbing Supplies (Balance Forward As of 02/01/2019)								0.00
02/01/2019	01/09/2019	9169175875	Bill - HD Supply Ltd: 1.00 36.02 Plumbing Sup-		APA	36.02		36.02

HumanGood
General Ledger Report
For Prior Month (02/01/2019 to 02/28/2019)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	JNL	Debit	Credit	Balance
02/01/2019	01/08/2019	WA144180	plies-Stock Bill - Ferguson Facilities Supply - Atlanta: 1.00 248.07 Kitchen Faucet-Supplies Stock		APA	248.07		284.09
February Totals for 6515.004 Plumbing Supplies						284.09	0.00	
Totals for 6515.004 - Plumbing Supplies						284.09	0.00	284.09
6515.005 - Electrical Supplies (Balance Forward As of 02/01/2019)								0.00
02/01/2019	01/02/2019	9167655954	Bill - HD Supply Ltd: 1.00 88.21 parts to repair stove		APA	88.21		88.21
02/01/2019	01/04/2019	AAAO432542	Bill - Community Controls: 1.00 79.90 Key Cards- Stock		APA	79.90		168.11
February Totals for 6515.005 Electrical Supplies						168.11	0.00	
Totals for 6515.005 - Electrical Supplies						168.11	0.00	168.11
6516.000 - Unit Turnover Expenses (Balance Forward As of 02/01/2019)								0.00
02/01/2019	01/11/2019	57516	Bill - LMO, Like My Own Inc: 1.00 750.00 Trash chute repairs		APA	750.00		750.00
February Totals for 6516.000 Unit Turnover Expenses						750.00	0.00	
Totals for 6516.000 - Unit Turnover Expenses						750.00	0.00	750.00
6520.000 - Maintenance Contracts (Balance Forward As of 02/01/2019)								0.00
02/01/2019	01/07/2019	48799	Bill - J McKeeve Plumbing Inc: 1.00 275.00 102A Main line Clean up		APA	275.00		275.00
02/01/2019	01/08/2019	48833	Bill - J McKeeve Plumbing Inc: 1.00 595.00 102A Backup Sink		APA	595.00		870.00
February Totals for 6520.000 Maintenance Contracts						870.00	0.00	
Totals for 6520.000 - Maintenance Contracts						870.00	0.00	870.00
6520.003 - Exterminating Contract (Balance Forward As of 02/01/2019)								0.00
02/01/2019	01/10/2019	39232	Bill - Round The Clock Pest Control Inc: 1.00 140.00 01.19 Pest Control Service		APA	140.00		140.00
February Totals for 6520.003 Exterminating Contract						140.00	0.00	
Totals for 6520.003 - Exterminating Contract						140.00	0.00	140.00
6600.000 - Depr. Expense - Land Improvements (Balance Forward As of 02/01/2019)								0.00
02/01/2019	02/01/2019		Depreciation for asset LOM-Replacem Fire Line/ Pipe, serial number AS-004914-161212		FA	464.78		464.78
February Totals for 6600.000 Depr. Expense - Land Improvements						464.78	0.00	
Totals for 6600.000 - Depr. Expense - Land Improvements						464.78	0.00	464.78
6600.002 - Depr. Expense - Building Improvements (Balance Forward As of 02/01/2019)								0.00
02/01/2019	02/01/2019		Depreciation for asset LOM-#201A TURNOVER, serial number AS-002771-140729		FA	26.27		26.27
02/01/2019	02/01/2019		Depreciation for asset LOM-#207A TURNOVER, serial number AS-002775-140729		FA	22.94		49.21
02/01/2019	02/01/2019		Depreciation for asset LOM-#306 TURNOVER, serial number AS-002772-140729		FA	18.94		68.15
02/01/2019	02/01/2019		Depreciation for asset LOM-Awning Replace- ment, serial number AS-004963-170410		FA	122.50		190.65
02/01/2019	02/01/2019		Depreciation for asset LOM-Renovation Unit 307B, serial number AS-004794-160907 Unit 307B		FA	40.47		231.12
02/01/2019	02/01/2019		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212		FA	57.39		288.51
February Totals for 6600.002 Depr. Expense - Building Improvements						288.51	0.00	
Totals for 6600.002 - Depr. Expense - Building Improvements						288.51	0.00	288.51

