

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

SPECIAL NOTICE:

No physical location from which members of the public may observe the meeting and offer public comment will be provided. This meeting will be held via teleconference in order to reduce the risk of spreading COVID-19 and pursuant to the Governor's Executive Orders N-25-20 and N-29-20.

Access to the meeting will be available via URL: uberconference.com/lomitacity or by phone at 424-208-2491.

In order to effectively accommodate public participation, participants are asked to provide their public comments via e-mail before 5:00 p.m. on Tuesday, April 7, 2020, to ccpubliccomments@lomitacity.com. Please include the agenda item in the subject line. All comments submitted will be read until the time limit of five minutes has been reached.

All votes taken during this teleconference meeting will be by roll call vote, and the vote will be publicly reported.

**AGENDA
REGULAR MEETING
OF THE LOMITA HOUSING AUTHORITY
TUESDAY, APRIL 7, 2020
5:45 P.M.
VARIOUS TELECONFERENCE LOCATIONS**

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 March 3, 2020

RECOMMENDED ACTION: Approve minutes.

- b) Lomita Manor February 2020 Financial Documents

RECOMMENDED ACTION: Approve the Monthly Financial documents.

- c) Lomita Manor March 2020 Monthly Activity Report

RECOMMENDED ACTION: Receive and file the report.

PUBLIC HEARING

5. APPROVAL OF THE PROPOSED FIVE-YEAR ACTION PLAN FOR FISCAL YEARS 2020-2024, AND ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT FOR FISCAL YEAR 2020-2021 FOR THE HOUSING AUTHORITY OF THE CITY OF LOMITA

RECOMMENDED ACTION: It is recommended that after conducting the public hearing that the Board of Commissioners approve the proposed:

- 1. Five-Year Action Plan for Fiscal Years 2020-2024; and
- 2. Annual Statement/Performance and Evaluation Report for Fiscal Year 2020-2021

6. ADJOURNMENT

The next regular meeting of the Lomita Housing Authority will be held on Tuesday, May 5, 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: April 2, 2020



Kathleen Hill, CMC, City Clerk

Written materials distributed to the Commissioners within 72 hours of the Housing Authority meeting are available for public inspection immediately upon request by emailing k.hill@lomitacity.com.

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.

As a result of the Coronavirus (COVID-19) pandemic, the City is under a state of local emergency, as well as states of emergency that have been declared in the County of Los Angeles, state of California, and a federal emergency declared by the President of the United States. At the direction of the Governor, starting March 19, 2020, the entire state is subject to stay-at-home orders. These measures are imposed to reduce the risk of spreading COVID-19. To comply with these emergency measures, the Housing Authority meeting will be open and public but conducted via teleconference only. This way the public, the staff, and the Housing Authority will not be physically in the same place. The City is endeavoring to employ technology that will allow the public to view the meeting live and participate. The members of the public are encouraged to submit written correspondence to ccpubliccomments@lomitacity.com for any item on which they would like to comment.

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**MINUTES OF THE
LOMITA HOUSING AUTHORITY
REGULAR MEETING
TUESDAY, MARCH 3, 2020**

1. OPENING CEREMONIES

a. Call Meeting to Order

The meeting was called to order by Chair Gazeley at 5:47 p.m., on Tuesday, March 3, 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, Vice-Chair Waronek and Chair Gazeley

Absent: None

Staff Present: Executive Director Smoot, Deputy Executive Director Sugano, General Counsel Hogin, and Deputy Secretary Hill

2. ORAL COMMUNICATIONS

Chair Gazeley announced the time for oral communications. There being no requests to speak, Chair Gazeley closed oral communications.

3. COMMISSIONER COMMENTS

Commissioner Breitman reported that the residents at Lomita Manor celebrated Valentine's Day with a banana split party. They also continue to celebrate birthdays each month.

Commissioner Larson had nothing to report.

Commissioner Sanchez asked about the monthly financial reports and requested a meeting with Administrative Services Director Kamada to review the process.

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 Vice-Chair Waronek to approve Consent Calendar Items 4 a-c.

MOTION CARRIED by the following vote:

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

NOES: None

ABSENT: None

- a) Approval of the Housing Authority Minutes of February 4, 2020

RECOMMENDED ACTION: Approve minutes.

Approved the recommended action.

- b) Lomita Manor January 2020 Financial Documents

RECOMMENDED ACTION: Receive and file the report.

Approved the recommended action.

- c) Lomita Manor February 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 5:50 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

April 7, 2020

Housing Authority of the City of Lomita
Board of Commissioners

Re: Lomita Manor Monthly Financial Documents – February 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
February 29, 2020**

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

Operating Cash - Beginning of Month		464,697
Amounts Received:		
Rent - Current	23,560	
HUD Operating Subsidy	11,940	
Interest earned on Operating Account	60	
Total Receipts		35,560
Disbursements:		
A/P Checks Disbursement (Incl Contract Billing)	(37,326)	
Misc Other/Bank fees	(66)	
Total Disbursements		(37,391)
Operating Cash - End of Month		462,866

TOTAL CASH, END OF MONTH		462,866
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ACCOUNT TYPE	BANK NAME	BEGINNING BALANCE	DEPOSITS / INTEREST	CHECKS/DEBITS WITHDRAWAL	ENDING BALANCE
Operating	Wells Fargo	464,697	35,560	(37,391)	462,866
		464,697	35,560	(37,391)	462,866
Security Deposit	Wells Fargo	27,247	3		27,250
		27,247	3	-	27,250
TOTAL CASH		491,944	35,563	(37,391)	490,116

Prepared by: Audrey Fong
Title: Accountant
Date: 3/12/20

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended February 29, 2020

	CURRENT MONTH February 29, 2020				YEAR TO DATE February 29, 2020				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
Revenue									
Rental Revenue									
5120.000 - Rent Revenue - Gross Potential	24,593	23,429	1,164	4.96	196,667	187,432	9,235	4.92	281,148
5121.000 - Tenant Assistance Payments	11,940	9,400	2,540	27.02	99,130	75,200	23,930	31.82	112,800
5220.000 - Vacancies	(327)	(120)	(207)	(172.50)	(770)	(960)	190	19.79	(1,440)
Net Rental Income	36,206	32,709	3,497	10.69	295,027	261,672	33,355	12.74	392,508
Financial Revenue									
5410.000 - Interest Revenue - Project Operations	60	0	60	0.00	483	0	483	0.00	0
Total Financial Revenue	60	0	60	0.00	483	0	483	0.00	0
Miscellaneous Revenue									
5910.000 - Laundry Revenue	0	330	(330)	(100.00)	2,301	2,640	(339)	(12.83)	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	2,640	152,777	5,786.99	3,960
Total Revenue	36,266	33,039	3,227	9.76	450,927	264,312	186,615	70.60	396,468
Operating Expense									
Administrative Expenses									
6203.000 - Training/Meeting/Conferences	0	10	10	100.00	885	80	(805)	(1,005.27)	120
6204.000 - Management Consultants	11	0	(11)	0.00	962	0	(962)	0.00	30,000
6205.000 - IT Support Services	460	608	148	24.36	3,856	4,864	1,008	20.73	7,296
6205.001 - IT Equipment	0	42	42	100.00	0	336	336	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)	368	136	(232)	(170.69)	204
6310.003 - Office Salaries - Overtime, Double-Time	86	0	(86)	0.00	86	0	(86)	0.00	0
6311.000 - Office Supplies	537	100	(437)	(436.36)	3,892	800	(3,092)	(386.51)	1,200
6311.001 - Office Equipment Lease Expense	306	430	124	28.66	3,112	3,440	328	9.53	5,160
6311.002 - Telephone/Fax/Cell Phone/Elevator	598	520	(78)	(14.96)	4,535	4,160	(375)	(8.99)	6,240
6311.003 - Postage/FedEx/UPS	15	0	(15)	0.00	33	75	42	55.68	100
6311.004 - Dues & Fees	(759)	285	1,044	366.40	2,574	2,280	(294)	(12.89)	4,510
6311.005 - Tax Return Fees	0	0	0	0.00	0	130	130	100.00	130
6311.006 - Bank Fees	66	107	41	38.49	425	856	431	50.37	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	80	80	100.00	120
6311.011 - Resident Activities	2,219	330	(1,889)	(572.47)	4,520	2,640	(1,880)	(71.22)	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	4,189	4,158	(31)	(0.76)	30,566	33,264	2,698	8.11	49,896
6330.001 - Manager Salaries - Non-prod (Vacation)	423	333	(90)	(26.88)	4,288	2,664	(1,624)	(60.94)	3,996
6330.002 - Manager Salaries - Incentive, Bonus, Award	2,350	0	(2,350)	0.00	2,350	0	(2,350)	0.00	0
6330.003 - Manager Salaries - Overtime, Double-Time	43	0	(43)	0.00	43	0	(43)	0.00	0
6340.000 - Legal Expense - Project	0	0	0	0.00	10,822	0	(10,822)	0.00	0
6350.000 - Audit/Tax Return Expense	0	67	67	100.00	1,500	536	(964)	(179.85)	804

