

James Gazeley, Chairman
Mark Waronek, Vice-Chairman
Henry Sanchez, Jr., Commissioner
Michael Savidan, Commissioner
Cindy Segawa, 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 2020-01

AGENDA
REGULAR MEETING
OF THE LOMITA HOUSING AUTHORITY
TUESDAY, MARCH 3, 2020
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, 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 Regular Housing Authority Minutes of February 4, 2020

RECOMMENDED ACTION: Approve minutes.

- b) Lomita Manor January 2020 Financial Documents

RECOMMENDED ACTION: Approve the Monthly Financial documents.

- c) Lomita Manor February 2020 Monthly Activity Report


RECOMMENDED ACTION: Receive and file the report.

5. ADJOURNMENT

The next regular meeting of the Lomita Housing Authority will be held on Tuesday, April 7, 2020, 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: February 28, 2020



Kathleen Hill, CMC, City Clerk

**MINUTES OF THE
LOMITA HOUSING AUTHORITY
REGULAR MEETING
TUESDAY, FEBRUARY 4, 2020**

1. OPENING CEREMONIES

a. Call Meeting to Order

The meeting was called to order by Chair Gazeley at 5:46 p.m., on Tuesday, February 4, 2020, in the Council Chambers, at Lomita City Hall, 24300 Narbonne Avenue, Lomita, California.

b. Flag Salute

Chair Gazeley led the salute to the flag.

c. Roll Call

Present: Commissioners: Breitman, Larson, Sanchez, Savidan, Segawa, and Chair Gazeley

Absent: Vice-Chair Waronek

Staff Present: Deputy Executive Director Sugano, Assistant General Counsel Rusin, and Deputy Secretary Hill

Assistant General Counsel Rusin announced that the City Council met in closed session at 5:00 p.m. to discuss the item on the posted agenda. There was no reportable action taken.

2. ORAL COMMUNICATIONS

Chair Gazeley announced the time for oral communications. There being none, Chair Gazeley closed oral communications.

3. COMMISSIONER COMMENTS

Commissioner Breitman reported that the residents at Lomita Manor had a Super Bowl potluck. Commissioner Larson reported that the residents of Lomita Manor gave cash donations to help King's Way Church give away gift cards for Christmas.

4. CONSENT AGENDA

Chair Gazeley announced that 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 Sanchez made a motion, seconded by Commissioner Savidan to approve Consent Calendar Items 4 a-c.

MOTION CARRIED by the following vote:

AYES: Commissioners: Breitman, Larson, Sanchez, Savidan, Segawa, and
Chair Gazeley

NOES: None

ABSENT: Vice-Chair Waronek

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

RECOMMENDED ACTION: Approve minutes.

Approved the recommended action.

- b) Lomita Manor October – December Financial Documents

RECOMMENDED ACTION: Receive and file the report.

Approved the recommended action.

- c) Lomita Manor December 2019 and January 2020 Monthly Activity Report

RECOMMENDED ACTION: Receive and file the report.

Approved the recommended action.

5. ADJOURNMENT

There being no further business to discuss, Chair Gazeley adjourned the meeting at 5:52 p.m.

Respectfully Submitted,

Kathleen Hill, CMC
Deputy Secretary

COMMISSIONERS

MARK WARONEK
MICHAEL SAVIDAN
CINDY SEGAWA
HENRY SANCHEZ, JR.
ELAINE BREITMAN
JUDY LARSON



BOARD CHAIRPERSON

JAMES GAZELEY

EXECUTIVE DIRECTOR

RYAN SMOOT

**HOUSING AUTHORITY
of the
CITY OF LOMITA**

Item No. 4b

March 3, 2020

Housing Authority of the City of Lomita
Board of Commissioners

Re: Lomita Manor Monthly Financial Documents – January 2020 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



**HUMANGOOD
LOMITA MANOR SENIOR HOUSING
MONTHLY REPORT FOR ESTABLISHING NET INCOME
January 31, 2020**

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

Operating Cash - Beginning of Month **455,028**

Amounts Received:

Rent - Current	25,503
HUD Operating Subsidy	17,784
Interest earned on Operating Account	7

Total Receipts **43,294**

Disbursements:

A/P Checks Disbursement (Incl Contract Billing)	(33,584)
Misc Other/Bank fees	(41)

Total Disbursements **(33,624)**

Operating Cash - End of Month **464,697**

TOTAL CASH, END OF MONTH **464,697**

ACCOUNT TYPE	BANK NAME	BEGINNING BALANCE	DEPOSITS / INTEREST	CHECKS/DEBITS WITHDRAWAL	ENDING BALANCE
Operating	Wells Fargo	455,028	43,294	(33,624)	464,697
		455,028	43,294	(33,624)	464,697
Security Deposit	Wells Fargo	27,243	4		27,247
		27,243	4	-	27,247
TOTAL CASH		482,271	43,297	(33,624)	491,944

Prepared by: Audrey Fong
Title: Accountant
Date: 2/13/20

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended January 31, 2020

	CURRENT MONTH January 31, 2020				YEAR TO DATE January 31, 2020				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
Revenue									
Rental Revenue									
5120.000 - Rent Revenue - Gross Potential	24,814	23,429	1,385	5.91	172,074	164,003	8,071	4.92	281,148
5121.000 - Tenant Assistance Payments	17,784	9,400	8,384	89.19	87,190	65,800	21,390	32.50	112,800
5220.000 - Vacancies	0	(120)	120	100.00	(443)	(840)	397	47.26	(1,440)
Net Rental Income	42,598	32,709	9,889	30.23	258,821	228,963	29,858	13.04	392,508
Financial Revenue									
5410.000 - Interest Revenue - Project Operations	64	0	64	0.00	423	0	423	0.00	0
Total Financial Revenue	64	0	64	0.00	423	0	423	0.00	0
Miscellaneous Revenue									
5910.000 - Laundry Revenue	0	330	(330)	(100.00)	2,301	2,310	(9)	(0.37)	3,960
5920.001 - Damages & Cleaning Charges	0	0	0	0.00	230	0	230	0.00	0
5920.003 - Key / Locks Changes	0	0	0	0.00	73	0	73	0.00	0
5990.000 - Miscellaneous Revenue-Community	0	0	0	0.00	152,813	0	152,813	0.00	0
Total Miscellaneous Revenue	0	330	(330)	(100.00)	155,417	2,310	153,107	6,627.99	3,960
Total Revenue	42,662	33,039	9,623	29.12	414,661	231,273	183,388	79.29	396,468
Operating Expense									
Administrative Expenses									
6203.000 - Training/Meeting/Conferences	0	10	10	100.00	885	70	(815)	(1,163.17)	120
6204.000 - Management Consultants	20	0	(20)	0.00	951	0	(951)	0.00	30,000
6205.000 - IT Support Services	460	608	148	24.36	3,396	4,256	860	20.21	7,296
6205.001 - IT Equipment	0	42	42	100.00	0	294	294	100.00	504
6210.000 - Advertising and Marketing	0	0	0	0.00	0	100	100	100.00	100
6250.000 - Other Renting Expenses	44	17	(27)	(158.94)	324	119	(205)	(172.36)	204
6311.000 - Office Supplies	478	100	(378)	(377.78)	3,356	700	(2,656)	(379.39)	1,200
6311.001 - Office Equipment Lease Expense	0	430	430	100.00	2,805	3,010	205	6.80	5,160
6311.002 - Telephone/Fax/Cell Phone/Elevator	1,134	520	(614)	(118.05)	3,936	3,640	(296)	(8.14)	6,240
6311.003 - Postage/FedEx/UPS	0	25	25	100.00	19	75	56	75.33	100
6311.004 - Dues & Fees	285	285	0	(0.16)	3,333	1,995	(1,338)	(67.08)	4,510
6311.005 - Tax Return Fees	0	0	0	0.00	0	130	130	100.00	130
6311.006 - Bank Fees	41	107	66	62.09	359	749	390	52.07	1,284
6311.007 - Employee Activities	0	0	0	0.00	160	0	(160)	0.00	0
6311.008 - Payroll Fees	0	10	10	100.00	0	70	70	100.00	120
6311.011 - Resident Activities	0	330	330	100.00	2,301	2,310	9	0.37	3,960
6320.000 - Management Fee	3,850	3,850	0	0.00	26,950	26,950	0	0.00	46,200
6330.000 - Manager Salaries	3,302	4,158	856	20.58	26,376	29,106	2,730	9.37	49,896
6330.001 - Manager Salaries - Non-prod (Vacation)	1,021	333	(688)	(206.65)	3,866	2,331	(1,535)	(65.81)	3,996
6340.000 - Legal Expense - Project	0	0	0	0.00	10,822	0	(10,822)	0.00	0
6350.000 - Audit/Tax Return Expense	750	67	(683)	(1,019.40)	1,500	469	(1,031)	(219.82)	804
6351.000 - Bookkeeping Fees	578	575	(3)	(0.43)	4,043	4,025	(18)	(0.43)	6,900
6370.000 - Bad Debts Expense	9	0	(9)	0.00	1,593	0	(1,593)	0.00	0
6390.001 - Business Travel & Entertainment	(302)	0	302	0.00	323	0	(323)	0.00	0
Total Administrative Expenses	11,670	11,467	(203)	(1.76)	97,298	80,399	(16,899)	(21.01)	168,724
Utilities									