**HumanGood
General Ledger Report
For Prior Month (02/01/2019 to 02/28/2019)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	JNL	Debit	Credit	Balance
6600.003 - Depr. Expense - Building Equipment (Balance Forward As of 02/01/2019)								0.00
02/01/2019	02/01/2019		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504		FA	132.95		132.95
<i>February Totals for 6600.003 Depr. Expense - Building Equipment</i>						132.95	0.00	
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 02/01/2019)								0.00
02/01/2019	02/01/2019		Depreciation for asset LOM-Community Furniture, serial number AS-004912-161209		FA	98.34		98.34
<i>February Totals for 6600.004 Depr. Expense - Office Furniture & Equipment</i>						98.34	0.00	
Totals for 6600.004 - Depr. Expense - Office Furniture & Equipment						98.34	0.00	98.34
6711.000 - Payroll Taxes (FICA) (Balance Forward As of 02/01/2019)								0.00
02/09/2019	02/09/2019	QN	HGAH 2.09.19 Payroll		GJ	534.50		534.50
02/23/2019	02/23/2019	RC	HGAH 2.23.19 Payroll		GJ	320.02		854.52
<i>February Totals for 6711.000 Payroll Taxes (FICA)</i>						854.52	0.00	
Totals for 6711.000 - Payroll Taxes (FICA)						854.52	0.00	854.52
6720.000 - Property & Liability Insurance (Hazard) (Balance Forward As of 02/01/2019)								0.00
02/28/2019	02/28/2019	AF	Earthquake Insurance Expense		GJ	1,094.30		1,094.30
<i>February Totals for 6720.000 Property & Liability Insurance (Hazard)</i>						1,094.30	0.00	
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 02/01/2019)								0.00
02/28/2019	02/28/2019	RC	HGAH 2.28.19 Workers Comp		GJ	266.00		266.00
<i>February Totals for 6722.000 Workman's Compensation</i>						266.00	0.00	
Totals for 6722.000 - Workman's Compensation						266.00	0.00	266.00
6723.000 - Health Insurance (Balance Forward As of 02/01/2019)								0.00
02/28/2019	02/28/2019	RC	HGAH 2.2019 Benefits		GJ	1,212.00		1,212.00
<i>February Totals for 6723.000 Health Insurance</i>						1,212.00	0.00	
Totals for 6723.000 - Health Insurance						1,212.00	0.00	1,212.00
6723.001 - Retirement (Balance Forward As of 02/01/2019)								0.00
02/28/2019	02/28/2019	RC	HGAH 2.2019 Benefits		GJ	201.00		201.00
<i>February Totals for 6723.001 Retirement</i>						201.00	0.00	
Totals for 6723.001 - Retirement						201.00	0.00	201.00
6723.002 - Unemployment Insurance (Balance Forward As of 02/01/2019)								0.00
02/28/2019	02/28/2019	RC	HGAH 2.2019 Benefits		GJ	37.00		37.00
<i>February Totals for 6723.002 Unemployment Insurance</i>						37.00	0.00	
Totals for 6723.002 - Unemployment Insurance						37.00	0.00	37.00
6935.000 - Service Coordinator Salary (Balance Forward As of 02/01/2019)								0.00
02/01/2019	02/01/2019	Reversed - RC	Reversed -- HGAH Accrued 1.31.19 Payroll		GJ		233.80	(233.80)
02/09/2019	02/09/2019	QN	HGAH 2.09.19 Payroll		GJ	657.49		423.69
02/23/2019	02/23/2019	RC	HGAH 2.23.19 Payroll		GJ	741.95		1,165.64
02/28/2019	02/28/2019	RC	HGAH 2.28.19 Accrued Payroll		GJ	264.98		1,430.62
02/28/2019	02/28/2019	RC	HGAH 2.28.19 Accrued Payroll		GJ	578.29		2,008.91
<i>February Totals for 6935.000 Service Coordinator Salary</i>						2,242.71	233.80	
Totals for 6935.000 - Service Coordinator Salary						2,242.71	233.80	2,008.91
6935.001 - Service Coordinator Salaries - Non-prod (Vacation) (Balance Forward As of 02/01/2019)								0.00
02/28/2019	02/28/2019	RC	HGAH 2.28.19 Accrued Payroll		GJ	64.27		64.27