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended February 29, 2020

	CURRENT MONTH February 29, 2020				YEAR TO DATE February 29, 2020				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
6351.000 - Bookkeeping Fees	578	575	(3)	(0.43)	4,620	4,600	(20)	(0.43)	6,900
6370.000 - Bad Debts Expense	168	0	(168)	0.00	1,762	0	(1,762)	0.00	0
6390.001 - Business Travel & Entertainment	0	0	0	0.00	323	0	(323)	0.00	0
Total Administrative Expenses	15,184	11,442	(3,742)	(32.70)	112,482	91,841	(20,641)	(22.47)	168,724
Utilities									
6450.000 - Electricity	2,612	1,458	(1,154)	(79.19)	15,809	11,664	(4,145)	(35.53)	17,496
6451.000 - Water	2,062	1,500	(562)	(37.41)	7,125	12,000	4,875	40.62	18,000
6452.000 - Gas	500	517	17	3.28	3,811	4,136	325	7.85	6,204
Total Utilities Expense	5,174	3,475	(1,699)	(48.88)	26,745	27,800	1,055	3.79	41,700
Maintenance Expenses									
6510.000 - Maintenance Salaries	3,802	4,042	240	5.93	30,232	32,336	2,104	6.50	48,504
6510.001 - Maintenance Salaries - Non-prod (Vacation)	140	350	210	60.01	4,295	2,800	(1,495)	(53.37)	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	399	0	(399)	0.00	2,878	0	(2,878)	0.00	0
6515.000 - Janitorial/Cleaning Supplies	648	300	(348)	(116.03)	12,866	2,400	(10,466)	(436.11)	3,600
6515.003 - Maintenance Uniforms	0	0	0	0.00	216	300	84	28.10	600
6515.004 - Plumbing Supplies	395	300	(95)	(31.67)	5,590	2,400	(3,190)	(132.89)	3,600
6515.005 - Electrical Supplies	1,310	250	(1,060)	(424.12)	9,031	2,000	(7,031)	(351.59)	3,000
6515.006 - Decorating Supplies	0	125	125	100.00	0	1,000	1,000	100.00	1,500
6525.000 - Garbage & Trash Removal	1,000	1,010	10	0.99	7,381	8,080	699	8.66	12,120
6546.000 - HVAC Repairs & Maintenance	0	0	0	0.00	6,589	2,000	(4,589)	(229.49)	3,000
Total Maintenance Expense	7,694	6,377	(1,317)	(20.66)	79,578	53,316	(26,262)	(49.25)	80,124
Maintenance Contracts									
6520.000 - Maintenance Contracts	10,370	2,250	(8,120)	(360.88)	38,823	18,000	(20,823)	(115.68)	27,000
6520.001 - Janitorial/Cleaning Contract	0	300	300	100.00	2,000	1,200	(800)	(66.66)	1,500
6520.002 - Elevator Contract	0	0	0	0.00	3,774	2,100	(1,674)	(79.70)	2,800
6520.003 - Exterminating Contract	140	150	10	6.66	2,255	1,200	(1,055)	(87.91)	1,800
6520.004 - Grounds Contract	1,850	350	(1,500)	(428.57)	6,175	2,800	(3,375)	(120.53)	4,200
Total Maintenance Contract Expense	12,360	3,050	(9,310)	(305.24)	53,027	25,300	(27,727)	(109.59)	37,300
Apartment Turnovers									
6516.000 - Unit Turnover Expenses	0	0	0	0.00	4,000	1,840	(2,160)	(117.39)	2,760
Total Apartment Turnover Expense	0	0	0	0.00	4,000	1,840	(2,160)	(117.39)	2,760
Service Coordinator Expenses									
6935.000 - Service Coordinator Salary	1,508	1,483	(25)	(1.67)	11,917	11,864	(53)	(0.44)	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	(29)	0	29	0.00	155	0	(155)	0.00	0
6936.000 - Service Coordinator Expenses - Office Supplies	0	0	0	0.00	0	225	225	100.00	300
6936.002 - Service Coordinator Expenses - Software License (Pangea)	0	0	0	0.00	794	500	(294)	(58.66)	500
Total Service Coordinator Expenses	1,479	1,483	4	0.27	13,366	12,589	(777)	(6.16)	18,596

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended February 29, 2020

	CURRENT MONTH February 29, 2020				YEAR TO DATE February 29, 2020				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
Taxes and Insurance									
6711.000 - Payroll Taxes (FICA)	912	725	(187)	(25.84)	6,027	5,800	(227)	(3.91)	8,700
6720.000 - Property & Liability Insurance (Hazard)	1,383	1,094	(289)	(26.33)	10,141	8,752	(1,389)	(15.87)	13,128
6722.000 - Workman's Compensation	266	266	0	0.00	1,747	2,128	381	17.90	3,192
6723.000 - Health Insurance	1,481	1,188	(293)	(24.66)	10,542	9,504	(1,038)	(10.92)	14,256
6723.001 - Retirement	227	200	(27)	(13.50)	2,152	1,600	(552)	(34.50)	2,400
6723.002 - Unemployment Insurance	36	33	(3)	(9.09)	285	264	(21)	(7.95)	396
Total Taxes and Insurance	4,305	3,506	(799)	(22.77)	30,894	28,048	(2,846)	(10.14)	42,072
Total Operating Expense	46,196	29,333	(16,863)	(57.48)	320,092	240,734	(79,358)	(32.96)	391,276
Total Net Operating Income/(Loss)	(9,930)	3,706	(13,636)	(367.93)	130,835	23,578	107,257	454.90	5,192
Total Project Expenses	46,196	29,333	16,863	57.48	320,092	240,734	79,358	32.96	391,276
Total Project Net Income (before Reserves & CapEx)	(9,930)	3,706	(13,636)	(367.93)	130,835	23,578	107,257	454.90	5,192
Net Income (Loss) (on Operations)	(9,930)	3,706	(13,636)	(367.93)	130,835	23,578	107,257	454.90	5,192
Other Non-Cash Expenses & Revenue									
Depreciation Expense	916	985	(69)	(6.96)	7,331	7,880	(549)	(6.96)	11,820
GAAP Net Income/(Loss)	(10,846)	2,721	(13,567)	(498.60)	123,503	15,698	107,805	686.74	(6,628)
Cash Flow									
Total Project Net Income	(9,930)	3,706	(13,636)	(367.93)	130,835	23,578	107,257	454.90	5,192
Add (Subtract)	(8,099)	0	8,099	0.00	(5,174)	0	5,174	0.00	0
Increase (Decrease) in Operating Cash	(1,831)	3,706	(5,537)	(149.41)	136,009	23,578	112,431	476.84	5,192
Increase (decrease) in Ops Cash per Bal Sheet	(1,831)	0	(1,831)	0.00	136,009	0	136,009	0.00	0

**Lomita Manor
Balance Sheet
February 29, 2020**

	February 29, 2020	January 31, 2020	Period Difference
Assets			
Current Assets			
Cash			
1120.000 - Cash - Operating	462,866.10	464,697.45	(1,831.35)
Total Cash	462,866.10	464,697.45	(1,831.35)
Other Restricted Cash			
1191.000 - Cash - Security Deposits	27,250.28	27,246.98	3.30
Total Other Restricted Cash	27,250.28	27,246.98	3.30
Accounts Receivable Tenants & Other			
1130.000 - Accounts Receivable - Tenant Rent	213.00	221.00	(8.00)
Total Accounts Receivable Tenants & Other	213.00	221.00	(8.00)
Prepaid Expenses and Deposits			
1200.001 - Prepaid Expense - Property Insurance	9,553.25	10,918.00	(1,364.75)
Total Prepaid Expenses and Deposits	9,553.25	10,918.00	(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	647,339.89	650,540.69	(3,200.80)
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	18,591.20	18,126.42	464.78
1495.002 - Accum. Depr. - Building Improvements	49,122.20	48,901.84	220.36
1495.003 - Accum. Depr. - Building Equipment	7,974.55	7,841.60	132.95
1495.004 - Accum. Depr. - Office Furniture & Equipment	7,515.31	7,416.97	98.34
1495.005 - Accum. Depr. - Maintenance Equipment	1,957.64	1,957.64	0.00
Total Accumulated Depreciation	85,160.90	84,244.47	916.43
Net Fixed Assets	116,779.47	117,695.90	(916.43)
Total Assets	764,119.36	768,236.59	(4,117.23)
Liabilities & Equity			
Liabilities			
Current Liabilities			
2109.000 - Accounts Payable - Accrued Expenses	5,800.00	4,500.00	1,300.00
2110.000 - Accounts Payable - Operations	26,760.19	23,785.42	2,974.77
2114.000 - Accounts Payable - Beacon Communities	18,997.55	16,723.56	2,273.99
2117.000 - Unapplied Cash	(5,081.00)	0.00	(5,081.00)

**Lomita Manor
Balance Sheet
February 29, 2020**

	February 29, 2020	January 31, 2020	Period Difference
2118.000 - Escheat Checks Payable	261.00	261.00	0.00
2120.000 - Accrued Vacation Payable	9,385.13	9,049.36	335.77
2126.000 - Accrued Payroll	2,487.34	2,100.45	386.89
Total Current Liabilities	58,610.21	56,419.79	2,190.42
Other Current Liabilities			
2210.000 - Prepaid Revenue	5,780.50	1,245.50	4,535.00
Total Other Current Liabilities	5,780.50	1,245.50	4,535.00
Other Liabilities			
2191.000 - Security Deposits Payable	21,793.00	21,793.00	0.00
2191.001 - Security Deposit Interest Payable	1,155.13	1,151.83	3.30
Total Other Liabilities	22,948.13	22,944.83	3.30
Total Liabilities	87,338.84	80,610.12	6,728.72
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	123,503.41	134,349.36	(10,845.95)
Total Equity	676,780.52	687,626.47	(10,845.95)
Total Liabilities & Equity	764,119.36	768,236.59	(4,117.23)

**Lomita Manor
CONTRACT BILLING
February 29, 2020**

DESCRIPTION	Amount
Employees' Wages/Salaries for the month	13,101.62
Work Comp, Unemployment Ins, Pension & Health Benefits	2,010.00
Computer Lease	459.87
Property Liability Insurance	17.33
Other-AP transactions-	(1,018.77)
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	18,997.55
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
February Charges	18,997.55
February Repayment to Beacon	(16,723.56)
Ending Balance @ 02/29/20	18,997.55