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended January 31, 2020

	CURRENT MONTH January 31, 2020				YEAR TO DATE January 31, 2020				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
6450.000 - Electricity	1,500	1,458	(42)	(2.88)	13,197	10,206	(2,991)	(29.30)	17,496
6451.000 - Water	0	1,500	1,500	100.00	5,063	10,500	5,437	51.77	18,000
6452.000 - Gas	695	517	(178)	(34.54)	3,311	3,619	308	8.50	6,204
Total Utilities Expense	2,195	3,475	1,280	36.81	21,571	24,325	2,754	11.31	41,700
Maintenance Expenses									
6510.000 - Maintenance Salaries	3,739	4,042	303	7.48	26,431	28,294	1,864	6.58	48,504
6510.001 - Maintenance Salaries - Non-prod (Vacation)	1,116	350	(766)	(218.62)	4,154	2,450	(1,705)	(69.57)	4,200
6510.002 - Maintenance Salaries - Incentive, Bonus, Award	0	0	0	0.00	500	0	(500)	0.00	0
6510.003 - Maintenance Salaries - Overtime, Double-Time	303	0	(303)	0.00	2,479	0	(2,479)	0.00	0
6515.000 - Janitorial/Cleaning Supplies	1,559	300	(1,259)	(419.83)	12,219	2,100	(10,119)	(481.84)	3,600
6515.003 - Maintenance Uniforms	0	0	0	0.00	215	300	85	28.10	600
6515.004 - Plumbing Supplies	883	300	(583)	(194.44)	5,195	2,100	(3,095)	(147.35)	3,600
6515.005 - Electrical Supplies	0	250	250	100.00	7,721	1,750	(5,971)	(341.23)	3,000
6515.006 - Decorating Supplies	0	125	125	100.00	0	875	875	100.00	1,500
6525.000 - Garbage & Trash Removal	1,050	1,010	(40)	(3.88)	6,380	7,070	690	9.75	12,120
6546.000 - HVAC Repairs & Maintenance	880	500	(380)	(76.00)	6,590	2,000	(4,590)	(229.49)	3,000
Total Maintenance Expense	9,530	6,877	(2,653)	(38.57)	71,884	46,939	(24,945)	(53.14)	80,124
Maintenance Contracts									
6520.000 - Maintenance Contracts	3,859	2,250	(1,609)	(71.50)	28,453	15,750	(12,703)	(80.65)	27,000
6520.001 - Janitorial/Cleaning Contract	0	0	0	0.00	2,000	900	(1,100)	(122.22)	1,500
6520.002 - Elevator Contract	1,125	700	(425)	(60.74)	3,774	2,100	(1,674)	(79.70)	2,800
6520.003 - Exterminating Contract	140	150	10	6.66	2,115	1,050	(1,065)	(101.42)	1,800
6520.004 - Grounds Contract	0	350	350	100.00	4,325	2,450	(1,875)	(76.53)	4,200
Total Maintenance Contract Expense	5,124	3,450	(1,674)	(48.52)	40,667	22,250	(18,417)	(82.77)	37,300
Apartment Turnovers									
6516.000 - Unit Turnover Expenses	490	460	(30)	(6.52)	4,000	1,840	(2,160)	(117.39)	2,760
Total Apartment Turnover Expense	490	460	(30)	(6.52)	4,000	1,840	(2,160)	(117.39)	2,760
Service Coordinator Expenses									
6935.000 - Service Coordinator Salary	1,369	1,483	114	7.67	10,409	10,381	(28)	(0.26)	17,796
6935.002 - Service Coordinator Salaries - Incentive, Bonus, Award	0	0	0	0.00	500	0	(500)	0.00	0
6935.003 - Service Coordinator Salaries - Overtime, Double-Time	96	0	(96)	0.00	184	0	(184)	0.00	0
6936.000 - Service Coordinator Expenses - Office Supplies	0	75	75	100.00	0	225	225	100.00	300
6936.002 - Service Coordinator Expenses - Software License (Pangea)	0	0	0	0.00	793	500	(293)	(58.66)	500
Total Service Coordinator Expenses	1,465	1,558	93	5.93	11,886	11,106	(780)	(7.02)	18,596
Taxes and Insurance									
6711.000 - Payroll Taxes (FICA)	705	725	20	2.74	5,115	5,075	(40)	(0.78)	8,700
6720.000 - Property & Liability Insurance (Hazard)	1,382	1,094	(288)	(26.33)	8,760	7,658	(1,102)	(14.38)	13,128
6722.000 - Workman's Compensation	(114)	266	380	143.20	1,481	1,862	381	20.45	3,192
6723.000 - Health Insurance	1,129	1,188	59	4.96	9,061	8,316	(745)	(8.95)	14,256

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended January 31, 2020

	CURRENT MONTH January 31, 2020				YEAR TO DATE January 31, 2020				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
6723.001 - Retirement	422	200	(222)	(111.00)	1,925	1,400	(525)	(37.50)	2,400
6723.002 - Unemployment Insurance	33	33	0	0.00	249	231	(18)	(7.79)	396
Total Taxes and Insurance	3,557	3,506	(51)	(1.43)	26,591	24,542	(2,049)	(8.34)	42,072
Total Operating Expense	34,031	30,793	(3,238)	(10.51)	273,897	211,401	(62,496)	(29.56)	391,276
Total Net Operating Income/(Loss)	8,631	2,246	6,385	284.30	140,764	19,872	120,892	608.35	5,192
Total Project Expenses	34,030	30,793	3,237	10.51	273,896	211,401	62,495	29.56	391,276
Total Project Net Income (before Reserves & CapEx)	8,631	2,246	6,385	284.30	140,764	19,872	120,892	608.35	5,192
Net Income (Loss) (on Operations)	8,631	2,246	6,385	284.30	140,764	19,872	120,892	608.35	5,192
Other Non-Cash Expenses & Revenue									
Depreciation Expense	916	985	(69)	(6.96)	6,415	6,895	(480)	(6.96)	11,820
GAAP Net Income/(Loss)	7,715	1,261	6,454	511.81	134,349	12,977	121,372	935.28	(6,628)
Cash Flow									
Total Project Net Income	8,631	2,246	6,385	284.30	140,764	19,872	120,892	608.35	5,192
Add (Subtract)	(1,039)	0	1,039	0.00	2,924	0	(2,924)	0.00	0
Increase (Decrease) in Operating Cash	9,670	2,246	7,424	330.52	137,840	19,872	117,968	593.64	5,192
Increase (decrease) in Ops Cash per Bal Sheet	9,670	0	9,670	0.00	137,840	0	137,840	0.00	0

**Lomita Manor
Balance Sheet
January 31, 2020**

	January 31, 2020	December 31, 2019	Period Difference
Assets			
Current Assets			
Cash			
1120.000 - Cash - Operating	464,697.45	455,027.87	9,669.58
Total Cash	464,697.45	455,027.87	9,669.58
Other Restricted Cash			
1191.000 - Cash - Security Deposits	27,246.98	27,243.45	3.53
Total Other Restricted Cash	27,246.98	27,243.45	3.53
Accounts Receivable Tenants & Other			
1130.000 - Accounts Receivable - Tenant Rent	221.00	173.50	47.50
Total Accounts Receivable Tenants & Other	221.00	173.50	47.50
Prepaid Expenses and Deposits			
1200.001 - Prepaid Expense - Property Insurance	10,918.00	12,282.75	(1,364.75)
Total Prepaid Expenses and Deposits	10,918.00	12,282.75	(1,364.75)
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	650,540.69	642,184.83	8,355.86
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	18,126.42	17,661.64	464.78
1495.002 - Accum. Depr. - Building Improvements	48,901.84	48,681.48	220.36
1495.003 - Accum. Depr. - Building Equipment	7,841.60	7,708.65	132.95
1495.004 - Accum. Depr. - Office Furniture & Equipment	7,416.97	7,318.63	98.34
1495.005 - Accum. Depr. - Maintenance Equipment	1,957.64	1,957.64	0.00
Total Accumulated Depreciation	84,244.47	83,328.04	916.43
Net Fixed Assets	117,695.90	118,612.33	(916.43)
Total Assets	768,236.59	760,797.16	7,439.43

Liabilities & Equity

Liabilities

Current Liabilities

2109.000 - Accounts Payable - Accrued Expenses	4,500.00	6,010.09	(1,510.09)
2110.000 - Accounts Payable - Operations	23,785.42	22,545.44	1,239.98
2114.000 - Accounts Payable - Beacon Communities	16,723.56	18,825.89	(2,102.33)
2117.000 - Unapplied Cash	0.00	(5,072.00)	5,072.00

**Lomita Manor
Balance Sheet
January 31, 2020**

	January 31, 2020	December 31, 2019	Period Difference
2118.000 - Escheat Checks Payable	261.00	261.00	0.00
2120.000 - Accrued Vacation Payable	9,049.36	8,708.56	340.80
2126.000 - Accrued Payroll	2,100.45	985.84	1,114.61
Total Current Liabilities	56,419.79	52,264.82	4,154.97
Other Current Liabilities			
2210.000 - Prepaid Revenue	1,245.50	5,629.00	(4,383.50)
Total Other Current Liabilities	1,245.50	5,629.00	(4,383.50)
Other Liabilities			
2191.000 - Security Deposits Payable	21,793.00	21,843.00	(50.00)
2191.001 - Security Deposit Interest Payable	1,151.83	1,148.92	2.91
Total Other Liabilities	22,944.83	22,991.92	(47.09)
Total Liabilities	80,610.12	80,885.74	(275.62)
Equity			
3131.000 - Unrestricted Net Assets	147,457.26	147,457.26	0.00
3140.000 - Retained Earnings - Profit or Loss	405,819.85	405,819.85	0.00
Current Net Income	134,349.36	126,634.31	7,715.05
Total Equity	687,626.47	679,911.42	7,715.05
Total Liabilities & Equity	768,236.59	760,797.16	7,439.43

**Lomita Manor
CONTRACT BILLING
January 31, 2020**

DESCRIPTION	Amount
Employees' Wages/Salaries for the month	10,196.02
Work Comp, Unemployment Ins, Pension & Health Benefits	1,789.07
Computer Lease	459.87
Other-AP transactions-	(148.90)
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	16,723.56
Recap:	
Balance as of 6/30/2019	21,828.43
July Charges	16,898.37
July Repayment to Beacon	(21,828.43)
Ending Balance @ 07/31/19	16,898.37
August Charges	16,566.10
August Repayment to Beacon	(16,898.37)
Ending Balance @ 08/31/19	16,566.10
September Charges	16,822.18
September Repayment to Beacon	(16,566.10)
Ending Balance @ 09/30/19	16,822.18
October Charges	17,190.09
October Repayment to Beacon	(16,822.18)
Ending Balance @ 10/31/19	17,190.09
November Charges	22,545.44
November Repayment to Beacon	(17,190.09)
Ending Balance @ 11/30/19	22,545.44
December Charges	18,825.89
December Repayment to Beacon	(22,545.44)
Ending Balance @ 12/31/19	18,825.89
January Charges	16,723.56
January Repayment to Beacon	(18,825.89)
Ending Balance @ 01/31/20	16,723.56