HumanGood
General Ledger Report
For Prior Month (02/01/2019 to 02/28/2019)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	JNL	Debit	Credit	Balance
<i>February Totals for 6935.001 Service Coordinator Salaries - Non-prod (Vacation)</i>						64.27	0.00	
Totals for 6935.001 - Service Coordinator Salaries - Non-prod (Vacation)						64.27	0.00	64.27
6935.002 - Service Coordinator Salaries - Incentive, Bonus, Award (Balance Forward As of 02/01/2019)								0.00
02/28/2019	02/28/2019	QN	LOM - Reclass expenses back to HGAH per agreement		GJ		300.00	(300.00)
<i>February Totals for 6935.002 Service Coordinator Salaries - Incentive, Bonus, Award</i>						0.00	300.00	
Totals for 6935.002 - Service Coordinator Salaries - Incentive, Bonus, Award						0.00	300.00	(300.00)
6935.003 - Service Coordinator Salaries - Overtime, Double-Time (Balance Forward As of 02/01/2019)								0.00
02/28/2019	02/28/2019	RC	HGAH 2.28.19 Accrued Payroll		GJ	0.40		0.40
<i>February Totals for 6935.003 Service Coordinator Salaries - Overtime, Double-Time</i>						0.40	0.00	
Totals for 6935.003 - Service Coordinator Salaries - Overtime, Double-Time						0.40	0.00	0.40
Grand Total						165,682.21	165,682.21	0.00

Lomita Manor Senior Housing Vendor Aging Report

Based on: GL posting Date As of: 02/28/2019

Payment Priority	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
Normal	HGAH94588	Humangood Affordable Housing	49	No	02/22/2019	02/19/2019	03/21/2019	6	16,604.26	0.00	0.00	0.00	0.00	16,604.26
Total for Normal									16,604.26	0.00	0.00	0.00	0.00	16,604.26
Grand Totals									16,604.26	0.00	0.00	0.00	0.00	16,604.26

Report date 03/11/2019

Lomita Manor Senior Housing Check Register

Date	Vendor	Document No	Amount Cleared
	Bank: LOM Operating - Wells Fargo Bank	Account No: 4124301342	
02/12/2019	CFPR92821--Cosco Fire Protection Inc	23289	75.00 02/28/2019
02/15/2019	TEMP255512920--Boswell, Shanon	23290	419.26 02/28/2019
02/26/2019	ATUV60197--ATT Uverse - PO Box 5014	23291	188.24 In Transit
02/26/2019	TEMP255512921--BRAVO, ROSA	23292	210.06 In Transit
02/26/2019	COCO84120--Community Controls	23293	79.90 In Transit
02/26/2019	FFSU30384--Ferguson Facilities Supply - Atlanta	23294	480.22 In Transit
02/26/2019	HDSU92150--HD Supply Ltd	23295	124.23 In Transit
02/26/2019	HDCS85062--Home Depot Credit Services - Phoenix	23296	60.15 In Transit
02/26/2019	HGAH94588--Humangood Affordable Housing	23297	19,991.67 02/28/2019
02/26/2019	JMPL90505--J McKeeve Plumbing Inc	23298	870.00 In Transit
02/26/2019	URLE90717--Lesley Uribe	23299	788.39 In Transit
02/26/2019	LMO92841--LMO, Like My Own Inc	23300	750.00 In Transit
02/26/2019	OFDE85038--Office Depot - Phoenix Box 29248	23301	515.64 In Transit
02/26/2019	RCPC91351--Round The Clock Pest Control Inc	23302	140.00 In Transit
02/26/2019	GASC91756--SoCal Gas	23303	612.95 In Transit
	Total for LOM Operating		25,305.71
		Total:	25,305.71
		Grand Total:	25,305.71

Commercial Checking Acct W Interest

Account number: [REDACTED] ■ February 1, 2019 - February 28, 2019 ■ Page 1 of 2



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]	\$363,937.36	\$32,871.87	-\$20,612.66	\$376,196.57

Interest summary

Annual percentage yield earned this period	0.24%
Interest earned during this period	\$72.87
Year to date interest and bonuses paid	\$143.88
Total interest and bonuses earned in 2018	\$430.08

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	02/01	993.00	Lomita Manor Settlement 020119 000005370982269 Humangood Affordable H
	02/04	4,522.00	Lomita Manor Settlement 020419 000005389194905 Humangood Affordable H
	02/05	14,469.00	Lomita Manor Settlement 020519 000005409788529 Humangood Affordable H
	02/05	9,469.00	Hud Treas 310 Misc Pay 020519 xxxxx0103 RMT*VV*09901108199*****Hud Operating Fund CA13
	02/06	879.00	Lomita Manor Settlement 020619 000005419147805 Humangood Affordable H
	02/06	316.00	Lomita Manor Settlement 020619 000005388768745 Humangood Affordable H
	02/07	1,424.00	Lomita Manor Settlement 020719 000005409296197 Humangood Affordable H
	02/14	216.00	Lomita Manor Settlement 021419 000005447954861 Humangood Affordable H