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (02/01/2020 to 02/29/2020)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	JNL	Debit	Credit	Balance
1120.000 - Cash - Operating (Balance Forward As of 02/01/2020)								464,697.45
02/03/2020	02/03/2020	40020200203	08/2020-400 Deposited 02/03/2020 Settlement:7644536237		OARB	1,346.00		466,043.45
02/03/2020	02/03/2020	40120200203	08/2020-401 Deposited 02/03/2020 Settlement:7645165781		OARB	11,085.00		477,128.45
02/04/2020	02/04/2020	23601	AP Pymt - CalMet Services Inc		DB		1,049.24	476,079.21
02/04/2020	02/04/2020	23602	AP Pymt - Gruber & Associates Inc		DB		750.00	475,329.21
02/04/2020	02/04/2020	23603	AP Pymt - HD Supply Ltd		DB		602.52	474,726.69
02/04/2020	02/04/2020	23604	AP Pymt - Home Depot Credit Services - Phoenix		DB		602.37	474,124.32
02/04/2020	02/04/2020	23605	AP Pymt - LMO, Like My Own Inc		DB		490.00	473,634.32
02/04/2020	02/04/2020	23606	AP Pymt - SoCal Gas		DB		695.60	472,938.72
02/04/2020	02/04/2020	23607	AP Pymt - The Chute Doctor		DB		769.80	472,168.92
02/04/2020	02/04/2020	40220200204	08/2020-402 Deposited 02/04/2020 Settlement:7660067813		OARB	556.00		472,724.92
02/04/2020	02/04/2020	40320200204	08/2020-403 Deposited 02/04/2020 Settlement:7660262985		OARB	7,576.00		480,300.92
02/04/2020	02/04/2020	99820200204	Unable To Locate Account (R03)		OARB		298.00	480,002.92
02/05/2020	02/05/2020	40420200205	08/2020-404 Deposited 02/05/2020 Settlement:7671033453		OARB	574.00		480,576.92
02/05/2020	02/05/2020	40520200205	08/2020-405 Deposited 02/05/2020 Settlement:7671295909		OARB	1,110.00		481,686.92
02/05/2020	02/05/2020	40620200205	08/2020-406 Deposited 02/05/2020 Settlement:7680215997		OARB	230.00		481,916.92
02/05/2020	02/05/2020	AF	LOM 02.20 Subsidy Payment		GJ	11,940.00		493,856.92
02/07/2020	02/07/2020	40720200207	08/2020-407 Deposited 02/07/2020 Settlement:7689601289		OARB	538.00		494,394.92
02/10/2020	02/10/2020	40820200210	08/2020-408 Deposited 02/10/2020 Settlement:7716200089		OARB	229.00		494,623.92
02/14/2020	02/14/2020	23608	AP Pymt - Cleaner Image Inc		DB		500.00	494,123.92
02/14/2020	02/14/2020	23609	AP Pymt - Home Depot Credit Services - Phoenix		DB		35.00	494,088.92
02/14/2020	02/14/2020	23610	AP Pymt - Humangood Affordable Housing		DB		18,825.89	475,263.03
02/14/2020	02/14/2020	23611	AP Pymt - Office Depot - Phoenix Box 29248		DB		546.42	474,716.61
02/14/2020	02/14/2020	23612	AP Pymt - RealPage Inc		DB		451.18	474,265.43
02/14/2020	02/14/2020	40920200214	08/2020-409 Deposited 02/14/2020 Settlement:7726925077		OARB	398.00		474,663.43
02/18/2020	02/18/2020	41020200218	08/2020-410 Deposited 02/18/2020 Settlement:7744407758		OARB	216.00		474,879.43
02/19/2020	02/19/2020	23613	AP Pymt - AT&T - Box 9011		DB		248.33	474,631.10
02/19/2020	02/19/2020	23614	AP Pymt - Barr Commercial Door Repair Inc		DB		892.81	473,738.29
02/19/2020	02/19/2020	23615	AP Pymt - Bobs Lawn Service - Jesus Arias		DB		1,850.00	471,888.29
02/19/2020	02/19/2020	23616	AP Pymt - Cleaner Image Inc		DB		995.00	470,893.29
02/19/2020	02/19/2020	23617	AP Pymt - Community Controls		DB		70.00	470,823.29
02/19/2020	02/19/2020	23618	AP Pymt - Cosco Fire Protection Inc - Brea		DB		1,125.00	469,698.29
02/19/2020	02/19/2020	23619	AP Pymt - Ferguson Facilities Supply - Atlanta		DB		220.34	469,477.95
02/19/2020	02/19/2020	23620	AP Pymt - HD Supply Ltd		DB		239.61	469,238.34
02/19/2020	02/19/2020	23621	AP Pymt - HM Carpet Inc - HM Flooring Group		DB		1,879.78	467,358.56
02/19/2020	02/19/2020	23622	AP Pymt - Round The Clock Pest Control Inc		DB		140.00	467,218.56
02/19/2020	02/19/2020	23623	AP Pymt - So Cal Edison		DB		1,312.63	465,905.93
02/19/2020	02/19/2020	23624	AP Pymt - Sweinhart Elect Co Inc		DB		282.00	465,623.93
02/19/2020	02/19/2020	23625	AP Pymt - Swenson Group - Dallas		DB		306.73	465,317.20
02/19/2020	02/19/2020	23626	AP Pymt - The Chute Doctor		DB		2,024.40	463,292.80
02/19/2020	02/19/2020	Voided - 23610	AP Pymt - Humangood Affordable Housing: Need approval before cut the check.		DB	18,825.89		482,118.69
02/25/2020	02/25/2020	23627	AP Pymt - Humangood Affordable Housing		DB		18,825.89	463,292.80
02/25/2020	02/25/2020	23628	AP Pymt - Sweinhart Elect Co Inc		DB		421.00	462,871.80
02/29/2020	02/29/2020	41120200229	08/2020-411 Deposited 02/29/2020		OARB	5,081.00		467,952.80
02/29/2020	02/29/2020		Bank Interest Earned: LOM interest earned op 2.20		DB	60.11		468,012.91
02/29/2020	02/29/2020		Bank Service Charge: LOM bank fees op 2.20		DB		65.81	467,947.10
02/29/2020	02/29/2020	AF	LOM Rcl Deposit in Transit 5,081.00 2.29.20		GJ		5,081.00	462,866.10
Totals for 1120.000 - Cash - Operating						59,765.00	61,596.35	462,866.10
1130.000 - Accounts Receivable - Tenant Rent (Balance Forward As of 02/01/2020)								221.00