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (01/01/2020 to 01/31/2020)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	JNL	Debit	Credit	Balance
1120.000 - Cash - Operating (Balance Forward As of 01/01/2020)								455,027.87
01/01/2020	01/01/2020	40020200101	07/2020-400 Deposited 01/01/2020 Settlement:7440137005		OARB	1,507.00		456,534.87
01/01/2020	01/01/2020	Reversed - AF	Reversed -- LOM Rcl Deposits in Transit to Unapp Cash 5072.00 12.19		GJ	465.00		456,999.87
01/01/2020	01/01/2020	Reversed - AF	Reversed -- LOM Rcl Deposits in Transit to Unapp Cash 5072.00 12.19		GJ	4,607.00		461,606.87
01/06/2020	01/06/2020	40120200106	07/2020-401 Deposited 01/06/2020 Settlement:7462287741		OARB	2,539.00		464,145.87
01/06/2020	01/06/2020	40220200106	07/2020-402 Deposited 01/06/2020 Settlement:7462683185		OARB	13,514.00		477,659.87
01/06/2020	01/06/2020	99820200106	Invalid Account Number Structure (R04)		OARB		207.00	477,452.87
01/08/2020	01/08/2020	40320200108	07/2020-403 Deposited 01/08/2020 Settlement:7480430093		OARB	1,410.00		478,862.87
01/08/2020	01/08/2020	40420200108	07/2020-404 Deposited 01/08/2020 Settlement:7487198033		OARB	179.00		479,041.87
01/08/2020	01/08/2020	AF	LOM 01.20 Subsidy Payment		GJ	15,515.00		494,556.87
01/09/2020	01/09/2020	120200109	07/2020-1 Deposited 01/09/2020		OARB	326.00		494,882.87
01/09/2020	01/09/2020	AF	LOM 01.20 Subsidy Payment Remaining		GJ	2,269.00		497,151.87
01/10/2020	01/10/2020	40520200110	07/2020-405 Deposited 01/10/2020 Settlement:7495074457		OARB	434.00		497,585.87
01/14/2020	01/14/2020	23581	AP Pymt - Amtech Elevator Services		DB		675.24	496,910.63
01/14/2020	01/14/2020	23582	AP Pymt - AT&T - Box 9011		DB		756.12	496,154.51
01/14/2020	01/14/2020	23583	AP Pymt - AT&T Uverse - PO Box 5014		DB		120.26	496,034.25
01/14/2020	01/14/2020	23584	AP Pymt - Best Tec		DB		880.00	495,154.25
01/14/2020	01/14/2020	23585	AP Pymt - Cleaner Image Inc		DB		1,750.00	493,404.25
01/14/2020	01/14/2020	23586	AP Pymt - Department of Industrial Relations		DB		450.00	492,954.25
01/14/2020	01/14/2020	23587	AP Pymt - FOSMO, MARY: Unit - LOM002-103B		DB		50.62	492,903.63
01/14/2020	01/14/2020	23588	AP Pymt - HD Supply Ltd		DB		1,070.15	491,833.48
01/14/2020	01/14/2020	23589	AP Pymt - Home Depot Credit Services - Phoenix		DB		167.78	491,665.70
01/14/2020	01/14/2020	23590	AP Pymt - J McKeeve Plumbing Inc		DB		775.00	490,890.70
01/14/2020	01/14/2020	23591	AP Pymt - Office Depot - Phoenix Box 29248		DB		477.78	490,412.92
01/14/2020	01/14/2020	23592	AP Pymt - RealPage Inc		DB		451.18	489,961.74
01/14/2020	01/14/2020	23593	AP Pymt - Round The Clock Pest Control Inc		DB		140.00	489,821.74
01/14/2020	01/14/2020	23594	AP Pymt - Sitemason Inc		DB		20.00	489,801.74
01/14/2020	01/14/2020	23595	AP Pymt - So Cal Edison		DB		2,690.09	487,111.65
01/14/2020	01/14/2020	23596	AP Pymt - Schweinhart Elect Co Inc		DB		564.00	486,547.65
01/16/2020	01/16/2020	40620200116	07/2020-406 Deposited 01/16/2020 Settlement:7527725005		OARB	207.00		486,754.65
01/21/2020	01/21/2020	23597	AP Pymt - Cleaner Image Inc		DB		2,250.00	484,504.65
01/21/2020	01/21/2020	Voided - 23564	AP Pymt - Cleaner Image Inc: Vendor report didn't receive check. Lesley request stop payment & void check. void check.		DB	2,250.00		486,754.65
01/24/2020	01/24/2020	23598	AP Pymt - HM Carpet Inc - HM Flooring Group		DB		1,122.00	485,632.65
01/24/2020	01/24/2020	Voided - 23567	AP Pymt - HM Carpet Inc - HM Flooring Group: Vendor didn't receive check. Lesley request stop payment & void check.		DB	1,122.00		486,754.65
01/27/2020	01/27/2020	23599	AP Pymt - Home Depot Credit Services - Phoenix		DB		311.37	486,443.28
01/27/2020	01/27/2020	Voided - 23568	AP Pymt - Home Depot Credit Services - Phoenix: Lesley email request void check.		DB	311.37		486,754.65
01/28/2020	01/28/2020	23600	AP Pymt - Humangood Affordable Housing		DB		22,545.44	464,209.21
01/31/2020	01/31/2020	40720200131	07/2020-407 Deposited 01/31/2020		OARB	465.00		464,674.21
01/31/2020	01/31/2020		Bank Interest Earned: LOM int earned op 1.20		DB	63.80		464,738.01
01/31/2020	01/31/2020		Bank Service Charge: LOM bk fees op 1.20		DB		40.56	464,697.45
Totals for 1120.000 - Cash - Operating						47,184.17	37,514.59	464,697.45
1130.000 - Accounts Receivable - Tenant Rent (Balance Forward As of 01/01/2020)								173.50
01/01/2020	01/01/2020	20200101	Accounts Receivable - Tenant Rent		OARA		15,086.50	(14,913.00)
01/01/2020	01/01/2020	20200101	Accounts Receivable - Tenant Rent		OARA	17,972.00		3,059.00
01/05/2020	01/05/2020	20200105	Accounts Receivable - Tenant Rent		OARA		493.00	2,566.00
01/06/2020	01/06/2020	20200106	Accounts Receivable - Tenant Rent		OARA	207.00		2,773.00

**Lomita Manor Senior Housing
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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	JNL	Debit	Credit	Balance
01/07/2020	01/07/2020	20200107	Accounts Receivable - Tenant Rent		OARA		834.00	1,939.00
01/08/2020	01/08/2020	20200108	Accounts Receivable - Tenant Rent		OARA		733.00	1,206.00
01/09/2020	01/09/2020	20200109	Accounts Receivable - Tenant Rent		OARA		323.00	883.00
01/09/2020	01/09/2020	20200109	Accounts Receivable - Tenant Rent		OARA		434.00	449.00
01/16/2020	01/16/2020	20200116	Accounts Receivable - Tenant Rent		OARA		216.00	233.00
01/30/2020	01/30/2020	20200130	Accounts Receivable - Tenant Rent		OARA		12.00	221.00
Totals for 1130.000 - Accounts Receivable - Tenant Rent						18,179.00	18,131.50	221.00
1191.000 - Cash - Security Deposits (Balance Forward As of 01/01/2020)								27,243.45
01/31/2020	01/31/2020		Bank Interest Earned: LOM int earned sd 1.20		DB	3.53		27,246.98
Totals for 1191.000 - Cash - Security Deposits						3.53	0.00	27,246.98
1200.001 - Prepaid Expense - Property Insurance (Balance Forward As of 01/01/2020)								12,282.75
01/31/2020	01/31/2020	AF	LOM Earthquake Insurance Exp		GJ		1,364.75	10,918.00
Totals for 1200.001 - Prepaid Expense - Property Insurance						0.00	1,364.75	10,918.00
1330.000 - Cash - Operating Reserve (Balance Forward As of 01/01/2020)								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 01/01/2020)								83,660.00
Totals for 1410.001 - Land Improvements						0.00	0.00	83,660.00
1420.001 - Building Improvements (Balance Forward As of 01/01/2020)								75,451.26
Totals for 1420.001 - Building Improvements						0.00	0.00	75,451.26
1440.000 - Building Equipment (Balance Forward As of 01/01/2020)								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 01/01/2020)								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 01/01/2020)								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 01/01/2020)								(17,661.64)
01/01/2020	01/01/2020		Depreciation for asset LOM-Replace Fire Line/Pipe, serial number AS- 004914-161212		FA		464.78	(18,126.42)
Totals for 1495.000 - Accum. Depr. - Land Improvements						0.00	464.78	(18,126.42)
1495.002 - Accum. Depr. - Building Improvements (Balance Forward As of 01/01/2020)								(48,681.48)
01/01/2020	01/01/2020		Depreciation for asset LOM-Awning Replacement, serial number AS- 004963-170410		FA		122.50	(48,803.98)
01/01/2020	01/01/2020		Depreciation for asset LOM- Renovation Unit 307B, serial number AS-004794-160907		FA		40.47	(48,844.45)
01/01/2020	01/01/2020		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212		FA		57.39	(48,901.84)
Totals for 1495.002 - Accum. Depr. - Building Improvements						0.00	220.36	(48,901.84)
1495.003 - Accum. Depr. - Building Equipment (Balance Forward As of 01/01/2020)								(7,708.65)
01/01/2020	01/01/2020		Depreciation for asset LOM-Fire Alarm System, serial number AS- 004532-160504		FA		132.95	(7,841.60)
Totals for 1495.003 - Accum. Depr. - Building Equipment						0.00	132.95	(7,841.60)
1495.004 - Accum. Depr. - Office Furniture & Equipment (Balance Forward As of 01/01/2020)								(7,318.63)
01/01/2020	01/01/2020		Depreciation for asset LOM- Commonity Furniture, serial number AS-004912-161209		FA		98.34	(7,416.97)
Totals for 1495.004 - Accum. Depr. - Office Furniture & Equipment						0.00	98.34	(7,416.97)
1495.005 - Accum. Depr. - Maintenance Equipment (Balance Forward As of 01/01/2020)								(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 01/01/2020)								(6,010.09)
01/01/2020	01/01/2020	RC	HGAH R/C accrued 12.2019 Addi- tional Benefits 401(K)		GJ	320.00		(5,690.09)
01/01/2020	01/01/2020	Reversed - AF	Reversed -- LOM Accr elec exp 12.19		GJ	2,690.09		(3,000.00)
01/01/2020	01/01/2020	Reversed - AF	Reversed -- LOM Accr water exp 12.19		GJ	3,000.00		0.00