Electronic deposits/bank credits (continued)

Effective date	Posted date	Amount	Transaction detail
	02/19	311.00	Lomita Manor Settlement 021919 000005468188057 Humangood Affordable H
	02/27	200.00	Lomita Manor Settlement 022719 000005493565389 Humangood Affordable H
	02/28	72.87	Interest Payment
		\$32,871.87	Total electronic deposits/bank credits
		\$32,871.87	Total credits

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	02/11	85.42	Client Analysis Srvc Chrg 190208 Svc Chge 0119 000004124301342
	02/20	41.31	Rpi Transbilling Sigonfile 022019 29Lg15 Lomita Manor
		\$126.73	Total electronic debits/bank debits

Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
23289	75.00	02/20	23290	419.26	02/20	23297 *	19,991.67	02/28
		\$20,485.93	Total checks paid					

* Gap in check sequence.

		\$20,612.66	Total debits
--	--	--------------------	---------------------

Daily ledger balance summary

Date	Balance	Date	Balance	Date	Balance
01/31	363,937.36	02/06	394,585.36	02/19	396,450.94
02/01	364,930.36	02/07	396,009.36	02/20	395,915.37
02/04	369,452.36	02/11	395,923.94	02/27	396,115.37
02/05	393,390.36	02/14	396,139.94	02/28	376,196.57
Average daily ledger balance		\$390,889.23			

Lomita Manor Senior Housing Reconciliation Report

As Of 02/28/2019
Account: Cash - Operating

Statement Ending Balance	376,196.57
Deposits in Transit	993.00
Outstanding Checks and Charges	(5,809.58)
Adjusted Bank Balance	371,379.99
Book Balance	371,379.99
Adjustments*	0.00
Adjusted Book Balance	371,379.99

Total Checks and Charges Cleared	20,612.66	Total Deposits Cleared	32,871.87
----------------------------------	-----------	------------------------	-----------

Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
General Ledger Entry	07/2019-411 Deposited 01/31/2019 Settlement:5370982269	01/31/2019	41120190131	993.00	
General Ledger Entry	08/2019-400 Deposited 02/01/2019 Settlement:5388768745	02/01/2019	40020190201	316.00	
General Ledger Entry	08/2019-401 Deposited 02/01/2019 Settlement:5389194905	02/01/2019	40120190201	4,522.00	
General Ledger Entry	08/2019-402 Deposited 02/04/2019 Settlement:5409296197	02/04/2019	40220190204	1,424.00	
General Ledger Entry	08/2019-403 Deposited 02/04/2019 Settlement:5409788529	02/04/2019	40320190204	14,469.00	
General Ledger Entry	08/2019-404 Deposited 02/05/2019 Settlement:5419147805	02/05/2019	40420190205	879.00	
General Ledger Entry	LOM 02.19 Subsidy Payment	02/05/2019		9,469.00	
General Ledger Entry	08/2019-405 Deposited 02/11/2019 Settlement:5447954861	02/11/2019	40520190211	216.00	
General Ledger Entry	08/2019-406 Deposited 02/15/2019 Settlement:5468188057	02/15/2019	40620190215	311.00	
General Ledger Entry	08/2019-407 Deposited 02/22/2019 Settlement:5493565389	02/22/2019	40720190222	200.00	
General Ledger Entry	08/2019-408 Deposited 02/28/2019 Settlement:5526079521	02/28/2019	40820190228		993.00
	SUN bk interest op 2.19	02/28/2019		72.87	
Total Deposits				32,871.87	993.00