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (02/01/2020 to 02/29/2020)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	JNL	Debit	Credit	Balance
02/01/2020	02/01/2020	20200201	Accounts Receivable - Tenant Rent		OARA		6,089.00	(5,868.00)
02/01/2020	02/01/2020	20200201	Accounts Receivable - Tenant Rent		OARA	23,253.50		17,385.50
02/03/2020	02/03/2020	20200203	Accounts Receivable - Tenant Rent		OARA		2,779.00	14,606.50
02/03/2020	02/03/2020	20200203	Accounts Receivable - Tenant Rent		OARA		6,025.50	8,581.00
02/04/2020	02/04/2020	20200204	Accounts Receivable - Tenant Rent		OARA		1,673.00	6,908.00
02/04/2020	02/04/2020	20200204	Accounts Receivable - Tenant Rent		OARA		4,905.00	2,003.00
02/05/2020	02/05/2020	20200205	Accounts Receivable - Tenant Rent		OARA		230.00	1,773.00
02/06/2020	02/06/2020	20200206	Accounts Receivable - Tenant Rent		OARA		240.00	1,533.00
02/07/2020	02/07/2020	20200207	Accounts Receivable - Tenant Rent		OARA		264.00	1,269.00
02/10/2020	02/10/2020	20200210	Accounts Receivable - Tenant Rent		OARA		229.00	1,040.00
02/13/2020	02/13/2020	20200213	Accounts Receivable - Tenant Rent		OARA		398.00	642.00
02/17/2020	02/17/2020	20200217	Accounts Receivable - Tenant Rent		OARA		216.00	426.00
02/27/2020	02/27/2020	20200227	Accounts Receivable - Tenant Rent		OARA		45.00	381.00
02/29/2020	02/29/2020	20200229	Accounts Receivable - Tenant Rent		OARA		168.00	213.00
Totals for 1130.000 - Accounts Receivable - Tenant Rent						23,253.50	23,261.50	213.00
1191.000 - Cash - Security Deposits (Balance Forward As of 02/01/2020)								27,246.98
02/29/2020	02/29/2020		Bank Interest Earned: LOM interest earned sd		DB	3.30		27,250.28
Totals for 1191.000 - Cash - Security Deposits						3.30	0.00	27,250.28
1200.001 - Prepaid Expense - Property Insurance (Balance Forward As of 02/01/2020)								10,918.00
02/29/2020	02/29/2020	AF	LOM Earthquake Insurance Exp		GJ		1,364.75	9,553.25
Totals for 1200.001 - Prepaid Expense - Property Insurance						0.00	1,364.75	9,553.25
1330.000 - Cash - Operating Reserve (Balance Forward As of 02/01/2020)								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 02/01/2020)								83,660.00
Totals for 1410.001 - Land Improvements						0.00	0.00	83,660.00
1420.001 - Building Improvements (Balance Forward As of 02/01/2020)								75,451.26
Totals for 1420.001 - Building Improvements						0.00	0.00	75,451.26
1440.000 - Building Equipment (Balance Forward As of 02/01/2020)								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 02/01/2020)								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 02/01/2020)								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 02/01/2020)								(18,126.42)
02/01/2020	02/01/2020		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS-004914-161212		FA		464.78	(18,591.20)
Totals for 1495.000 - Accum. Depr. - Land Improvements						0.00	464.78	(18,591.20)
1495.002 - Accum. Depr. - Building Improvements (Balance Forward As of 02/01/2020)								(48,901.84)
02/01/2020	02/01/2020		Depreciation for asset LOM-Awning Replacement, serial number AS-004963-170410		FA		122.50	(49,024.34)
02/01/2020	02/01/2020		Depreciation for asset LOM-Renovation Unit 307B, serial number AS-004794-160907		FA		40.47	(49,064.81)
02/01/2020	02/01/2020		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212		FA		57.39	(49,122.20)
Totals for 1495.002 - Accum. Depr. - Building Improvements						0.00	220.36	(49,122.20)
1495.003 - Accum. Depr. - Building Equipment (Balance Forward As of 02/01/2020)								(7,841.60)
02/01/2020	02/01/2020		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504		FA		132.95	(7,974.55)
Totals for 1495.003 - Accum. Depr. - Building Equipment						0.00	132.95	(7,974.55)
1495.004 - Accum. Depr. - Office Furniture & Equipment (Balance Forward As of 02/01/2020)								(7,416.97)
02/01/2020	02/01/2020		Depreciation for asset LOM-Community Furniture, serial number AS-004912-161209		FA		98.34	(7,515.31)
Totals for 1495.004 - Accum. Depr. - Office Furniture & Equipment						0.00	98.34	(7,515.31)
1495.005 - Accum. Depr. - Maintenance Equipment (Balance Forward As of 02/01/2020)								(1,957.64)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	JNL	Debit	Credit	Balance
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 02/01/2020)								(4,500.00)
02/01/2020	02/01/2020	Reversed - AF	Reversed -- LOM Accr Elec Exp 1.20		GJ	1,500.00		(3,000.00)
02/01/2020	02/01/2020	Reversed - AF	Reversed -- LOM Accr Water Exp 1.20		GJ	3,000.00		0.00
02/29/2020	02/29/2020	AF	LOM Accr Elec Exp 2.20		GJ		2,800.00	(2,800.00)
02/29/2020	02/29/2020	AF	LOM Accr Gas Exp 2.20		GJ		500.00	(3,300.00)
02/29/2020	02/29/2020	AF	LOM Accr Trash Exp 2.20		GJ		1,000.00	(4,300.00)
02/29/2020	02/29/2020	AF	LOM Accr Water Exp 2.20		GJ		1,500.00	(5,800.00)
Totals for 2109.000 - Accounts Payable - Accrued Expenses						4,500.00	5,800.00	(5,800.00)
2110.000 - Accounts Payable - Operations (Balance Forward As of 02/01/2020)								(23,785.42)
02/04/2020	02/04/2020	23601	AP Pymt - CalMet Services Inc		DB	1,049.24		(22,736.18)
02/04/2020	02/04/2020	23602	AP Pymt - Gruber & Associates Inc		DB	750.00		(21,986.18)
02/04/2020	02/04/2020	23603	AP Pymt - HD Supply Ltd		DB	602.52		(21,383.66)
02/04/2020	02/04/2020	23604	AP Pymt - Home Depot Credit Services - Phoenix		DB	602.37		(20,781.29)
02/04/2020	02/04/2020	23605	AP Pymt - LMO, Like My Own Inc		DB	490.00		(20,291.29)
02/04/2020	02/04/2020	23606	AP Pymt - SoCal Gas		DB	695.60		(19,595.69)
02/04/2020	02/04/2020	23607	AP Pymt - The Chute Doctor		DB	769.80		(18,825.89)
02/13/2020	01/19/2020	012020	AP Invoice - Bobs Lawn Service - Jesus Arias		APA		300.00	(19,125.89)
02/13/2020	02/01/2020	21097	AP Invoice - Sweinhart Elect Co Inc		APA		282.00	(19,407.89)
02/13/2020	12/16/2019	33698	AP Invoice - Cleaner Image Inc		APA		500.00	(19,907.89)
02/13/2020	02/03/2020	33915	AP Invoice - Cleaner Image Inc		APA		995.00	(20,902.89)
02/13/2020	02/03/2020	52066	AP Invoice - Round The Clock Pest Control Inc		APA		140.00	(21,042.89)
02/13/2020	01/23/2020	68490	AP Invoice - Barr Commercial Door Repair Inc		APA		892.81	(21,935.70)
02/13/2020	01/23/2020	86000	AP Invoice - HM Carpet Inc - HM Flooring Group		APA		1,879.78	(23,815.48)
02/13/2020	01/28/2020	14241674	AP Invoice - AT&T - Box 9011		APA		248.33	(24,063.81)
02/13/2020	01/31/2020	26394736	AP Invoice - Swenson Group - Dallas		APA		306.73	(24,370.54)
02/13/2020	02/01/2020	100462658	AP Invoice - Cosco Fire Protection Inc - Brea		APA		75.00	(24,445.54)
02/13/2020	02/03/2020	1000465970	AP Invoice - Cosco Fire Protection Inc - Brea		APA		1,050.00	(25,495.54)
02/13/2020	01/30/2020	9179038264	AP Invoice - HD Supply Ltd		APA		34.84	(25,530.38)
02/13/2020	02/04/2020	9179140772	AP Invoice - HD Supply Ltd		APA		204.77	(25,735.15)
02/13/2020	01/16/2020	42890143001	AP Invoice - Office Depot - Phoenix Box 29248		APA		270.44	(26,005.59)
02/13/2020	01/17/2020	429300683001	AP Invoice - Office Depot - Phoenix Box 29248		APA		92.41	(26,098.00)
02/13/2020	01/16/2020	429300872001	AP Invoice - Office Depot - Phoenix Box 29248		APA		143.11	(26,241.11)
02/13/2020	01/16/2020	429340663001	AP Invoice - Office Depot - Phoenix Box 29248		APA		40.46	(26,281.57)
02/13/2020	01/19/2020	012020-01.19.2	AP Invoice - Bobs Lawn Service - Jesus Arias		APA		1,550.00	(27,831.57)
02/13/2020	01/22/2020	2340362789/01-16.20	AP Invoice - So Cal Edison		APA		1,312.63	(29,144.20)
02/13/2020	01/28/2020	AAAO483217	AP Invoice - Community Controls		APA		70.00	(29,214.20)
02/13/2020	01/17/2020	FCH007062775	AP Invoice - Home Depot Credit Services - Phoenix		APA		35.00	(29,249.20)
02/13/2020	01/17/2020	I2001020897	AP Invoice - RealPage Inc		APA		451.18	(29,700.38)
02/13/2020	01/08/2019	S121350R	AP Invoice - The Chute Doctor		APA		769.80	(30,470.18)
02/13/2020	01/22/2020	S122031QR	AP Invoice - The Chute Doctor		APA		769.80	(31,239.98)
02/13/2020	01/18/2019	S175311	AP Invoice - The Chute Doctor		APA		484.80	(31,724.78)
02/13/2020	02/06/2020	WC242513	AP Invoice - Ferguson Facilities Supply - Atlanta		APA		220.34	(31,945.12)
02/14/2020	02/14/2020	23608	AP Pymt - Cleaner Image Inc		DB	500.00		(31,445.12)
02/14/2020	02/14/2020	23609	AP Pymt - Home Depot Credit Services - Phoenix		DB	35.00		(31,410.12)
02/14/2020	02/14/2020	23610	AP Pymt - Humangood Affordable Housing		DB	18,825.89		(12,584.23)
02/14/2020	02/14/2020	23611	AP Pymt - Office Depot - Phoenix Box 29248		DB	546.42		(12,037.81)
02/14/2020	02/14/2020	23612	AP Pymt - RealPage Inc		DB	451.18		(11,586.63)
02/19/2020	02/19/2020	23613	AP Pymt - AT&T - Box 9011		DB	248.33		(11,338.30)
02/19/2020	02/19/2020	23614	AP Pymt - Barr Commercial Door Repair Inc		DB	892.81		(10,445.49)
02/19/2020	02/19/2020	23615	AP Pymt - Bobs Lawn Service - Jesus Arias		DB	1,850.00		(8,595.49)
02/19/2020	02/19/2020	23616	AP Pymt - Cleaner Image Inc		DB	995.00		(7,600.49)
02/19/2020	02/19/2020	23617	AP Pymt - Community Controls		DB	70.00		(7,530.49)
02/19/2020	02/19/2020	23618	AP Pymt - Cosco Fire Protection Inc -		DB	1,125.00		(6,405.49)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	JNL	Debit	Credit	Balance
02/19/2020	02/19/2020	23619	Brea AP Pymt - Ferguson Facilities Supply - Atlanta		DB	220.34		(6,185.15)
02/19/2020	02/19/2020	23620	AP Pymt - HD Supply Ltd		DB	239.61		(5,945.54)
02/19/2020	02/19/2020	23621	AP Pymt - HM Carpet Inc - HM Flooring Group		DB	1,879.78		(4,065.76)
02/19/2020	02/19/2020	23622	AP Pymt - Round The Clock Pest Control Inc		DB	140.00		(3,925.76)
02/19/2020	02/19/2020	23623	AP Pymt - So Cal Edison		DB	1,312.63		(2,613.13)
02/19/2020	02/19/2020	23624	AP Pymt - Sweinhart Elect Co Inc		DB	282.00		(2,331.13)
02/19/2020	02/19/2020	23625	AP Pymt - Swenson Group - Dallas		DB	306.73		(2,024.40)
02/19/2020	02/19/2020	23626	AP Pymt - The Chute Doctor		DB	2,024.40		0.00
02/19/2020	02/19/2020	Voided - 23610	AP Pymt - Humangood Affordable Housing: Need approval before cut the check.		DB		18,825.89	(18,825.89)
02/20/2020	02/01/2020	21293	AP Invoice - Sweinhart Elect Co Inc		APA		421.00	(19,246.89)
02/21/2020	02/18/2020	61	AP Invoice - Humangood Affordable Housing: BEACON ADVANCE - JANUARY 2020		APA		16,723.56	(35,970.45)
02/24/2020	01/20/2020	33847	AP Invoice - Cleaner Image Inc		APA		1,750.00	(37,720.45)
02/24/2020	01/20/2020	33848	AP Invoice - Cleaner Image Inc		APA		500.00	(38,220.45)
02/24/2020	01/23/2020	7453000	AP Invoice - Lesley Uribe		APA		312.61	(38,533.06)
02/24/2020	01/23/2020	7513283	AP Invoice - Lesley Uribe		APA		393.97	(38,927.03)
02/24/2020	01/23/2020	7513284	AP Invoice - Lesley Uribe		APA		345.10	(39,272.13)
02/24/2020	01/23/2020	7513285	AP Invoice - Lesley Uribe		APA		338.00	(39,610.13)
02/24/2020	01/23/2020	7521206	AP Invoice - Lesley Uribe		APA		459.50	(40,069.63)
02/24/2020	01/23/2020	7551044	AP Invoice - Lesley Uribe		APA		369.99	(40,439.62)
02/24/2020	01/19/2020	9203076	AP Invoice - Home Depot Credit Services - Phoenix		APA		143.53	(40,583.15)
02/24/2020	01/16/2020	9178678057	AP Invoice - HD Supply Ltd		APA		389.00	(40,972.15)
02/24/2020	01/16/2020	9178678059	AP Invoice - HD Supply Ltd		APA		391.36	(41,363.51)
02/24/2020	01/17/2020	9178724009	AP Invoice - HD Supply Ltd		APA		251.50	(41,615.01)
02/24/2020	01/06/2020	285398576/01.2	AP Invoice - AT&T Uverse - PO Box 5014		APA		227.81	(41,842.82)
02/24/2020	01/06/2020	660813002/10-1	AP Invoice - City Lomita Water Dept 2.19		APA		3,106.00	(44,948.82)
02/24/2020	01/06/2020	660814002/10-1	AP Invoice - City Lomita Water Dept 2.19		APA		455.22	(45,404.04)
02/24/2020	01/15/2020	WC248810	AP Invoice - Home Depot Credit Services - Phoenix		APA		93.73	(45,497.77)
02/24/2020	01/21/2020	WC248810	AP Invoice - Ferguson Facilities Supply - Atlanta		APA		519.37	(46,017.14)
02/25/2020	02/25/2020	23627	AP Pymt - Humangood Affordable Housing		DB	18,825.89		(27,191.25)
02/25/2020	02/25/2020	23628	AP Pymt - Sweinhart Elect Co Inc		DB	421.00		(26,770.25)
02/27/2020	08/06/2019	357162556001-1	AP Adjust - Office Depot - Phoenix Box 29248		APA	10.06		(26,760.19)
Totals for 2110.000 - Accounts Payable - Operations						56,161.60	59,136.37	(26,760.19)
2114.000 - Accounts Payable - Beacon Communities (Balance Forward As of 02/01/2020)								(16,723.56)
02/01/2020	02/01/2020	RC	HGAH 2.2020 Prop Liab Ins		GJ		17.33	(16,740.89)
02/01/2020	02/01/2020	RC	HGAH 2.2020 Workers Comp		GJ		266.00	(17,006.89)
02/01/2020	02/01/2020	RC	HGAH Additional 1.2020 Benefits		GJ		149.00	(17,155.89)
02/07/2020	02/07/2020	RC	HGAH MPLC License		GJ		270.26	(17,426.15)
02/08/2020	02/08/2020	RC	HGAH 2.8.2020 Payroll		GJ		7,874.94	(25,301.09)
02/15/2020	02/15/2020	RC	HGAH R/C LOM dues and subscriptions		GJ	1,315.00		(23,986.09)
02/20/2020	02/20/2020	RC	HGAH R/C P Kitahara Jan2020 Training/Consulting		GJ		11.23	(23,997.32)
02/21/2020	02/18/2020	61	AP Invoice - Humangood Affordable Housing: BEACON COMMUNITIES ADVANCE - JAN 2020		APA	16,723.56		(7,273.76)
02/22/2020	02/22/2020	RC	HGAH 2.22.2020 Payroll		GJ		5,226.68	(12,500.44)
02/28/2020	02/28/2020	RC	HGAH FedEx 694200247		GJ		14.74	(12,515.18)
02/29/2020	02/29/2020	QN	02.2020 Mgmt & Bkbp Fees		GJ		4,427.50	(16,942.68)
02/29/2020	02/29/2020	RC	HGAH 2.2020 Benefits		GJ		1,595.00	(18,537.68)
02/29/2020	02/29/2020	RC	HGAH 2.2020 Computer Lease		GJ		459.87	(18,997.55)
Totals for 2114.000 - Accounts Payable - Beacon Communities						18,038.56	20,312.55	(18,997.55)
2117.000 - Unapplied Cash (Balance Forward As of 02/01/2020)								0.00
02/29/2020	02/29/2020	AF	LOM Rcl Deposit in Transit 5,081.00 2.29.20		GJ	5,081.00		5,081.00
Totals for 2117.000 - Unapplied Cash						5,081.00	0.00	5,081.00
2118.000 - Escheat Checks Payable (Balance Forward As of 02/01/2020)								(261.00)
Totals for 2118.000 - Escheat Checks Payable						0.00	0.00	(261.00)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	JNL	Debit	Credit	Balance
2120.000 - Accrued Vacation Payable (Balance Forward As of 02/01/2020)								
02/01/2020	02/01/2020	Reversed - RC	Reversed -- HGAH 1.2020 Vacation Accruals		GJA	9,049.36		(9,049.36)
								0.00
02/29/2020	02/29/2020	RC	HGAH 2.2020 Vacation Accruals		GJA		9,385.13	(9,385.13)
Totals for 2120.000 - Accrued Vacation Payable						9,049.36	9,385.13	(9,385.13)
2126.000 - Accrued Payroll (Balance Forward As of 02/01/2020)								
02/01/2020	02/01/2020	Reversed - RC	Reversed -- HGAH 1.2020 Accrued Payroll		GJA	2,100.45		(2,100.45)
								0.00
02/29/2020	02/29/2020	RC	HGAH 2.2020 Payroll Accruals		GJA		2,487.34	(2,487.34)
Totals for 2126.000 - Accrued Payroll						2,100.45	2,487.34	(2,487.34)
2191.000 - Security Deposits Payable (Balance Forward As of 02/01/2020)								
Totals for 2191.000 - Security Deposits Payable						0.00	0.00	(21,793.00)
2191.001 - Security Deposit Interest Payable (Balance Forward As of 02/01/2020)								
02/29/2020	02/29/2020		Bank Interest Earned: Interest earned		DB		3.30	(1,151.83)
Totals for 2191.001 - Security Deposit Interest Payable						0.00	3.30	(1,155.13)
2210.000 - Prepaid Revenue (Balance Forward As of 02/01/2020)								
02/01/2020	02/01/2020	20200201	Prepaid Revenue		OARA	1,006.50		(239.00)
02/01/2020	02/01/2020	20200201	Prepaid Revenue		OARA	6,089.00		5,850.00
02/03/2020	02/03/2020	20200203	Prepaid Revenue		OARA	2,779.00		8,629.00
02/03/2020	02/03/2020	20200203	Prepaid Revenue		OARA	6,028.50		14,657.50
02/03/2020	02/03/2020	40020200203	08/2020-400 Deposited 02/03/2020 Settlement:7644536237		OARB		1,346.00	13,311.50
02/03/2020	02/03/2020	40120200203	08/2020-401 Deposited 02/03/2020 Settlement:7645165781		OARB		11,085.00	2,226.50
02/04/2020	02/04/2020	20200204	Prepaid Revenue		OARA	1,673.00		3,899.50
02/04/2020	02/04/2020	20200204	Prepaid Revenue		OARA	4,908.00		8,807.50
02/04/2020	02/04/2020	40220200204	08/2020-402 Deposited 02/04/2020 Settlement:7660067813		OARB		556.00	8,251.50
02/04/2020	02/04/2020	40320200204	08/2020-403 Deposited 02/04/2020 Settlement:7660262985		OARB		7,576.00	675.50
02/04/2020	02/04/2020	99820200204	Unable To Locate Account (R03)		OARB	298.00		973.50
02/05/2020	02/05/2020	20200205	Prepaid Revenue		OARA	230.00		1,203.50
02/05/2020	02/05/2020	40420200205	08/2020-404 Deposited 02/05/2020 Settlement:7671033453		OARB		574.00	629.50
02/05/2020	02/05/2020	40520200205	08/2020-405 Deposited 02/05/2020 Settlement:7671295909		OARB		1,110.00	(480.50)
02/05/2020	02/05/2020	40620200205	08/2020-406 Deposited 02/05/2020 Settlement:7680215997		OARB		230.00	(710.50)
02/06/2020	02/06/2020	20200206	Prepaid Revenue		OARA	240.00		(470.50)
02/07/2020	02/07/2020	20200207	Prepaid Revenue		OARA	264.00		(206.50)
02/07/2020	02/07/2020	40720200207	08/2020-407 Deposited 02/07/2020 Settlement:7689601289		OARB		538.00	(744.50)
02/10/2020	02/10/2020	20200210	Prepaid Revenue		OARA	229.00		(515.50)
02/10/2020	02/10/2020	40820200210	08/2020-408 Deposited 02/10/2020 Settlement:7716200089		OARB		229.00	(744.50)
02/13/2020	02/13/2020	20200213	Prepaid Revenue		OARA	398.00		(346.50)
02/14/2020	02/14/2020	40920200214	08/2020-409 Deposited 02/14/2020 Settlement:7726925077		OARB		398.00	(744.50)
02/17/2020	02/17/2020	20200217	Prepaid Revenue		OARA	216.00		(528.50)
02/18/2020	02/18/2020	41020200218	08/2020-410 Deposited 02/18/2020 Settlement:7744407758		OARB		216.00	(744.50)
02/27/2020	02/27/2020	20200227	Prepaid Revenue		OARA	45.00		(699.50)
02/29/2020	02/29/2020	41120200229	08/2020-411 Deposited 02/29/2020		OARB		5,081.00	(5,780.50)
Totals for 2210.000 - Prepaid Revenue						24,404.00	28,939.00	(5,780.50)
3131.000 - Unrestricted Net Assets (Balance Forward As of 02/01/2020)								
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 02/01/2020)								
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 02/01/2020)								
02/01/2020	02/01/2020	20200201	Rent Revenue - Gross Potential		OARA		24,260.00	(196,334.00)
02/03/2020	02/03/2020	20200203	Rent Revenue - Gross Potential		OARA		3.00	(196,337.00)
02/04/2020	02/04/2020	20200204	Rent Revenue - Gross Potential		OARA		3.00	(196,340.00)
02/29/2020	02/29/2020	20200229	Rent Revenue - Gross Potential		OARA		327.00	(196,667.00)
Totals for 5120.000 - Rent Revenue - Gross Potential						0.00	24,593.00	(196,667.00)
5121.000 - Tenant Assistance Payments (Balance Forward As of 02/01/2020)								
02/05/2020	02/05/2020	AF	LOM 02.20 Subsidy Payment		GJ		11,940.00	(99,130.00)
Totals for 5121.000 - Tenant Assistance Payments						0.00	11,940.00	(99,130.00)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	JNL	Debit	Credit	Balance
5220.000 - Vacancies (Balance Forward As of 02/01/2020)								443.00
02/29/2020	02/29/2020	20200229	Vacancies		OARA	327.00		770.00
Totals for 5220.000 - Vacancies						327.00	0.00	770.00
5410.000 - Interest Revenue - Project Operations (Balance Forward As of 02/01/2020)								(422.78)
02/29/2020	02/29/2020		Bank Interest Earned: Interest earned		DB		60.11	(482.89)
Totals for 5410.000 - Interest Revenue - Project Operations						0.00	60.11	(482.89)
5910.000 - Laundry Revenue (Balance Forward As of 02/01/2020)								(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 02/01/2020)								(230.00)
Totals for 5920.001 - Damages & Cleaning Charges						0.00	0.00	(230.00)
5920.003 - Key / Locks Changes (Balance Forward As of 02/01/2020)								(72.50)
Totals for 5920.003 - Key / Locks Changes						0.00	0.00	(72.50)
5990.000 - Miscellaneous Revenue-Community (Balance Forward As of 02/01/2020)								(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 02/01/2020)								884.22
Totals for 6203.000 - Training/Meeting/Conferences						0.00	0.00	884.22
6204.000 - Management Consultants (Balance Forward As of 02/01/2020)								951.26
02/20/2020	02/20/2020	RC	HGAH R/C P Kitahara Jan2020 Training/Consulting		GJ	11.23		962.49
Totals for 6204.000 - Management Consultants						11.23	0.00	962.49
6205.000 - IT Support Services (Balance Forward As of 02/01/2020)								3,395.74
02/29/2020	02/29/2020	RC	HGAH 2.2020 Computer Lease		GJ	459.87		3,855.61
Totals for 6205.000 - IT Support Services						459.87	0.00	3,855.61
6250.000 - Other Renting Expenses (Balance Forward As of 02/01/2020)								324.12
02/13/2020	01/17/2020	12001020897	AP Invoice - RealPage Inc: 1.00 44.02 03.20 Other renting exp crd cks		APA	44.02		368.14
Totals for 6250.000 - Other Renting Expenses						44.02	0.00	368.14
6310.003 - Office Salaries - Overtime, Double-Time (Balance Forward As of 02/01/2020)								0.00
02/08/2020	02/08/2020	RC	HGAH 2.8.2020 Payroll		GJ	86.38		86.38
Totals for 6310.003 - Office Salaries - Overtime, Double-Time						86.38	0.00	86.38
6311.000 - Office Supplies (Balance Forward As of 02/01/2020)								3,355.79
02/13/2020	01/16/2020	42890143001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 270.44 Chairs for Office		APA	270.44		3,626.23
02/13/2020	01/17/2020	429300683001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 92.41 Office Supplies		APA	92.41		3,718.64
02/13/2020	01/16/2020	429300872001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 143.11 RSC Supplies		APA	143.11		3,861.75
02/13/2020	01/16/2020	429340663001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 40.46 RSC Supplies		APA	40.46		3,902.21
02/27/2020	08/06/2019	357162556001-1	AP Adjust - Office Depot - Phoenix Box 29248: -1.00 10.06 Credit-Pens		APA		10.06	3,892.15
Totals for 6311.000 - Office Supplies						546.42	10.06	3,892.15
6311.001 - Office Equipment Lease Expense (Balance Forward As of 02/01/2020)								2,805.32
02/13/2020	01/31/2020	26394736	AP Invoice - Swenson Group - Dallas: 1.00 306.73 01.20 Leased Copy Machine Fee		APA	306.73		3,112.05
Totals for 6311.001 - Office Equipment Lease Expense						306.73	0.00	3,112.05
6311.002 - Telephone/Fax/Cell Phone/Elevator (Balance Forward As of 02/01/2020)								3,936.57
02/13/2020	01/28/2020	14241674	AP Invoice - AT&T - Box 9011: 1.00 248.33 02.20 Phone Service		APA	248.33		4,184.90
02/13/2020	01/17/2020	12001020897	AP Invoice - RealPage Inc: 1.00 121.68 03.20 Phone emergency calls		APA	121.68		4,306.58
02/24/2020	01/06/2020	285398576/01.20	AP Invoice - AT&T Uverse - PO Box 5014: 1.00 227.81 01.20 Phone Service		APA	227.81		4,534.39
Totals for 6311.002 - Telephone/Fax/Cell Phone/Elevator						597.82	0.00	4,534.39
6311.003 - Postage/FedEx/UPS (Balance Forward As of 02/01/2020)								18.50