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	JNL	Debit	Credit	Balance
01/31/2020	01/31/2020	AF	LOM Accr Elec Exp 1.20		GJ		1,500.00	(1,500.00)
01/31/2020	01/31/2020	AF	LOM Accr Water Exp 1.20		GJ		3,000.00	(4,500.00)
Totals for 2109.000 - Accounts Payable - Accrued Expenses						6,010.09	4,500.00	(4,500.00)
2110.000 - Accounts Payable - Operations (Balance Forward As of 01/01/2020)								(22,545.44)
01/01/2020	01/01/2020	7-37-3110322-2	AP Invoice - FOSMO, MARY		APA		50.62	(22,596.06)
01/06/2020	12/28/2019	20543	AP Invoice - Sweinhart Elect Co Inc		APA		282.00	(22,878.06)
01/06/2020	12/28/2019	20635	AP Invoice - Sweinhart Elect Co Inc		APA		282.00	(23,160.06)
01/06/2020	12/16/2019	33697	AP Invoice - Cleaner Image Inc		APA	1,750.00		(24,910.06)
01/06/2020	12/24/2019	47043	AP Invoice - Sitemason Inc		APA		20.00	(24,930.06)
01/06/2020	12/28/2019	13957921	AP Invoice - AT&T - Box 9011		APA		256.40	(25,186.46)
01/06/2020	12/02/2019	407776623001	AP Invoice - Office Depot - Phoenix Box 29248		APA		15.79	(25,202.25)
01/06/2020	12/09/2019	413071058001	AP Invoice - Office Depot - Phoenix Box 29248		APA		61.47	(25,263.72)
01/06/2020	12/12/2019	415437035001	AP Invoice - Office Depot - Phoenix Box 29248		APA		65.80	(25,329.52)
01/06/2020	12/20/2019	2340362789/11-12.19	AP Invoice - So Cal Edison		APA		2,690.09	(28,019.61)
01/06/2020	12/06/2019	285398576/12.19	AP Invoice - AT&T Uverse - PO Box 5014		APA		120.26	(28,139.87)
01/06/2020	12/11/2019	52838YMC	AP Invoice - Best Tec		APA		880.00	(29,019.87)
01/06/2020	12/20/2019	DVB05474120	AP Invoice - Amtech Elevator Services		APA		675.24	(29,695.11)
01/06/2020	12/05/2019	E1700221SN	AP Invoice - Department of Industrial Relations		APA		225.00	(29,920.11)
01/06/2020	12/05/2019	E1700222SN	AP Invoice - Department of Industrial Relations		APA		225.00	(30,145.11)
01/09/2020	01/06/2020	50511	AP Invoice - J McKeeve Plumbing Inc		APA		775.00	(30,920.11)
01/09/2020	01/06/2020	50989	AP Invoice - Round The Clock Pest Control Inc		APA		140.00	(31,060.11)
01/09/2020	12/13/2019	6014215	AP Invoice - Home Depot Credit Services - Phoenix		APA		132.78	(31,192.89)
01/09/2020	12/28/2019	14099770	AP Invoice - AT&T - Box 9011		APA		499.72	(31,692.61)
01/09/2020	12/19/2019	1912018111	AP Invoice - RealPage Inc		APA		451.18	(32,143.79)
01/09/2020	01/03/2020	9178328777	AP Invoice - HD Supply Ltd		APA		280.80	(32,424.59)
01/09/2020	01/03/2020	9178328779	AP Invoice - HD Supply Ltd		APA		510.95	(32,935.54)
01/09/2020	01/03/2020	9178328781	AP Invoice - HD Supply Ltd		APA		91.54	(33,027.08)
01/09/2020	01/03/2020	9178328782	AP Invoice - HD Supply Ltd		APA		95.36	(33,122.44)
01/09/2020	01/07/2020	91784212333	AP Invoice - HD Supply Ltd		APA		91.50	(33,213.94)
01/09/2020	12/31/2019	337278157001	AP Invoice - Office Depot - Phoenix Box 29248		APA		226.12	(33,440.06)
01/09/2020	12/31/2019	357162558001	AP Invoice - Office Depot - Phoenix Box 29248		APA		10.06	(33,450.12)
01/09/2020	12/17/2019	418035353001	AP Invoice - Office Depot - Phoenix Box 29248		APA		98.54	(33,548.66)
01/09/2020	12/13/2019	FCH007035184	AP Invoice - Home Depot Credit Services - Phoenix		APA		35.00	(33,583.66)
01/14/2020	01/14/2020	23581	AP Pymt - Amtech Elevator Services		DB	675.24		(32,908.42)
01/14/2020	01/14/2020	23582	AP Pymt - AT&T - Box 9011		DB	756.12		(32,152.30)
01/14/2020	01/14/2020	23583	AP Pymt - AT&T Uverse - PO Box 5014		DB	120.26		(32,032.04)
01/14/2020	01/14/2020	23584	AP Pymt - Best Tec		DB	880.00		(31,152.04)
01/14/2020	01/14/2020	23585	AP Pymt - Cleaner Image Inc		DB	1,750.00		(29,402.04)
01/14/2020	01/14/2020	23586	AP Pymt - Department of Industrial Relations		DB	450.00		(28,952.04)
01/14/2020	01/14/2020	23587	AP Pymt - FOSMO, MARY: Unit - LOM002-103B		DB		50.62	(28,901.42)
01/14/2020	01/14/2020	23588	AP Pymt - HD Supply Ltd		DB	1,070.15		(27,831.27)
01/14/2020	01/14/2020	23589	AP Pymt - Home Depot Credit Services - Phoenix		DB	167.78		(27,663.49)
01/14/2020	01/14/2020	23590	AP Pymt - J McKeeve Plumbing Inc		DB	775.00		(26,888.49)
01/14/2020	01/14/2020	23591	AP Pymt - Office Depot - Phoenix Box 29248		DB	477.78		(26,410.71)
01/14/2020	01/14/2020	23592	AP Pymt - RealPage Inc		DB	451.18		(25,959.53)
01/14/2020	01/14/2020	23593	AP Pymt - Round The Clock Pest Control Inc		DB	140.00		(25,819.53)
01/14/2020	01/14/2020	23594	AP Pymt - Sitemason Inc		DB	20.00		(25,799.53)
01/14/2020	01/14/2020	23595	AP Pymt - So Cal Edison		DB	2,690.09		(23,109.44)
01/14/2020	01/14/2020	23596	AP Pymt - Sweinhart Elect Co Inc		DB	564.00		(22,545.44)
01/17/2020	01/15/2020	60	AP Invoice - Humangood Affordable Housing: BEACON ADVANCE FOR DECEMBER 2019		APA		18,825.89	(41,371.33)
01/21/2020	01/21/2020	23597	AP Pymt - Cleaner Image Inc		DB	2,250.00		(39,121.33)
01/21/2020	01/21/2020	Voided - 23564	AP Pymt - Cleaner Image Inc: Vendor report didn't receive check. Lesley re-		DB		2,250.00	(41,371.33)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	JNL	Debit	Credit	Balance
			quest stop payment & void check. void check.					
01/24/2020	01/24/2020	23598	AP Pymt - HM Carpet Inc - HM Flooring Group		DB	1,122.00		(40,249.33)
01/24/2020	01/24/2020	Voided - 23567	AP Pymt - HM Carpet Inc - HM Flooring Group: Vendor didn't receive check. Lesley request stop payment & void check.		DB		1,122.00	(41,371.33)
01/27/2020	01/27/2020	23599	AP Pymt - Home Depot Credit Services - Phoenix		DB	311.37		(41,059.96)
01/27/2020	01/27/2020	Voided - 23568	AP Pymt - Home Depot Credit Services - Phoenix: Lesley email request void check.		DB		311.37	(41,371.33)
01/28/2020	01/10/2020	4130	AP Invoice - Gruber & Associates Inc		APA		750.00	(42,121.33)
01/28/2020	01/28/2020	23600	AP Pymt - Humangood Affordable Housing		DB	22,545.44		(19,575.89)
01/28/2020	01/10/2020	59796	AP Invoice - LMO, Like My Own Inc		APA		490.00	(20,065.89)
01/28/2020	01/07/2020	1011053	AP Invoice - Home Depot Credit Services - Phoenix		APA		438.09	(20,503.98)
01/28/2020	01/04/2020	4644180	AP Invoice - Home Depot Credit Services - Phoenix		APA		164.28	(20,668.26)
01/28/2020	12/31/2019	0013683906	AP Invoice - CallMet Services Inc		APA		1,049.24	(21,717.50)
01/28/2020	01/10/2020	9178521310	AP Invoice - HD Supply Ltd		APA		602.52	(22,320.02)
01/28/2020	01/06/2020	01350501803/1	AP Invoice - SoCal Gas		APA		133.22	(22,453.24)
		2.01.20						
01/28/2020	01/06/2020	11430501061/1	AP Invoice - SoCal Gas		APA		562.38	(23,015.62)
		2-01.20						
01/28/2020	12/10/2019	S121866QR	AP Invoice - The Chute Doctor		APA		769.80	(23,785.42)
Totals for 2110.000 - Accounts Payable - Operations						37,267.03	38,507.01	(23,785.42)
2114.000 - Accounts Payable - Beacon Communities (Balance Forward As of 01/01/2020)								(18,825.89)
01/01/2020	01/01/2020	RC	HGAH 1.2020 Prop Liab Ins		GJ		17.33	(18,843.22)
01/01/2020	01/01/2020	RC	HGAH 1.2020 Workers Comp		GJ		266.00	(19,109.22)
01/01/2020	01/01/2020	RC	HGAH 2019 Additional Benefits		GJ		214.00	(19,323.22)
01/01/2020	01/01/2020	RC	HGAH 2019 Workers Comp Trueup		GJ	380.93		(18,942.29)
01/01/2020	01/01/2020	RC	HGAH R/C accrued 12.2019 Additional Benefits 401(K)		GJ		320.00	(19,262.29)
01/11/2020	01/11/2020	RC	HGAH 1.11.2020 Payroll		GJ		4,930.98	(24,193.27)
01/17/2020	01/15/2020	60	AP Invoice - Humangood Affordable Housing: BEACON ADVANCE FOR DECEMBER 2019		APA	18,825.89		(5,367.38)
01/25/2020	01/25/2020	RC	HGAH 1.25.2020 Payroll		GJ		5,265.04	(10,632.42)
01/30/2020	01/30/2020	RC	HGAH - Vcom 13040120200126		GJ		86.67	(10,719.09)
01/30/2020	01/30/2020	RC	HGAH 1.2020 Pcard		GJ	302.06		(10,417.03)
01/31/2020	01/31/2020	QN	01.2020 Mgmt & Bkcp Fees		GJ		4,427.50	(14,844.53)
01/31/2020	01/31/2020	RC	HGAH 1.2020 Benefits		GJ		1,370.00	(16,214.53)
01/31/2020	01/31/2020	RC	HGAH 1.2020 Computer Lease		GJ		459.87	(16,674.40)
01/31/2020	01/31/2020	RC	HGAH R/C ATT 15891914		GJ		49.16	(16,723.56)
Totals for 2114.000 - Accounts Payable - Beacon Communities						19,508.88	17,406.55	(16,723.56)
2117.000 - Unapplied Cash (Balance Forward As of 01/01/2020)								5,072.00
01/01/2020	01/01/2020	Reversed - AF	Reversed -- LOM Rcl Deposits in Transit to Unapp Cash 5072.00 12.19		GJ		465.00	4,607.00
01/01/2020	01/01/2020	Reversed - AF	Reversed -- LOM Rcl Deposits in Transit to Unapp Cash 5072.00 12.19		GJ		4,607.00	0.00
Totals for 2117.000 - Unapplied Cash						0.00	5,072.00	0.00
2118.000 - Escheat Checks Payable (Balance Forward As of 01/01/2020)								(261.00)
Totals for 2118.000 - Escheat Checks Payable						0.00	0.00	(261.00)
2120.000 - Accrued Vacation Payable (Balance Forward As of 01/01/2020)								(8,708.56)
01/01/2020	01/01/2020	Reversed - RC	Reversed -- HGAH 12.2019 Vacation Accruals		GJA	8,708.56		0.00
01/31/2020	01/31/2020	RC	HGAH 1.2020 Vacation Accruals		GJA		9,049.36	(9,049.36)
Totals for 2120.000 - Accrued Vacation Payable						8,708.56	9,049.36	(9,049.36)
2126.000 - Accrued Payroll (Balance Forward As of 01/01/2020)								(985.84)
01/01/2020	01/01/2020	Reversed - RC	Reversed -- HGAH 12.2019 Payroll Accruals		GJA	985.84		0.00
01/31/2020	01/31/2020	RC	HGAH 1.2020 Accrued Payroll		GJA		2,100.45	(2,100.45)
Totals for 2126.000 - Accrued Payroll						985.84	2,100.45	(2,100.45)
2190.000 - Deposit Refund in Transit (Balance Forward As of 01/01/2020)								0.00
01/01/2020	01/01/2020	20200101	Deposit Refund in Transit		OARA		50.62	(50.62)
01/01/2020	01/01/2020	7-37-3110322-2	AP Invoice - FOSMO, MARY: Deposit Refund Bldg LOM002 - Unit 103B		APA	50.62		0.00
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Totals for 2190.000 - Deposit Refund in Transit						50.62	50.62	0.00
2191.000 - Security Deposits Payable (Balance Forward As of 01/01/2020)								(21,843.00)
01/01/2020	01/01/2020	20200101	Security Deposits Payable		OARA	50.62		(21,792.38)
01/01/2020	01/01/2020	93520200101	07/2020-935 Adjustment 01/01/2020		OARB		0.62	(21,793.00)
Totals for 2191.000 - Security Deposits Payable						50.62	0.62	(21,793.00)
2191.001 - Security Deposit Interest Payable (Balance Forward As of 01/01/2020)								(1,148.92)
01/01/2020	01/01/2020	20200101	Security Deposit Interest Payable		OARA	0.62		(1,148.30)
01/31/2020	01/31/2020		Bank Interest Earned: Interest earned		DB		3.53	(1,151.83)
Totals for 2191.001 - Security Deposit Interest Payable						0.62	3.53	(1,151.83)
2210.000 - Prepaid Revenue (Balance Forward As of 01/01/2020)								(5,629.00)
01/01/2020	01/01/2020	20200101	Prepaid Revenue		OARA	6,841.38		1,212.38
01/01/2020	01/01/2020	20200101	Prepaid Revenue		OARA	15,086.50		16,298.88
01/01/2020	01/01/2020	40020200101	07/2020-400 Deposited 01/01/2020 Settlement:7440137005		OARB		1,507.00	14,791.88
01/01/2020	01/01/2020	93520200101	07/2020-935 Adjustment 01/01/2020		OARB	0.62		14,792.50
01/05/2020	01/05/2020	20200105	Prepaid Revenue		OARA	493.00		15,285.50
01/06/2020	01/06/2020	20200106	Prepaid Revenue		OARA		207.00	15,078.50
01/06/2020	01/06/2020	40120200106	07/2020-401 Deposited 01/06/2020 Settlement:7462287741		OARB		2,539.00	12,539.50
01/06/2020	01/06/2020	40220200106	07/2020-402 Deposited 01/06/2020 Settlement:7462683185		OARB		13,514.00	(974.50)
01/06/2020	01/06/2020	99820200106	Invalid Account Number Structure (R04)		OARB	207.00		(767.50)
01/07/2020	01/07/2020	20200107	Prepaid Revenue		OARA	834.00		66.50
01/08/2020	01/08/2020	20200108	Prepaid Revenue		OARA	733.00		799.50
01/08/2020	01/08/2020	40320200108	07/2020-403 Deposited 01/08/2020 Settlement:7480430093		OARB		1,410.00	(610.50)
01/08/2020	01/08/2020	40420200108	07/2020-404 Deposited 01/08/2020 Settlement:7487198033		OARB		179.00	(789.50)
01/09/2020	01/09/2020	20200109	Prepaid Revenue		OARA	323.00		(466.50)
01/09/2020	01/09/2020	20200109	Prepaid Revenue		OARA	434.00		(32.50)
01/09/2020	01/09/2020	120200109	07/2020-1 Deposited 01/09/2020		OARB		326.00	(358.50)
01/10/2020	01/10/2020	40520200110	07/2020-405 Deposited 01/10/2020 Settlement:7495074457		OARB		434.00	(792.50)
01/16/2020	01/16/2020	20200116	Prepaid Revenue		OARA	207.00		(585.50)
01/16/2020	01/16/2020	40620200116	07/2020-406 Deposited 01/16/2020 Settlement:7527725005		OARB		207.00	(792.50)
01/30/2020	01/30/2020	20200130	Prepaid Revenue		OARA	12.00		(780.50)
01/31/2020	01/31/2020	40720200131	07/2020-407 Deposited 01/31/2020		OARB		465.00	(1,245.50)
Totals for 2210.000 - Prepaid Revenue						25,171.50	20,788.00	(1,245.50)
3131.000 - Unrestricted Net Assets (Balance Forward As of 01/01/2020)								(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 01/01/2020)								(405,819.85)
Totals for 3140.000 - Retained Earnings - Profit or Loss						0.00	0.00	(405,819.85)
5120.000 - Rent Revenue - Gross Potential (Balance Forward As of 01/01/2020)								(147,260.00)
01/01/2020	01/01/2020	20200101	Rent Revenue - Gross Potential		OARA		24,814.00	(172,074.00)
Totals for 5120.000 - Rent Revenue - Gross Potential						0.00	24,814.00	(172,074.00)
5121.000 - Tenant Assistance Payments (Balance Forward As of 01/01/2020)								(69,406.00)
01/08/2020	01/08/2020	AF	LOM 01.20 Subsidy Payment		GJ		15,515.00	(84,921.00)
01/09/2020	01/09/2020	AF	LOM 01.20 Subsidy Payment Remain- ing		GJ		2,269.00	(87,190.00)
Totals for 5121.000 - Tenant Assistance Payments						0.00	17,784.00	(87,190.00)
5220.000 - Vacancies (Balance Forward As of 01/01/2020)								443.00
Totals for 5220.000 - Vacancies						0.00	0.00	443.00
5410.000 - Interest Revenue - Project Operations (Balance Forward As of 01/01/2020)								(358.98)
01/31/2020	01/31/2020		Bank Interest Earned: Interest earned		DB		63.80	(422.78)
Totals for 5410.000 - Interest Revenue - Project Operations						0.00	63.80	(422.78)
5910.000 - Laundry Revenue (Balance Forward As of 01/01/2020)								(2,301.26)
Totals for 5910.000 - Laundry Revenue						0.00	0.00	(2,301.26)
5920.001 - Damages & Cleaning Charges (Balance Forward As of 01/01/2020)								(230.00)
Totals for 5920.001 - Damages & Cleaning Charges						0.00	0.00	(230.00)
5920.003 - Key / Locks Changes (Balance Forward As of 01/01/2020)								(72.50)