Checks and Charges

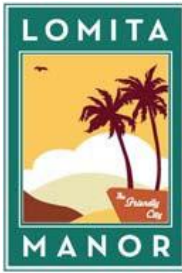
Name	Memo	Date	Check No	Cleared	Outstanding
J McKeeve Plumbing Inc		08/19/2014	22021		304.00
CROW, ROBERT	Unit - LOM002-304B	02/24/2015	22196		19.00
To the Estate of GRANT, MARGARET	Unit - LOM002-201B	04/29/2015	22228		150.00
IORILLO, YUCEL	Unit - LOM002-109B	05/13/2015	22253		92.00
Smiths Lock Safe		08/16/2017	22888		90.00
The Chute Doctor		11/29/2017	22957		334.80
Cosco Fire Protection Inc		02/12/2019	23289	75.00	
Boswell, Shanon	Unit - LOM001-307A	02/15/2019	23290	419.26	
ATT Uverse - PO Box 5014		02/26/2019	23291		188.24
BRAVO, ROSA	Unit - LOM002-210B	02/26/2019	23292		210.06
Community Controls		02/26/2019	23293		79.90

Lomita Manor Senior Housing Reconciliation Report

As Of 02/28/2019

Account: Cash - Operating

Ferguson Facilities Supply - Atlanta	02/26/2019	23294		480.22
HD Supply Ltd	02/26/2019	23295		124.23
Home Depot Credit Services - Phoenix	02/26/2019	23296		60.15
Humangood Affordable Housing	02/26/2019	23297	19,991.67	
J McKeeve Plumbing Inc	02/26/2019	23298		870.00
Lesley Uribe	02/26/2019	23299		788.39
LMO, Like My Own Inc	02/26/2019	23300		750.00
Office Depot - Phoenix Box 29248	02/26/2019	23301		515.64
Round The Clock Pest Control Inc	02/26/2019	23302		140.00
SoCal Gas	02/26/2019	23303		612.95
General Ledger Entry Realpage Fees - 02.2019	02/28/2019		41.31	
General Ledger Entry LOM bk fees op 2.19	02/28/2019			0.00
General Ledger Entry Bank Analysis Fees - 02.19	02/28/2019		85.42	
General Ledger Entry LOM bk fees op 2.19	02/28/2019			0.00
Total Checks and Charges			20,612.66	5,809.58



Housing Authority of the City of Lomita

Lomita Manor

March 2019

Item No. 4 c

VACANCIES

- 307A

ACTIVITIES

- Mondays:
 - 10:00-11:00am 'Friends Along the Way' Social Group
 - 12:00-3:00pm Bingo
- Wednesdays:
 - 11:00am Exercise/Chair class
 - 12:00pm Coloring class
- Fridays:
 - 11:00am Walking Group
 - 12:00pm Art Class
- Monthly celebration of residents' birthdays with cake
- Upcoming Event: Egg-a-rama April 18, 2018 at 12:00pm

MAINTENANCE / PROJECTS

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



CITY OF LOMITA HOUSING AUTHORITY REPORT

Item No. 5

TO: Board of Commissioners

FROM: Ryan Smoot, Executive Director

PREPARED BY: Daniella Knighton, Administrative Analyst

MEETING DATE: April 2, 2019

SUBJECT: Authorization to Proceed with Bid Solicitation for Various Capital Improvements at Lomita Manor

RECOMMENDATION

It is recommended that the Board of Commissioners authorize the Executive Director to solicit bids for construction improvements at Lomita Manor.

BACKGROUND

December 4, 2018, the Commission approved for submittal to the Department of Housing and Urban Development (HUD) the Five-Year Public Housing Agency (PHA) Plan for Fiscal Years from 2017 through 2022. The PHA Plan included plans to maximize potential modernization grant funding through the Capital Fund program by continuing to address needs as prioritized by both the strategic Green Physical Needs Assessment for Lomita Manor done by EMG in October 15 2015, as well as the deficiencies identified by annual HUD Real Estate Assessment Center (REAC) inspections.

Consistent with the PHA Plan, a scope of work was prepared to address physical needs at the property including rain gutter, balcony wood, handrail, and parking lot concrete and asphalt repairs. Staff anticipates an estimated total cost for the work of \$20,000. All expenses will be paid with Lomita Manor Capital Fund Grant monies.

Once the bid solicitation is complete, bid acceptance will be scheduled for consideration by the Lomita Housing Authority at a future date.

OPTIONS:

1. Approve staff recommendation.
2. Provide staff with alternative direction.

FISCAL IMPACT

None at this time.

ATTACHMENTS


Site photos

Reviewed by:



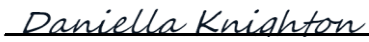
Gary Y. Sugano
Assistant City Manager

Approved by:



Ryan Smoot
Executive Director

Prepared by:



Daniella Knighton
Administrative Analyst