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	JNL	Debit	Credit	Balance
02/28/2020	02/28/2020	RC	HGAH FedEx 694200247		GJ	14.74		33.24
Totals for 6311.003 - Postage/FedEx/UPS						14.74	0.00	33.24
6311.004 - Dues & Fees (Balance Forward As of 02/01/2020)								3,333.36
02/07/2020	02/07/2020	RC	HGAH MPLC License		GJ	270.26		3,603.62
02/13/2020	01/17/2020	I2001020897	AP Invoice - RealPage Inc: 1.00 285.48 03.20 Dues and Fees-software		APA	285.48		3,889.10
02/15/2020	02/15/2020	RC	HGAH R/C LOM dues and subscrip- tions - LeadingAge membership		GJ		1,220.00	2,669.10
02/15/2020	02/15/2020	RC	HGAH R/C LOM dues and subscrip- tions - Pcard/Urube		GJ		95.00	2,574.10
Totals for 6311.004 - Dues & Fees						555.74	1,315.00	2,574.10
6311.006 - Bank Fees (Balance Forward As of 02/01/2020)								358.98
02/29/2020	02/29/2020		Bank Service Charge: Service charge		DB	65.81		424.79
Totals for 6311.006 - Bank Fees						65.81	0.00	424.79
6311.007 - Employee Activities (Balance Forward As of 02/01/2020)								159.79
Totals for 6311.007 - Employee Activities						0.00	0.00	159.79
6311.011 - Resident Activities (Balance Forward As of 02/01/2020)								2,301.26
02/24/2020	01/23/2020	7453000	AP Invoice - Lesley Uribe: 1.00 312.61 Laundry Revenue 9/16/19 ck#7453000		APA	312.61		2,613.87
02/24/2020	01/23/2020	7513283	AP Invoice - Lesley Uribe: 1.00 393.97 Laundry Revenue 7/18/17 ck#7513283		APA	393.97		3,007.84
02/24/2020	01/23/2020	7513284	AP Invoice - Lesley Uribe: 1.00 345.10 Laundry Revenue 8/15/17 ck#7513284		APA	345.10		3,352.94
02/24/2020	01/23/2020	7513285	AP Invoice - Lesley Uribe: 1.00 338.00 Laundry Revenue 11/15/17 ck#7513285		APA	338.00		3,690.94
02/24/2020	01/23/2020	7521206	AP Invoice - Lesley Uribe: 1.00 459.50 Laundry Revenue 11/15/19 ck#7521206		APA	459.50		4,150.44
02/24/2020	01/23/2020	7551044	AP Invoice - Lesley Uribe: 1.00 369.99 Laundry Revenue 12/13/19 ck#7551044		APA	369.99		4,520.43
Totals for 6311.011 - Resident Activities						2,219.17	0.00	4,520.43
6320.000 - Management Fee (Balance Forward As of 02/01/2020)								26,950.00
02/29/2020	02/29/2020	QN	02.2020 Management Fee		GJ	3,850.00		30,800.00
Totals for 6320.000 - Management Fee						3,850.00	0.00	30,800.00
6330.000 - Manager Salaries (Balance Forward As of 02/01/2020)								26,376.12
02/01/2020	02/01/2020	Reversed - RC	Reversed -- HGAH 1.2020 Accrued Payroll		GJA		802.29	25,573.83
02/08/2020	02/08/2020	RC	HGAH 2.8.2020 Payroll		GJ	2,080.00		27,653.83
02/22/2020	02/22/2020	RC	HGAH 2.22.2020 Payroll		GJ	1,872.00		29,525.83
02/29/2020	02/29/2020	RC	HGAH 2.2020 Payroll Accruals		GJA	1,040.00		30,565.83
Totals for 6330.000 - Manager Salaries						4,992.00	802.29	30,565.83
6330.001 - Manager Salaries - Non-prod (Vacation) (Balance Forward As of 02/01/2020)								3,865.14
02/01/2020	02/01/2020	Reversed - RC	Reversed -- HGAH 1.2020 Vacation Accruals		GJA		2,286.18	1,578.96
02/01/2020	02/01/2020	Reversed - RC	Reversed -- HGAH 1.2020 Accrued Payroll		GJA		89.14	1,489.82
02/22/2020	02/22/2020	RC	HGAH 2.22.2020 Payroll		GJ	208.00		1,697.82
02/29/2020	02/29/2020	RC	HGAH 2.2020 Vacation Accruals		GJA	2,589.86		4,287.68
Totals for 6330.001 - Manager Salaries - Non-prod (Vacation)						2,797.86	2,375.32	4,287.68
6330.002 - Manager Salaries - Incentive, Bonus, Award (Balance Forward As of 02/01/2020)								0.00
02/08/2020	02/08/2020	RC	HGAH 2.8.2020 Payroll		GJ	2,350.00		2,350.00
Totals for 6330.002 - Manager Salaries - Incentive, Bonus, Award						2,350.00	0.00	2,350.00
6330.003 - Manager Salaries - Overtime, Double-Time (Balance Forward As of 02/01/2020)								0.00
02/29/2020	02/29/2020	RC	HGAH 2.2020 Payroll Accruals		GJA	43.19		43.19
Totals for 6330.003 - Manager Salaries - Overtime, Double-Time						43.19	0.00	43.19
6340.000 - Legal Expense - Project (Balance Forward As of 02/01/2020)								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 02/01/2020)								1,500.00