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Totals for 5920.003 - Key / Locks Changes						0.00	0.00	(72.50)
5990.000 - Miscellaneous Revenue-Community (Balance Forward As of 01/01/2020)								(152,813.00)
Totals for 5990.000 - Miscellaneous Revenue-Community						0.00	0.00	(152,813.00)
6203.000 - Training/Meeting/Conferences (Balance Forward As of 01/01/2020)								884.22
Totals for 6203.000 - Training/Meeting/Conferences						0.00	0.00	884.22
6204.000 - Management Consultants (Balance Forward As of 01/01/2020)								931.26
01/06/2020	12/24/2019	47043	AP Invoice - Sitemason Inc: 1.00 20.00 Domain Registration 1 yr 12.16.19-12.16.20		APA	20.00		951.26
Totals for 6204.000 - Management Consultants						20.00	0.00	951.26
6205.000 - IT Support Services (Balance Forward As of 01/01/2020)								2,935.87
01/31/2020	01/31/2020	RC	HGAH 1.2020 Computer Lease		GJ	459.87		3,395.74
Totals for 6205.000 - IT Support Services						459.87	0.00	3,395.74
6250.000 - Other Renting Expenses (Balance Forward As of 01/01/2020)								280.10
01/09/2020	12/19/2019	1912018111	AP Invoice - RealPage Inc: 1.00 44.02 02.20 Other renting exp crt cks		APA	44.02		324.12
Totals for 6250.000 - Other Renting Expenses						44.02	0.00	324.12
6311.000 - Office Supplies (Balance Forward As of 01/01/2020)								2,878.01
01/06/2020	12/02/2019	407776623001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 15.79 Office Supplies		APA	15.79		2,893.80
01/06/2020	12/09/2019	413071058001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 61.47 Office Supplies		APA	61.47		2,955.27
01/06/2020	12/12/2019	415437035001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 65.80 Office Supplies		APA	65.80		3,021.07
01/09/2020	12/31/2019	337278157001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 226.12 Office Sup- plies		APA	226.12		3,247.19
01/09/2020	12/31/2019	357162558001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 10.06 Office Supplies		APA	10.06		3,257.25
01/09/2020	12/17/2019	418035353001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 98.54 Office Supplies		APA	98.54		3,355.79
Totals for 6311.000 - Office Supplies						477.78	0.00	3,355.79
6311.001 - Office Equipment Lease Expense (Balance Forward As of 01/01/2020)								2,805.32
Totals for 6311.001 - Office Equipment Lease Expense						0.00	0.00	2,805.32
6311.002 - Telephone/Fax/Cell Phone/Elevator (Balance Forward As of 01/01/2020)								2,802.68
01/06/2020	12/28/2019	13957921	AP Invoice - AT&T - Box 9011: 1.00 256.40 12.19 Phone Service		APA	256.40		3,059.08
01/06/2020	12/06/2019	285398576/12.19	AP Invoice - AT&T Uverse - PO Box 5014: 1.00 120.26 12.19 Internet Ser- vice		APA	120.26		3,179.34
01/09/2020	12/28/2019	14099770	AP Invoice - AT&T - Box 9011: 1.00 499.72 11.28.19-12.27.19 Phone Ser- vice		APA	499.72		3,679.06
01/09/2020	12/19/2019	1912018111	AP Invoice - RealPage Inc: 1.00 121.68 02.20 Phone Emergency calls		APA	121.68		3,800.74
01/30/2020	01/30/2020	RC	HGAH - Vcom 13040120200126 - LESLEY URIBE		GJ	86.67		3,887.41
01/31/2020	01/31/2020	RC	HGAH R/C ATT 15891914		GJ	49.16		3,936.57
Totals for 6311.002 - Telephone/Fax/Cell Phone/Elevator						1,133.89	0.00	3,936.57
6311.003 - Postage/FedEx/UPS (Balance Forward As of 01/01/2020)								18.50
Totals for 6311.003 - Postage/FedEx/UPS						0.00	0.00	18.50
6311.004 - Dues & Fees (Balance Forward As of 01/01/2020)								3,047.88
01/09/2020	12/19/2019	1912018111	AP Invoice - RealPage Inc: 1.00 285.48 02.20 Dues and Fees budget contracts		APA	285.48		3,333.36
Totals for 6311.004 - Dues & Fees						285.48	0.00	3,333.36
6311.006 - Bank Fees (Balance Forward As of 01/01/2020)								318.42
01/31/2020	01/31/2020		Bank Service Charge: Service charge		DB	40.56		358.98
Totals for 6311.006 - Bank Fees						40.56	0.00	358.98
6311.007 - Employee Activities (Balance Forward As of 01/01/2020)								159.79
Totals for 6311.007 - Employee Activities						0.00	0.00	159.79