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	JNL	Debit	Credit	Balance
Totals for 6350.000 - Audit/Tax Return Expense						0.00	0.00	1,500.00
6351.000 - Bookkeeping Fees (Balance Forward As of 02/01/2020)								4,042.50
02/29/2020	02/29/2020	QN	02.2020 Bookkeeping Fee		GJ	577.50		4,620.00
Totals for 6351.000 - Bookkeeping Fees						577.50	0.00	4,620.00
6370.000 - Bad Debts Expense (Balance Forward As of 02/01/2020)								1,593.40
02/29/2020	02/29/2020	20200229	Bad Debts Expense		OARA	168.00		1,761.40
Totals for 6370.000 - Bad Debts Expense						168.00	0.00	1,761.40
6390.001 - Business Travel & Entertainment (Balance Forward As of 02/01/2020)								322.95
Totals for 6390.001 - Business Travel & Entertainment						0.00	0.00	322.95
6450.000 - Electricity (Balance Forward As of 02/01/2020)								13,196.57
02/01/2020	02/01/2020	Reversed - AF	Reversed -- LOM Accr Elec Exp 1.20		GJ		1,500.00	11,696.57
02/13/2020	01/22/2020	2340362789/01-16.20	AP Invoice - So Cal Edison: 1.00 1312.63 01.06.20-01.16.20 Electric Service		APA	1,312.63		13,009.20
02/29/2020	02/29/2020	AF	LOM Accr Elec Exp 1.16-1.31		GJ	1,300.00		14,309.20
02/29/2020	02/29/2020	AF	LOM Accr Elec Exp 2.20		GJ	1,500.00		15,809.20
Totals for 6450.000 - Electricity						4,112.63	1,500.00	15,809.20
6451.000 - Water (Balance Forward As of 02/01/2020)								5,063.61
02/01/2020	02/01/2020	Reversed - AF	Reversed -- LOM Accr Water Exp 1.20		GJ		1,500.00	3,563.61
02/01/2020	02/01/2020	Reversed - AF	Reversed -- LOM Reaccr Water Exp 12.19		GJ		1,500.00	2,063.61
02/24/2020	01/06/2020	660813002/10-2.19	AP Invoice - City Lomita Water Dept: 1.00 3106.00 10.07.19-12.06.19 Water Service		APA	3,106.00		5,169.61
02/24/2020	01/06/2020	660814002/10-2.19	AP Invoice - City Lomita Water Dept: 1.00 455.22 10.07.19-12.06.19 Fire Line		APA	455.22		5,624.83
02/29/2020	02/29/2020	AF	LOM Accr Water Exp 2.20		GJ	1,500.00		7,124.83
Totals for 6451.000 - Water						5,061.22	3,000.00	7,124.83
6452.000 - Gas (Balance Forward As of 02/01/2020)								3,311.28
02/29/2020	02/29/2020	AF	LOM Accr Gas Exp 2.20		GJ	500.00		3,811.28
Totals for 6452.000 - Gas						500.00	0.00	3,811.28
6510.000 - Maintenance Salaries (Balance Forward As of 02/01/2020)								26,430.06
02/01/2020	02/01/2020	Reversed - RC	Reversed -- HGAH 1.2020 Accrued Payroll		GJA		728.07	25,701.99
02/08/2020	02/08/2020	RC	HGAH 2.8.2020 Payroll		GJ	1,887.58		27,589.57
02/22/2020	02/22/2020	RC	HGAH 2.22.2020 Payroll		GJ	1,698.82		29,288.39
02/29/2020	02/29/2020	RC	HGAH 2.2020 Payroll Accruals		GJA	943.79		30,232.18
Totals for 6510.000 - Maintenance Salaries						4,530.19	728.07	30,232.18
6510.001 - Maintenance Salaries - Non-prod (Vacation) (Balance Forward As of 02/01/2020)								4,154.48
02/01/2020	02/01/2020	Reversed - RC	Reversed -- HGAH 1.2020 Vacation Accruals		GJA		6,763.18	(2,608.70)
02/01/2020	02/01/2020	Reversed - RC	Reversed -- HGAH 1.2020 Accrued Payroll		GJA		80.90	(2,689.60)
02/22/2020	02/22/2020	RC	HGAH 2.22.2020 Payroll		GJ	188.76		(2,500.84)
02/29/2020	02/29/2020	RC	HGAH 2.2020 Vacation Accruals		GJA	6,795.27		4,294.43
Totals for 6510.001 - Maintenance Salaries - Non-prod (Vacation)						6,984.03	6,844.08	4,294.43
6510.002 - Maintenance Salaries - Incentive, Bonus, Award (Balance Forward As of 02/01/2020)								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 02/01/2020)								2,478.91
02/01/2020	02/01/2020	Reversed - RC	Reversed -- HGAH 1.2020 Accrued Payroll		GJA		21.59	2,457.32
02/01/2020	02/01/2020	Reversed - RC	Reversed -- HGAH 1.2020 Accrued Payroll		GJA		43.18	2,414.14
02/08/2020	02/08/2020	RC	HGAH 2.8.2020 Payroll		GJ	66.89		2,481.03
02/08/2020	02/08/2020	RC	HGAH 2.8.2020 Payroll		GJ	133.78		2,614.81
02/22/2020	02/22/2020	RC	HGAH 2.22.2020 Payroll		GJ	54.27		2,669.08
02/22/2020	02/22/2020	RC	HGAH 2.22.2020 Payroll		GJ	108.53		2,777.61
02/29/2020	02/29/2020	RC	HGAH 2.2020 Payroll Accruals		GJA	33.45		2,811.06
02/29/2020	02/29/2020	RC	HGAH 2.2020 Payroll Accruals		GJA	66.89		2,877.95
Totals for 6510.003 - Maintenance Salaries - Overtime, Double-Time						463.81	64.77	2,877.95
6515.000 - Janitorial/Cleaning Supplies (Balance Forward As of 02/01/2020)								12,218.66
02/13/2020	01/17/2020	FCH007062775	AP Invoice - Home Depot Credit Ser-		APA	35.00		12,253.66

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (02/01/2020 to 02/29/2020)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	JNL	Debit	Credit	Balance
02/24/2020	01/15/2020	WC248810	vices - Phoenix: 1.00 35.00 Late Fee AP Invoice - Home Depot Credit Ser- vices - Phoenix: 1.00 93.73 Common Area Supplies		APA	93.73		12,347.39
02/24/2020	01/21/2020	WC248810	AP Invoice - Ferguson Facilities Sup- ply - Atlanta: 1.00 519.37 103B Fergu- son		APA	519.37		12,866.76
Totals for 6515.000 - Janitorial/Cleaning Supplies						648.10	0.00	12,866.76
6515.003 - Maintenance Uniforms (Balance Forward As of 02/01/2020)								215.69
Totals for 6515.003 - Maintenance Uniforms						0.00	0.00	215.69
6515.004 - Plumbing Supplies (Balance Forward As of 02/01/2020)								5,194.47
02/24/2020	01/19/2020	9203076	AP Invoice - Home Depot Credit Ser- vices - Phoenix: 1.00 143.53 103B Turn Supplies		APA	143.53		5,338.00
02/24/2020	01/17/2020	9178724009	AP Invoice - HD Supply Ltd: 1.00 251.50 Stock-Plumbing Supplies		APA	251.50		5,589.50
Totals for 6515.004 - Plumbing Supplies						395.03	0.00	5,589.50
6515.005 - Electrical Supplies (Balance Forward As of 02/01/2020)								7,721.53
02/13/2020	01/30/2020	9179038264	AP Invoice - HD Supply Ltd: 1.00 34.84 Stock-Kitchen Lights		APA	34.84		7,756.37
02/13/2020	02/04/2020	9179140772	AP Invoice - HD Supply Ltd: 1.00 204.77 Stock-Bulbs		APA	204.77		7,961.14
02/13/2020	01/28/2020	AAAO483217	AP Invoice - Community Controls: 1.00 70.00 Inspect Gate for Damages		APA	70.00		8,031.14
02/13/2020	02/06/2020	WC242513	AP Invoice - Ferguson Facilities Sup- ply - Atlanta: 1.00 220.34 Stock- Batteries		APA	220.34		8,251.48
02/24/2020	01/16/2020	9178678057	AP Invoice - HD Supply Ltd: 1.00 389.00 Stock-Bulbs		APA	389.00		8,640.48
02/24/2020	01/16/2020	9178678059	AP Invoice - HD Supply Ltd: 1.00 391.36 Stock-Smoke Alarm		APA	391.36		9,031.84
Totals for 6515.005 - Electrical Supplies						1,310.31	0.00	9,031.84
6516.000 - Unit Turnover Expenses (Balance Forward As of 02/01/2020)								4,000.00
Totals for 6516.000 - Unit Turnover Expenses						0.00	0.00	4,000.00
6520.000 - Maintenance Contracts (Balance Forward As of 02/01/2020)								28,453.01
02/13/2020	02/01/2020	21097	AP Invoice - Sweinhart Elect Co Inc: 1.00 282.00 12.19 ER Power System Monthly Service		APA	282.00		28,735.01
02/13/2020	12/16/2019	33698	AP Invoice - Cleaner Image Inc: 1.00 500.00 Cleaning Service Dec 25-31, 2019		APA	500.00		29,235.01
02/13/2020	02/03/2020	33915	AP Invoice - Cleaner Image Inc: 1.00 995.00 Strip & Wax Floors B Blding		APA	995.00		30,230.01
02/13/2020	01/23/2020	68490	AP Invoice - Barr Commercial Door Repair Inc: 1.00 892.81 110A 50% Deposit Door		APA	892.81		31,122.82
02/13/2020	01/23/2020	86000	AP Invoice - HM Carpet Inc - HM Flooring Group: 1.00 1879.78 111A Ceramic Tile Bathroom 1st Payment		APA	1,879.78		33,002.60
02/13/2020	02/01/2020	100462658	AP Invoice - Cosco Fire Protection Inc - Brea: 1.00 75.00 Monitoring Fire Alarms		APA	75.00		33,077.60
02/13/2020	02/03/2020	1000465970	AP Invoice - Cosco Fire Protection Inc - Brea: 1.00 1050.00 Annual Fire Srin- kler & Hydrant Inspection		APA	1,050.00		34,127.60
02/13/2020	01/08/2019	S121350R	AP Invoice - The Chute Doctor: 1.00 769.80 ADA Lever Hnalde Trash Door		APA	769.80		34,897.40
02/13/2020	01/22/2020	S122031QR	AP Invoice - The Chute Doctor: 1.00 769.80 A Bldging Trash Door Repair		APA	769.80		35,667.20
02/13/2020	01/18/2019	S175311	AP Invoice - The Chute Doctor: 1.00 484.80 Chute Cleaning		APA	484.80		36,152.00
02/20/2020	02/01/2020	21293	AP Invoice - Sweinhart Elect Co Inc: 1.00 421.00 01.20 ER Power System Monthly Service		APA	421.00		36,573.00
02/24/2020	01/20/2020	33847	AP Invoice - Cleaner Image Inc: 1.00 1750.00 Cleaning Service Jan 1-24,2020		APA	1,750.00		38,323.00
02/24/2020	01/20/2020	33848	AP Invoice - Cleaner Image Inc: 1.00 500.00 Cleaning Service Jan 25-31,2020		APA	500.00		38,823.00
Totals for 6520.000 - Maintenance Contracts						10,369.99	0.00	38,823.00

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (02/01/2020 to 02/29/2020)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	JNL	Debit	Credit	Balance
6520.001 - Janitorial/Cleaning Contract (Balance Forward As of 02/01/2020)								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 02/01/2020)								3,773.72
Totals for 6520.002 - Elevator Contract						0.00	0.00	3,773.72
6520.003 - Exterminating Contract (Balance Forward As of 02/01/2020)								2,115.00
02/13/2020	02/03/2020	52066	AP Invoice - Round The Clock Pest Control Inc: 1.00 140.00 02.20 Pest Control Service		APA	140.00		2,255.00
Totals for 6520.003 - Exterminating Contract						140.00	0.00	2,255.00
6520.004 - Grounds Contract (Balance Forward As of 02/01/2020)								4,325.00
02/13/2020	01/19/2020	012020	AP Invoice - Bobs Lawn Service - Jesus Arias: 1.00 300.00 01.20 Landscaping		APA	300.00		4,625.00
02/13/2020	01/19/2020	012020-01.19.20	AP Invoice - Bobs Lawn Service - Jesus Arias: 1.00 1550.00 Back Property Landscaping		APA	1,550.00		6,175.00
Totals for 6520.004 - Grounds Contract						1,850.00	0.00	6,175.00
6525.000 - Garbage & Trash Removal (Balance Forward As of 02/01/2020)								6,380.20
02/29/2020	02/29/2020	AF	LOM Accr Trash Exp 2.20		GJ	1,000.00		7,380.20
Totals for 6525.000 - Garbage & Trash Removal						1,000.00	0.00	7,380.20
6546.000 - HVAC Repairs & Maintenance (Balance Forward As of 02/01/2020)								6,589.84
Totals for 6546.000 - HVAC Repairs & Maintenance						0.00	0.00	6,589.84
6600.000 - Depr. Expense - Land Improvements (Balance Forward As of 02/01/2020)								3,253.46
02/01/2020	02/01/2020		Depreciation for asset LOM-Replacement Fire Line/Pipe, serial number AS-004914-161212		FA	464.78		3,718.24
Totals for 6600.000 - Depr. Expense - Land Improvements						464.78	0.00	3,718.24
6600.002 - Depr. Expense - Building Improvements (Balance Forward As of 02/01/2020)								1,542.52
02/01/2020	02/01/2020		Depreciation for asset LOM-Awning Replacement, serial number AS-004963-170410		FA	122.50		1,665.02
02/01/2020	02/01/2020		Depreciation for asset LOM-Renovation Unit 307B, serial number AS-004794-160907		FA	40.47		1,705.49
02/01/2020	02/01/2020		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212		FA	57.39		1,762.88
Totals for 6600.002 - Depr. Expense - Building Improvements						220.36	0.00	1,762.88
6600.003 - Depr. Expense - Building Equipment (Balance Forward As of 02/01/2020)								930.65
02/01/2020	02/01/2020		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504		FA	132.95		1,063.60
Totals for 6600.003 - Depr. Expense - Building Equipment						132.95	0.00	1,063.60
6600.004 - Depr. Expense - Office Furniture & Equipment (Balance Forward As of 02/01/2020)								688.38
02/01/2020	02/01/2020		Depreciation for asset LOM-Community Furniture, serial number AS-004912-161209		FA	98.34		786.72
Totals for 6600.004 - Depr. Expense - Office Furniture & Equipment						98.34	0.00	786.72
6711.000 - Payroll Taxes (FICA) (Balance Forward As of 02/01/2020)								5,114.88
02/08/2020	02/08/2020	RC	HGAH 2.8.2020 Payroll		GJ	550.28		5,665.16
02/22/2020	02/22/2020	RC	HGAH 2.22.2020 Payroll		GJ	362.10		6,027.26
Totals for 6711.000 - Payroll Taxes (FICA)						912.38	0.00	6,027.26
6720.000 - Property & Liability Insurance (Hazard) (Balance Forward As of 02/01/2020)								8,759.23
02/01/2020	02/01/2020	RC	HGAH 2.2020 Prop Liab Ins		GJ	17.33		8,776.56
02/29/2020	02/29/2020	AF	LOM Earthquake Insurance EXPENSE		GJ	1,364.75		10,141.31
Totals for 6720.000 - Property & Liability Insurance (Hazard)						1,382.08	0.00	10,141.31
6722.000 - Workman's Compensation (Balance Forward As of 02/01/2020)								1,481.07
02/01/2020	02/01/2020	RC	HGAH 2.2020 Workers Comp		GJ	266.00		1,747.07
Totals for 6722.000 - Workman's Compensation						266.00	0.00	1,747.07