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6311.011 - Resident Activities (Balance Forward As of 01/01/2020)								2,301.26
Totals for 6311.011 - Resident Activities						0.00	0.00	2,301.26
6320.000 - Management Fee (Balance Forward As of 01/01/2020)								23,100.00
01/31/2020	01/31/2020	QN	01.2020 Management Fee		GJ	3,850.00		26,950.00
Totals for 6320.000 - Management Fee						3,850.00	0.00	26,950.00
6330.000 - Manager Salaries (Balance Forward As of 01/01/2020)								23,073.92
01/01/2020	01/01/2020	Reversed - RC	Reversed -- HGAH 12.2019 Payroll Accruals		GJA		412.09	22,661.83
01/11/2020	01/11/2020	RC	HGAH 1.11.2020 Payroll		GJ	1,040.00		23,701.83
01/25/2020	01/25/2020	RC	HGAH 1.25.2020 Payroll		GJ	1,872.00		25,573.83
01/31/2020	01/31/2020	RC	HGAH 1.2020 Accrued Payroll		GJA	802.29		26,376.12
Totals for 6330.000 - Manager Salaries						3,714.29	412.09	26,376.12
6330.001 - Manager Salaries - Non-prod (Vacation) (Balance Forward As of 01/01/2020)								2,843.98
01/01/2020	01/01/2020	Reversed - RC	Reversed -- HGAH 12.2019 Vacation Accruals		GJA		2,602.16	241.82
01/11/2020	01/11/2020	RC	HGAH 1.11.2020 Payroll		GJ	1,040.00		1,281.82
01/25/2020	01/25/2020	RC	HGAH 1.25.2020 Payroll		GJ	208.00		1,489.82
01/31/2020	01/31/2020	RC	HGAH 1.2020 Accrued Payroll		GJA	89.14		1,578.96
01/31/2020	01/31/2020	RC	HGAH 1.2020 Vacation Accruals		GJA	2,286.18		3,865.14
Totals for 6330.001 - Manager Salaries - Non-prod (Vacation)						3,623.32	2,602.16	3,865.14
6340.000 - Legal Expense - Project (Balance Forward As of 01/01/2020)								10,822.50
Totals for 6340.000 - Legal Expense - Project						0.00	0.00	10,822.50
6350.000 - Audit/Tax Return Expense (Balance Forward As of 01/01/2020)								750.00
01/28/2020	01/10/2020	4130	AP Invoice - Gruber & Associates Inc: 1.00 750.00 HUD Report 06/30/19		APA	750.00		1,500.00
Totals for 6350.000 - Audit/Tax Return Expense						750.00	0.00	1,500.00
6351.000 - Bookkeeping Fees (Balance Forward As of 01/01/2020)								3,465.00
01/31/2020	01/31/2020	QN	01.2020 Bookkeeping Fee		GJ	577.50		4,042.50
Totals for 6351.000 - Bookkeeping Fees						577.50	0.00	4,042.50
6370.000 - Bad Debts Expense (Balance Forward As of 01/01/2020)								1,584.40
01/16/2020	01/16/2020	20200116	Bad Debts Expense		OARA	9.00		1,593.40
Totals for 6370.000 - Bad Debts Expense						9.00	0.00	1,593.40
6390.001 - Business Travel & Entertainment (Balance Forward As of 01/01/2020)								625.01
01/30/2020	01/30/2020	RC	HGAH 1.2020 Pcard - RANGEL		GJ	42.00		667.01
01/30/2020	01/30/2020	RC	HGAH 1.2020 Pcard - URIBE		GJ		344.06	322.95
Totals for 6390.001 - Business Travel & Entertainment						42.00	344.06	322.95
6450.000 - Electricity (Balance Forward As of 01/01/2020)								11,696.57
01/01/2020	01/01/2020	Reversed - AF	Reversed -- LOM Accr elec exp 12.19		GJ		1,346.18	10,350.39
01/01/2020	01/01/2020	Reversed - AF	Reversed -- LOM Reaccr elec exp 11.19		GJ		1,343.91	9,006.48
01/06/2020	12/20/2019	2340362789/11-12.19	AP Invoice - So Cal Edison: 1.00 2690.09 11.15.19-12.17.19 Electric Service		APA	2,690.09		11,696.57
01/31/2020	01/31/2020	AF	LOM Accr Elec Exp 1.20		GJ	1,500.00		13,196.57
Totals for 6450.000 - Electricity						4,190.09	2,690.09	13,196.57
6451.000 - Water (Balance Forward As of 01/01/2020)								5,063.61
01/01/2020	01/01/2020	Reversed - AF	Reversed -- LOM Accr water exp 12.19		GJ		1,500.00	3,563.61
01/01/2020	01/01/2020	Reversed - AF	Reversed -- LOM Reaccr water exp 11.19		GJ		1,500.00	2,063.61
01/31/2020	01/31/2020	AF	LOM Accr Water Exp 1.20		GJ	1,500.00		3,563.61
01/31/2020	01/31/2020	AF	LOM Reaccr Water Exp 12.19		GJ	1,500.00		5,063.61
Totals for 6451.000 - Water						3,000.00	3,000.00	5,063.61
6452.000 - Gas (Balance Forward As of 01/01/2020)								2,615.68
01/28/2020	01/06/2020	01350501803/1-2.01.20	AP Invoice - SoCal Gas: 1.00 133.22 12.02.19-01.03.20 Gas Service A bld-ing		APA	133.22		2,748.90
01/28/2020	01/06/2020	11430501061/1-2-01.20	AP Invoice - SoCal Gas: 1.00 562.38 12.02.19-01.03.20 Gas Service B Bld-ing		APA	562.38		3,311.28
Totals for 6452.000 - Gas						695.60	0.00	3,311.28
6510.000 - Maintenance Salaries (Balance Forward As of 01/01/2020)								22,690.79

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01/01/2020	01/01/2020	Reversed - RC	Reversed -- HGAH 12.2019 Payroll Accruals		GJA		384.79	22,306.00
01/11/2020	01/11/2020	RC	HGAH 1.11.2020 Payroll		GJ	1,697.17		24,003.17
01/25/2020	01/25/2020	RC	HGAH 1.25.2020 Payroll		GJ	1,698.82		25,701.99
01/31/2020	01/31/2020	RC	HGAH 1.2020 Accrued Payroll		GJA	728.07		26,430.06
Totals for 6510.000 - Maintenance Salaries						4,124.06	384.79	26,430.06
6510.001 - Maintenance Salaries - Non-prod (Vacation) (Balance Forward As of 01/01/2020)								3,039.28
01/01/2020	01/01/2020	Reversed - RC	Reversed -- HGAH 12.2019 Vacation Accruals		GJA		6,106.40	(3,067.12)
01/11/2020	01/11/2020	RC	HGAH 1.11.2020 Payroll		GJ	188.76		(2,878.36)
01/25/2020	01/25/2020	RC	HGAH 1.25.2020 Payroll		GJ	188.76		(2,689.60)
01/31/2020	01/31/2020	RC	HGAH 1.2020 Accrued Payroll		GJA	80.90		(2,608.70)
01/31/2020	01/31/2020	RC	HGAH 1.2020 Vacation Accruals		GJA	6,763.18		4,154.48
Totals for 6510.001 - Maintenance Salaries - Non-prod (Vacation)						7,221.60	6,106.40	4,154.48
6510.002 - Maintenance Salaries - Incentive, Bonus, Award (Balance Forward As of 01/01/2020)								500.00
Totals for 6510.002 - Maintenance Salaries - Incentive, Bonus, Award						0.00	0.00	500.00
6510.003 - Maintenance Salaries - Overtime, Double-Time (Balance Forward As of 01/01/2020)								2,175.92
01/01/2020	01/01/2020	Reversed - RC	Reversed -- HGAH 12.2019 Payroll Accruals		GJA		11.43	2,164.49
01/01/2020	01/01/2020	Reversed - RC	Reversed -- HGAH 12.2019 Payroll Accruals		GJA		22.86	2,141.63
01/11/2020	01/11/2020	RC	HGAH 1.11.2020 Payroll		GJ	40.46		2,182.09
01/11/2020	01/11/2020	RC	HGAH 1.11.2020 Payroll		GJ	80.93		2,263.02
01/25/2020	01/25/2020	RC	HGAH 1.25.2020 Payroll		GJ	50.37		2,313.39
01/25/2020	01/25/2020	RC	HGAH 1.25.2020 Payroll		GJ	100.75		2,414.14
01/31/2020	01/31/2020	RC	HGAH 1.2020 Accrued Payroll		GJA	21.59		2,435.73
01/31/2020	01/31/2020	RC	HGAH 1.2020 Accrued Payroll		GJA	43.18		2,478.91
Totals for 6510.003 - Maintenance Salaries - Overtime, Double-Time						337.28	34.29	2,478.91
6515.000 - Janitorial/Cleaning Supplies (Balance Forward As of 01/01/2020)								10,659.16
01/09/2020	12/13/2019	6014215	AP Invoice - Home Depot Credit Ser- vices - Phoenix: 1.00 132.78 Common Area Supply		APA	132.78		10,791.94
01/09/2020	01/03/2020	9178328779	AP Invoice - HD Supply Ltd: 1.00 510.95 Stock-Disposer		APA	510.95		11,302.89
01/09/2020	01/03/2020	9178328781	AP Invoice - HD Supply Ltd: 1.00 91.54 Stock-Blinds		APA	91.54		11,394.43
01/09/2020	01/03/2020	9178328782	AP Invoice - HD Supply Ltd: 1.00 95.36 103B-Paint		APA	95.36		11,489.79
01/09/2020	01/07/2020	91784212333	AP Invoice - HD Supply Ltd: 1.00 91.50 103B-Vertical Headrail		APA	91.50		11,581.29
01/09/2020	12/13/2019	FCH007035184	AP Invoice - Home Depot Credit Ser- vices - Phoenix: 1.00 35.00 Late Fee		APA	35.00		11,616.29
01/28/2020	01/07/2020	1011053	AP Invoice - Home Depot Credit Ser- vices - Phoenix: 1.00 438.09 103B Supplies		APA	438.09		12,054.38
01/28/2020	01/04/2020	4644180	AP Invoice - Home Depot Credit Ser- vices - Phoenix: 1.00 164.28 103B Painting		APA	164.28		12,218.66
Totals for 6515.000 - Janitorial/Cleaning Supplies						1,559.50	0.00	12,218.66
6515.003 - Maintenance Uniforms (Balance Forward As of 01/01/2020)								215.69
Totals for 6515.003 - Maintenance Uniforms						0.00	0.00	215.69
6515.004 - Plumbing Supplies (Balance Forward As of 01/01/2020)								4,311.15
01/09/2020	01/03/2020	9178328777	AP Invoice - HD Supply Ltd: 1.00 280.80 Stock-Supplies		APA	280.80		4,591.95
01/28/2020	01/10/2020	9178521310	AP Invoice - HD Supply Ltd: 1.00 602.52 Stock-Plumbing		APA	602.52		5,194.47
Totals for 6515.004 - Plumbing Supplies						883.32	0.00	5,194.47
6515.005 - Electrical Supplies (Balance Forward As of 01/01/2020)								7,721.53
Totals for 6515.005 - Electrical Supplies						0.00	0.00	7,721.53
6516.000 - Unit Turnover Expenses (Balance Forward As of 01/01/2020)								3,510.00
01/28/2020	01/10/2020	59796	AP Invoice - LMO, Like My Own Inc: 1.00 490.00 103B Painting		APA	490.00		4,000.00
Totals for 6516.000 - Unit Turnover Expenses						490.00	0.00	4,000.00
6520.000 - Maintenance Contracts (Balance Forward As of 01/01/2020)								24,594.21
01/06/2020	12/28/2019	20543	AP Invoice - Sweinhart Elect Co Inc: 1.00 282.00 07.19 ER Power System		APA	282.00		24,876.21

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (01/01/2020 to 01/31/2020)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	JNL	Debit	Credit	Balance
01/06/2020	12/28/2019	20635	Service AP Invoice - Sweinhart Elect Co Inc: 1.00 282.00 09.19 ER Power System		APA	282.00		25,158.21
01/06/2020	12/16/2019	33697	Service AP Invoice - Cleaner Image Inc: 1.00 1750.00 Cleaning Service Dec 1-24, 2019		APA	1,750.00		26,908.21
01/09/2020	01/06/2020	50511	AP Invoice - J McKeeve Plumbing Inc: 1.00 775.00 103B- Leak Bathroom		APA	775.00		27,683.21
01/28/2020	12/10/2019	S121866QR	AP Invoice - The Chute Doctor: 1.00 769.80 A bldging Chute Door Repair		APA	769.80		28,453.01
Totals for 6520.000 - Maintenance Contracts						3,858.80	0.00	28,453.01
6520.001 - Janitorial/Cleaning Contract (Balance Forward As of 01/01/2020)								2,000.00
Totals for 6520.001 - Janitorial/Cleaning Contract						0.00	0.00	2,000.00
6520.002 - Elevator Contract (Balance Forward As of 01/01/2020)								2,648.48
01/06/2020	12/20/2019	DVB05474120	AP Invoice - Amtech Elevator Ser- vices: 1.00 675.24 Services from 01.01.20-03.31.20		APA	675.24		3,323.72
01/06/2020	12/05/2019	E1700221SN	AP Invoice - Department of Industrial Relations: 1.00 225.00 Inspector Fee A Blg		APA	225.00		3,548.72
01/06/2020	12/05/2019	E1700222SN	AP Invoice - Department of Industrial Relations: 1.00 225.00 Inspector Fee B blg		APA	225.00		3,773.72
Totals for 6520.002 - Elevator Contract						1,125.24	0.00	3,773.72
6520.003 - Exterminating Contract (Balance Forward As of 01/01/2020)								1,975.00
01/09/2020	01/06/2020	50989	AP Invoice - Round The Clock Pest Control Inc: 1.00 140.00 01.20 Pest Control Service		APA	140.00		2,115.00
Totals for 6520.003 - Exterminating Contract						140.00	0.00	2,115.00
6520.004 - Grounds Contract (Balance Forward As of 01/01/2020)								4,325.00
Totals for 6520.004 - Grounds Contract						0.00	0.00	4,325.00
6525.000 - Garbage & Trash Removal (Balance Forward As of 01/01/2020)								5,330.96
01/28/2020	12/31/2019	0013683906	AP Invoice - CalMet Services Inc: 1.00 1049.24 01.20 Trash Service		APA	1,049.24		6,380.20
Totals for 6525.000 - Garbage & Trash Removal						1,049.24	0.00	6,380.20
6546.000 - HVAC Repairs & Maintenance (Balance Forward As of 01/01/2020)								5,709.84
01/06/2020	12/11/2019	52838YMC	AP Invoice - Best Tec: 1.00 880.00 Renewal Maint 4 Boilers		APA	880.00		6,589.84
Totals for 6546.000 - HVAC Repairs & Maintenance						880.00	0.00	6,589.84
6600.000 - Depr. Expense - Land Improvements (Balance Forward As of 01/01/2020)								2,788.68
01/01/2020	01/01/2020		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS- 004914-161212		FA	464.78		3,253.46
Totals for 6600.000 - Depr. Expense - Land Improvements						464.78	0.00	3,253.46
6600.002 - Depr. Expense - Building Improvements (Balance Forward As of 01/01/2020)								1,322.16
01/01/2020	01/01/2020		Depreciation for asset LOM-Awning Replacement, serial number AS- 004963-170410		FA	122.50		1,444.66
01/01/2020	01/01/2020		Depreciation for asset LOM- Renovation Unit 307B, serial number AS-004794-160907		FA	40.47		1,485.13
01/01/2020	01/01/2020		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212		FA	57.39		1,542.52
Totals for 6600.002 - Depr. Expense - Building Improvements						220.36	0.00	1,542.52
6600.003 - Depr. Expense - Building Equipment (Balance Forward As of 01/01/2020)								797.70
01/01/2020	01/01/2020		Depreciation for asset LOM-Fire Alarm System, serial number AS- 004532-160504		FA	132.95		930.65
Totals for 6600.003 - Depr. Expense - Building Equipment						132.95	0.00	930.65
6600.004 - Depr. Expense - Office Furniture & Equipment (Balance Forward As of 01/01/2020)								590.04
01/01/2020	01/01/2020		Depreciation for asset LOM- Commonity Furniture, serial number AS-004912-161209		FA	98.34		688.38

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (01/01/2020 to 01/31/2020)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	JNL	Debit	Credit	Balance
Totals for 6600.004 - Depr. Expense - Office Furniture & Equipment						98.34	0.00	688.38
6711.000 - Payroll Taxes (FICA) (Balance Forward As of 01/01/2020)								4,409.78
01/11/2020	01/11/2020	RC	HGAH 1.11.2020 Payroll		GJ	341.08		4,750.86
01/25/2020	01/25/2020	RC	HGAH 1.25.2020 Payroll		GJ	364.02		5,114.88
Totals for 6711.000 - Payroll Taxes (FICA)						705.10	0.00	5,114.88
6720.000 - Property & Liability Insurance (Hazard) (Balance Forward As of 01/01/2020)								7,377.15
01/01/2020	01/01/2020	RC	HGAH 1.2020 Prop Liab Ins		GJ	17.33		7,394.48
01/31/2020	01/31/2020	AF	LOM Earthquake Insurance EX-PENSE		GJ	1,364.75		8,759.23
Totals for 6720.000 - Property & Liability Insurance (Hazard)						1,382.08	0.00	8,759.23
6722.000 - Workman's Compensation (Balance Forward As of 01/01/2020)								1,596.00
01/01/2020	01/01/2020	RC	HGAH 1.2020 Workers Comp		GJ	266.00		1,862.00
01/01/2020	01/01/2020	RC	HGAH 2019 Workers Comp Trueup		GJ		380.93	1,481.07
Totals for 6722.000 - Workman's Compensation						266.00	380.93	1,481.07
6723.000 - Health Insurance (Balance Forward As of 01/01/2020)								7,932.00
01/31/2020	01/31/2020	RC	HGAH 1.2020 Benefits		GJ	1,129.00		9,061.00
Totals for 6723.000 - Health Insurance						1,129.00	0.00	9,061.00
6723.001 - Retirement (Balance Forward As of 01/01/2020)								1,503.00
01/01/2020	01/01/2020	RC	HGAH 2019 Additional Benefits		GJ	214.00		1,717.00
01/31/2020	01/31/2020	RC	HGAH 1.2020 Benefits		GJ	208.00		1,925.00
Totals for 6723.001 - Retirement						422.00	0.00	1,925.00
6723.002 - Unemployment Insurance (Balance Forward As of 01/01/2020)								216.00
01/31/2020	01/31/2020	RC	HGAH 1.2020 Benefits		GJ	33.00		249.00
Totals for 6723.002 - Unemployment Insurance						33.00	0.00	249.00
6935.000 - Service Coordinator Salary (Balance Forward As of 01/01/2020)								9,039.45
01/01/2020	01/01/2020	Reversed - RC	Reversed -- HGAH 12.2019 Payroll Accruals		GJA		154.67	8,884.78
01/11/2020	01/11/2020	RC	HGAH 1.11.2020 Payroll		GJ	502.58		9,387.36
01/25/2020	01/25/2020	RC	HGAH 1.25.2020 Payroll		GJ	714.86		10,102.22
01/31/2020	01/31/2020	RC	HGAH 1.2020 Accrued Payroll		GJA	306.37		10,408.59
Totals for 6935.000 - Service Coordinator Salary						1,523.81	154.67	10,408.59
6935.002 - Service Coordinator Salaries - Incentive, Bonus, Award (Balance Forward As of 01/01/2020)								500.00
Totals for 6935.002 - Service Coordinator Salaries - Incentive, Bonus, Award						0.00	0.00	500.00
6935.003 - Service Coordinator Salaries - Overtime, Double-Time (Balance Forward As of 01/01/2020)								88.14
01/25/2020	01/25/2020	RC	HGAH 1.25.2020 Payroll		GJ	22.49		110.63
01/25/2020	01/25/2020	RC	HGAH 1.25.2020 Payroll		GJ	44.97		155.60
01/31/2020	01/31/2020	RC	HGAH 1.2020 Accrued Payroll		GJA	9.64		165.24
01/31/2020	01/31/2020	RC	HGAH 1.2020 Accrued Payroll		GJA	19.27		184.51
Totals for 6935.003 - Service Coordinator Salaries - Overtime, Double-Time						96.37	0.00	184.51
6936.002 - Service Coordinator Expenses - Software License (Pangea) (Balance Forward As of 01/01/2020)								793.34
Totals for 6936.002 - Service Coordinator Expenses - Software License (Pangea)						0.00	0.00	793.34
Grand Total						214,176.69	214,176.69	0.00

Lomita Manor Senior Housing Vendor Aging Report

Based on: GL posting Date As of: 01/31/2020

Payment Priority	Vendor ID	Vendor Name	AP Invoice	AP Invoices On Hold	GL Posting Date	AP Invoice Date	Due Date	Days aged	0-30	31-60	61-90	91-120	121-	Total	
Normal	CASE90723	CalMet Services Inc	00136839 06	No	01/28/2020	12/31/2019	01/30/2020	3	1,049.24	0.00	0.00	0.00	0.00	1,049.24	
	CHDO91724	The Chute Doctor	S121866Q R	No	01/28/2020	12/10/2019	01/09/2020	3	769.80	0.00	0.00	0.00	0.00	769.80	
	GASC91756	SoCal Gas	11430501 061/12-01.20	No	01/28/2020	01/06/2020	02/05/2020	3	562.38	0.00	0.00	0.00	0.00	562.38	
				01350501 803/12.01.20	No	01/28/2020	01/06/2020	02/05/2020	3	133.22	0.00	0.00	0.00	0.00	133.22
	GRAS92663	Gruber & Associates Inc	4130	No	01/28/2020	01/10/2020	02/09/2020	3	750.00	0.00	0.00	0.00	0.00	750.00	
	HDCS85062	Home Depot Credit Services - Phoenix	1011053	No	01/28/2020	01/07/2020	02/06/2020	3	438.09	0.00	0.00	0.00	0.00	438.09	
				4644180	No	01/28/2020	01/04/2020	02/03/2020	3	164.28	0.00	0.00	0.00	0.00	164.28
	HDSU92150	HD Supply Ltd	91785213 10	No	01/28/2020	01/10/2020	02/09/2020	3	602.52	0.00	0.00	0.00	0.00	602.52	
	HGAH94588	Humangood Affordable Housing	60	No	01/17/2020	01/15/2020	02/14/2020	14	18,825.89	0.00	0.00	0.00	0.00	18,825.89	
	LMO92841	LMO, Like My Own Inc	59796	No	01/28/2020	01/10/2020	02/09/2020	3	490.00	0.00	0.00	0.00	0.00	490.00	
Total for Normal									23,785.42	0.00	0.00	0.00	0.00	23,785.42	
Grand Totals									23,785.42	0.00	0.00	0.00	0.00	23,785.42	

Report date 02/12/2020

Lomita Manor Senior Housing Check Register

Date	Vendor	Document No	Amount Cleared
Bank: LOM Operating - Wells Fargo Bank		Account No: 4124301342	
01/14/2020	AESE91185--Amtech Elevator Services	23581	675.24 01/31/2020
01/14/2020	ATT60197-9011--AT&T - Box 9011	23582	756.12 01/31/2020
01/14/2020	ATUV60197--AT&T Uverse - PO Box 5014	23583	120.26 01/31/2020
01/14/2020	BETE92211--Best Tec	23584	880.00 01/31/2020
01/14/2020	CLIM90277--Cleaner Image Inc	23585	1,750.00 01/31/2020
01/14/2020	DIRL90051--Department of Industrial Relations	23586	450.00 01/31/2020
01/14/2020	TEMP255512925--FOSMO, MARY	23587	50.62 In Transit
01/14/2020	HDSU92150--HD Supply Ltd	23588	1,070.15 01/31/2020
01/14/2020	HDCS85062--Home Depot Credit Services - Phoenix	23589	167.78 01/31/2020
01/14/2020	JMPL90505--J McKeeve Plumbing Inc	23590	775.00 01/31/2020
01/14/2020	OFDE85038--Office Depot - Phoenix Box 29248	23591	477.78 01/31/2020
01/14/2020	REPA75267--RealPage Inc	23592	451.18 01/31/2020
01/14/2020	RCPC91351--Round The Clock Pest Control Inc	23593	140.00 01/31/2020
01/14/2020	SITE37203--Sitemason Inc	23594	20.00 01/31/2020
01/14/2020	SCED91772-0001--So Cal Edison	23595	2,690.09 01/31/2020
01/14/2020	SWEL90621--Sweinhart Elect Co Inc	23596	564.00 01/31/2020
01/21/2020	CLIM90277--Cleaner Image Inc	23597	2,250.00 01/31/2020
01/24/2020	HMCA90248--HM Carpet Inc - HM Flooring Group	23598	1,122.00 01/31/2020
01/27/2020	HDCS85062--Home Depot Credit Services - Phoenix	23599	311.37 In Transit
01/28/2020	HGAH94588--Humangood Affordable Housing	23600	22,545.44 01/31/2020
01/21/2020	CLIM90277--Cleaner Image Inc	Voided - 23564	(2,250.00)01/31/2020
01/24/2020	HMCA90248--HM Carpet Inc - HM Flooring Group	Voided - 23567	(1,122.00)01/31/2020
01/27/2020	HDCS85062--Home Depot Credit Services - Phoenix	Voided - 23568	(311.37)01/31/2020
Total for LOM Operating			<u>33,583.66</u>
Total:			<u>33,583.66</u>
Grand Total:			<u>33,583.66</u>

Commercial Checking Acct W Interest

Account number: [REDACTED] ■ January 1, 2020 - January 31, 2020 ■ 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]	\$467,873.57	\$43,035.80	-\$40,788.86	\$470,120.51

Interest summary

Annual percentage yield earned this period	0.15%
Interest earned during this period	\$63.80
Year to date interest and bonuses paid	\$63.80
Total interest and bonuses earned in 2019	\$802.30

Credits

Deposits

Effective date	Posted date	Amount	Transaction detail
	01/10	326.00	Deposit
		\$326.00	Total deposits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	01/02	465.00	Lomita Manor Settlement 010220 000007392890653 Humangood Affordable H
	01/03	4,607.00	Lomita Manor Settlement 010320 000007425161381 Humangood Affordable H
	01/06	1,507.00	Lomita Manor Settlement 010620 000007440137005 Humangood Affordable H
	01/07	13,514.00	Lomita Manor Settlement 010720 000007462683185 Humangood Affordable H
	01/08	15,515.00	Hud Treas 310 Misc Pay 010820 xxxxx0103 RMT*VV*09901191985*****Hud Operating Fund CA13



Electronic deposits/bank credits (continued)

Effective date	Posted date	Amount	Transaction detail
	01/09	2,539.00	Lomita Manor Settlement 010920 000007462287741 Humangood Affordable H
	01/09	2,269.00	Hud Treas 310 Misc Pay 010920 xxxxx0103 RMT*VV*09901192694*****Hud Operating Fund CA13
	01/09	1,410.00	Lomita Manor Settlement 010920 000007480430093 Humangood Affordable H
	01/10	179.00	Lomita Manor Settlement 011020 000007487198033 Humangood Affordable H
	01/13	434.00	Lomita Manor Settlement 011320 000007495074457 Humangood Affordable H
	01/17	207.00	Lomita Manor Settlement 011720 000007527725005 Humangood Affordable H
	01/31	63.80	Interest Payment
		\$42,709.80	Total electronic deposits/bank credits
		\$43,035.80	Total credits

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	01/08	207.00	< Business to Business ACH Debit - Lomita Manor Return 010820 000007466082917 Humangood Affordable H
	01/21	40.56	Rpi Transbilling Sigonfile 012120 G4Kqz5 Lomita Manor
		\$247.56	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
23570	1,298.00	01/02	23584	880.00	01/23	23593	140.00	01/22
23573 *	35.00	01/02	23585	1,750.00	01/24	23594	20.00	01/21
23574	1,397.60	01/06	23586	450.00	01/21	23595	2,690.09	01/23
23575	368.26	01/02	23588 *	1,070.15	01/21	23596	564.00	01/24
23578 *	537.40	01/02	23589	167.78	01/21	23597	2,250.00	01/24
23581 *	675.24	01/21	23590	775.00	01/22	23598	1,122.00	01/28
23582	756.12	01/21	23591	477.78	01/23	23600 *	22,545.44	01/29
23583	120.26	01/22	23592	451.18	01/22			
		\$40,541.30			Total checks paid			

* Gap in check sequence.

\$40,788.86 Total debits



Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
12/31	467,873.57	01/09	505,856.31	01/23	498,288.15
01/02	466,099.91	01/10	506,361.31	01/24	493,724.15
01/03	470,706.91	01/13	506,795.31	01/28	492,602.15
01/06	470,816.31	01/17	507,002.31	01/29	470,056.71
01/07	484,330.31	01/21	503,822.46	01/31	470,120.51
01/08	499,638.31	01/22	502,336.02		
Average daily ledger balance		\$492,360.94			

Lomita Manor Senior Housing Reconciliation Report

As Of 01/31/2020
Account: Cash - Operating

Statement Ending Balance	470,120.51
Deposits in Transit	465.00
Outstanding Checks and Charges	(5,888.06)
Adjusted Bank Balance	464,697.45
Book Balance	464,697.45
Adjustments*	0.00
Adjusted Book Balance	464,697.45

Total Checks and Charges Cleared	40,788.86	Total Deposits Cleared	43,035.80
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Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
General Ledger Entry	07/2020-400 Deposited	01/01/2020	40020200101	1,507.00	
	01/01/2020 Settlement:7440137005				
General Ledger Entry	Reversed -- LOM Rcl Deposits in Transit to Unapp Cash 5072.00	01/01/2020		4,607.00	
	12.19				
General Ledger Entry	Reversed -- LOM Rcl Deposits in Transit to Unapp Cash 5072.00	01/01/2020		465.00	
	12.19				
General Ledger Entry	07/2020-401 Deposited	01/06/2020	40120200106	2,539.00	
	01/06/2020 Settlement:7462287741				
General Ledger Entry	07/2020-402 Deposited	01/06/2020	40220200106	13,514.00	
	01/06/2020 Settlement:7462683185				
General Ledger Entry	07/2020-403 Deposited	01/08/2020	40320200108	1,410.00	
	01/08/2020 Settlement:7480430093				
General Ledger Entry	07/2020-404 Deposited	01/08/2020	40420200108	179.00	
	01/08/2020 Settlement:7487198033				
General Ledger Entry	LOM 01.20 Subsidy Payment	01/08/2020		15,515.00	
General Ledger Entry	07/2020-1 Deposited	01/09/2020	120200109	326.00	
	01/09/2020				
General Ledger Entry	LOM 01.20 Subsidy Payment Remaining	01/09/2020		2,269.00	
General Ledger Entry	07/2020-405 Deposited	01/10/2020	40520200110	434.00	
	01/10/2020 Settlement:7495074457				
General Ledger Entry	07/2020-406 Deposited	01/16/2020	40620200116	207.00	
	01/16/2020 Settlement:7527725005				
General Ledger Entry	07/2020-407 Deposited	01/31/2020	40720200131		465.00
	01/31/2020				
	LOM int earned op 1.20	01/31/2020		63.80	
Total Deposits				43,035.80	465.00

Checks and Charges

Name	Memo	Date	Check No	Cleared	Outstanding
AT&T Uverse - PO Box 5014		12/17/2019	23562		13.39
City Lomita Water Dept		12/17/2019	23563		3,483.63
Cleaner Image Inc		12/17/2019	23564	2,250.00	
Ferguson Facilities Supply - Atlanta		12/17/2019	23565		289.03
HD Supply Ltd		12/17/2019	23566		1,377.28
HM Carpet Inc - HM		12/17/2019	23567	1,122.00	

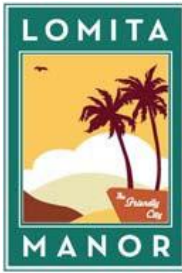
Lomita Manor Senior Housing Reconciliation Report

As Of 01/31/2020

Account: Cash - Operating

Flooring Group				
Home Depot Credit Ser- vices - Phoenix	12/17/2019	23568	311.37	
Office Depot - Phoenix Box 29248	12/17/2019	23569		362.74
Amtech Elevator Ser- vices	12/24/2019	23570	1,298.00	
Home Depot Credit Ser- vices - Phoenix	12/24/2019	23573	35.00	
J McKeeve Plumbing Inc	12/24/2019	23574	1,397.60	
Office Depot - Phoenix Box 29248	12/24/2019	23575	368.26	
SoCal Gas	12/24/2019	23578	537.40	
General Ledger Entry	Invalid Account Number Structure (R04)	01/06/2020	99820200106	207.00
Amtech Elevator Ser- vices	01/14/2020	23581	675.24	
AT&T - Box 9011	01/14/2020	23582	756.12	
AT&T Uverse - PO Box 5014	01/14/2020	23583	120.26	
Best Tec	01/14/2020	23584	880.00	
Cleaner Image Inc	01/14/2020	23585	1,750.00	
Department of Industrial Relations	01/14/2020	23586	450.00	
FOSMO, MARY	Unit - LOM002-103B	01/14/2020	23587	50.62
HD Supply Ltd	01/14/2020	23588	1,070.15	
Home Depot Credit Ser- vices - Phoenix	01/14/2020	23589	167.78	
J McKeeve Plumbing Inc	01/14/2020	23590	775.00	
Office Depot - Phoenix Box 29248	01/14/2020	23591	477.78	
RealPage Inc	01/14/2020	23592	451.18	
Round The Clock Pest Control Inc	01/14/2020	23593	140.00	
Sitemason Inc	01/14/2020	23594	20.00	
So Cal Edison	01/14/2020	23595	2,690.09	
Sweinhart Elect Co Inc	01/14/2020	23596	564.00	
Cleaner Image Inc	01/21/2020	23597	2,250.00	
Cleaner Image Inc	Vendor report didn' t re- ceive check. Lesley re- quest stop payment & void check. void check.	01/21/2020	Voided - 23564	(2,250.00)
HM Carpet Inc - HM Flooring Group	01/24/2020	23598	1,122.00	
HM Carpet Inc - HM Flooring Group	Vendor didn' t receive check. Lesley request stop payment & void check.	01/24/2020	Voided - 23567	(1,122.00)
Home Depot Credit Ser- vices - Phoenix	01/27/2020	23599		311.37
Home Depot Credit Ser- vices - Phoenix	Lesley email request void check.	01/27/2020	Voided - 23568	(311.37)
Humangood Affordable Housing	01/28/2020	23600	22,545.44	
	LOM bk fees op 1.20	01/31/2020		40.56
Total Checks and Charges			40,788.86	5,888.06

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VACANCIES

- 306B

ACTIVITIES

- Mondays:
 - 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
- Love Tree Decorating all of February
- Snack Sunday Feb 2, 2020 3:30pm
- Valentines Fun Day with Games, Prizes and Banana Split Bar February 14, 2020 2:00pm
- St Patrick's Card Making February 18, 2020 10:00am
- Surprise Activity February 25, 2020 2:00pm

MAINTENANCE / PROJECTS

- Annual inspections completed
- REAC repairs in progress