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (02/01/2020 to 02/29/2020)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	JNL	Debit	Credit	Balance
6723.000 - Health Insurance (Balance Forward As of 02/01/2020)								9,061.00
02/01/2020	02/01/2020	RC	HGAH Additional 1.2020 Benefits		GJ	149.00		9,210.00
02/29/2020	02/29/2020	RC	HGAH 2.2020 Benefits		GJ	1,332.00		10,542.00
Totals for 6723.000 - Health Insurance						1,481.00	0.00	10,542.00
6723.001 - Retirement (Balance Forward As of 02/01/2020)								1,925.00
02/29/2020	02/29/2020	RC	HGAH 2.2020 Benefits		GJ	227.00		2,152.00
Totals for 6723.001 - Retirement						227.00	0.00	2,152.00
6723.002 - Unemployment Insurance (Balance Forward As of 02/01/2020)								249.00
02/29/2020	02/29/2020	RC	HGAH 2.2020 Benefits		GJ	36.00		285.00
Totals for 6723.002 - Unemployment Insurance						36.00	0.00	285.00
6935.000 - Service Coordinator Salary (Balance Forward As of 02/01/2020)								10,408.59
02/01/2020	02/01/2020	Reversed - RC	Reversed -- HGAH 1.2020 Accrued Payroll		GJA		306.37	10,102.22
02/08/2020	02/08/2020	RC	HGAH 2.8.2020 Payroll		GJ	720.03		10,822.25
02/22/2020	02/22/2020	RC	HGAH 2.22.2020 Payroll		GJ	734.20		11,556.45
02/29/2020	02/29/2020	RC	HGAH 2.2020 Payroll Accruals		GJA	360.02		11,916.47
Totals for 6935.000 - Service Coordinator Salary						1,814.25	306.37	11,916.47
6935.002 - Service Coordinator Salaries - Incentive, Bonus, Award (Balance Forward As of 02/01/2020)								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 02/01/2020)								184.51
02/01/2020	02/01/2020	Reversed - RC	Reversed -- HGAH 1.2020 Accrued Payroll		GJA		9.64	174.87
02/01/2020	02/01/2020	Reversed - RC	Reversed -- HGAH 1.2020 Accrued Payroll		GJA		19.27	155.60
Totals for 6935.003 - Service Coordinator Salaries - Overtime, Double-Time						0.00	28.91	155.60
6936.002 - Service Coordinator Expenses - Software License (Pangea) (Balance Forward As of 02/01/2020)								793.34
Totals for 6936.002 - Service Coordinator Expenses - Software License (Pangea)						0.00	0.00	793.34
Grand Total						266,770.70	266,770.70	0.00

Lomita Manor Senior Housing Vendor Aging Report

Based on: GL posting Date As of: 02/29/2020

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	ATUV60197	AT&T Uverse - PO Box 5014	28539857 6/01.20	No	02/24/2020	01/06/2020	02/05/2020	5	227.81	0.00	0.00	0.00	0.00	227.81
	CLIM90277	Cleaner Image Inc	33847	No	02/24/2020	01/20/2020	02/19/2020	5	1,750.00	0.00	0.00	0.00	0.00	1,750.00
			33848	No	02/24/2020	01/20/2020	02/19/2020	5	500.00	0.00	0.00	0.00	0.00	500.00
	CLWD90717	City Lomita Water Dept	66081300 2/10-12. 19	No	02/24/2020	01/06/2020	02/05/2020	5	3,106.00	0.00	0.00	0.00	0.00	3,106.00
			66081400 2/10-12. 19	No	02/24/2020	01/06/2020	02/05/2020	5	455.22	0.00	0.00	0.00	0.00	455.22
	FFSU30384	Ferguson Facilities Supply - Atlanta	WC248810	No	02/24/2020	01/21/2020	02/20/2020	5	519.37	0.00	0.00	0.00	0.00	519.37
	HDCS85062	Home Depot Credit Services - Phoenix	9203076	No	02/24/2020	01/19/2020	02/18/2020	5	143.53	0.00	0.00	0.00	0.00	143.53
			WC248810	No	02/24/2020	01/15/2020	02/14/2020	5	93.73	0.00	0.00	0.00	0.00	93.73
	HDSU92150	HD Supply Ltd	91786780 57	No	02/24/2020	01/16/2020	02/15/2020	5	389.00	0.00	0.00	0.00	0.00	389.00
			91786780 59	No	02/24/2020	01/16/2020	02/15/2020	5	391.36	0.00	0.00	0.00	0.00	391.36
			91787240 09	No	02/24/2020	01/17/2020	02/16/2020	5	251.50	0.00	0.00	0.00	0.00	251.50
	HGAH94588	Humangood Affordable Housing	61	No	02/21/2020	02/18/2020	03/19/2020	8	16,723.56	0.00	0.00	0.00	0.00	16,723.56
	OFDE85038	Office Depot - Phoenix Box 29248	35716255 6001-1	No	02/27/2020	08/06/2019		2	(10.06)	0.00	0.00	0.00	0.00	(10.06)
	URLE90717	Lesley Uribe	7513283	No	02/24/2020	01/23/2020	02/22/2020	5	393.97	0.00	0.00	0.00	0.00	393.97
			7513284	No	02/24/2020	01/23/2020	02/22/2020	5	345.10	0.00	0.00	0.00	0.00	345.10
			7513285	No	02/24/2020	01/23/2020	02/22/2020	5	338.00	0.00	0.00	0.00	0.00	338.00
			7521206	No	02/24/2020	01/23/2020	02/22/2020	5	459.50	0.00	0.00	0.00	0.00	459.50
			7551044	No	02/24/2020	01/23/2020	02/22/2020	5	369.99	0.00	0.00	0.00	0.00	369.99
			7453000	No	02/24/2020	01/23/2020	02/22/2020	5	312.61	0.00	0.00	0.00	0.00	312.61
Total for Normal									26,760.19	0.00	0.00	0.00	0.00	26,760.19
Grand Totals									26,760.19	0.00	0.00	0.00	0.00	26,760.19

Lomita Manor Senior Housing Check Register

Date	Vendor	Document No	Amount Cleared
	Bank: LOM Operating - Wells Fargo Bank	Account No: 4124301342	
02/04/2020	CASE90723--CalMet Services Inc	23601	1,049.24 02/29/2020
02/04/2020	GRAS92663--Gruber & Associates Inc	23602	750.00 02/29/2020
02/04/2020	HDSU92150--HD Supply Ltd	23603	602.52 02/29/2020
02/04/2020	HDCS85062--Home Depot Credit Services - Phoenix	23604	602.37 02/29/2020
02/04/2020	LMO92841--LMO, Like My Own Inc	23605	490.00 02/29/2020
02/04/2020	GASC91756--SoCal Gas	23606	695.60 02/29/2020
02/04/2020	CHDO91724--The Chute Doctor	23607	769.80 02/29/2020
02/14/2020	CLIM90277--Cleaner Image Inc	23608	500.00 02/29/2020
02/14/2020	HDCS85062--Home Depot Credit Services - Phoenix	23609	35.00 02/29/2020
02/14/2020	HGAH94588--Humangood Affordable Housing	23610	18,825.89 02/29/2020
02/14/2020	OFDE85038--Office Depot - Phoenix Box 29248	23611	546.42 In Transit
02/14/2020	REPA75267--RealPage Inc	23612	451.18 02/29/2020
02/19/2020	ATT60197-9011--AT&T - Box 9011	23613	248.33 02/29/2020
02/19/2020	BCDR92806--Barr Commercial Door Repair Inc	23614	892.81 02/29/2020
02/19/2020	BLSE90501--Bobs Lawn Service - Jesus Arias	23615	1,850.00 02/29/2020
02/19/2020	CLIM90277--Cleaner Image Inc	23616	995.00 02/29/2020
02/19/2020	COCO84120--Community Controls	23617	70.00 02/29/2020
02/19/2020	CFPR92821--Cosco Fire Protection Inc - Brea	23618	1,125.00 02/29/2020
02/19/2020	FFSU30384--Ferguson Facilities Supply - Atlanta	23619	220.34 02/29/2020
02/19/2020	HDSU92150--HD Supply Ltd	23620	239.61 02/29/2020
02/19/2020	HMCA90248--HM Carpet Inc - HM Flooring Group	23621	1,879.78 02/29/2020
02/19/2020	RCPC91351--Round The Clock Pest Control Inc	23622	140.00 02/29/2020
02/19/2020	SCED91772-0001--So Cal Edison	23623	1,312.63 02/29/2020
02/19/2020	SWEL90621--Sweinhart Elect Co Inc	23624	282.00 02/29/2020
02/19/2020	SWGR75266--Swenson Group - Dallas	23625	306.73 02/29/2020
02/19/2020	CHDO91724--The Chute Doctor	23626	2,024.40 02/29/2020
02/25/2020	HGAH94588--Humangood Affordable Housing	23627	18,825.89 In Transit
02/25/2020	SWEL90621--Sweinhart Elect Co Inc	23628	421.00 In Transit
02/19/2020	HGAH94588--Humangood Affordable Housing	Voided - 23610	(18,825.89)02/29/2020
	Total for LOM Operating		<u>37,325.65</u>
		Total:	<u>37,325.65</u>
		Grand Total:	<u>37,325.65</u>

Commercial Checking Acct W Interest

Account number: [REDACTED] ■ February 1, 2020 - February 29, 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]	\$470,120.51	\$36,323.11	-\$18,258.14	\$488,185.48

Interest summary

Annual percentage yield earned this period	0.15%
Interest earned during this period	\$60.11
Year to date interest and bonuses paid	\$123.91
Total interest and bonuses earned in 2019	\$802.30

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	02/03	465.00	Lomita Manor Settlement 020320 000007613768181 Humangood Affordable H
	02/04	11,085.00	Lomita Manor Settlement 020420 000007645165781 Humangood Affordable H
	02/05	11,940.00	Hud Treas 310 Misc Pay 020520 xxxxx0103 RMT*VV*09901197261*****Hud Operating Fund CA13
	02/05	7,576.00	Lomita Manor Settlement 020520 000007660262985 Humangood Affordable H
	02/06	1,346.00	Lomita Manor Settlement 020620 000007644536237 Humangood Affordable H
	02/06	1,110.00	Lomita Manor Settlement 020620 000007671295909 Humangood Affordable H
	02/07	556.00	Lomita Manor Settlement 020720 000007660067813 Humangood Affordable H
	02/07	230.00	Lomita Manor Settlement 020720 000007680215997 Humangood Affordable H



Electronic deposits/bank credits (continued)

Effective date	Posted date	Amount	Transaction detail
	02/10	574.00	Lomita Manor Settlement 021020 000007671033453 Humangood Affordable H
	02/10	538.00	Lomita Manor Settlement 021020 000007689601289 Humangood Affordable H
	02/18	398.00	Lomita Manor Settlement 021820 000007726925077 Humangood Affordable H
	02/18	229.00	Lomita Manor Settlement 021820 000007716200089 Humangood Affordable H
	02/19	216.00	Lomita Manor Settlement 021920 000007744407758 Humangood Affordable H
02/29	02/28	60.11	Interest Payment
		\$36,323.11	Total electronic deposits/bank credits
		\$36,323.11	Total credits

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	02/06	298.00	< Business to Business ACH Debit - Lomita Manor Return 020620 000007664103653 Humangood Affordable H
	02/11	4.03	Client Analysis Srvc Chrg 200210 Svc Chge 0120 000004124301342
	02/19	61.78	Rpi Transbilling Sigonfile 021920 6Kbg26 Lomita Manor
		\$363.81	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
23587	50.62	02/24	23608	500.00	02/28	23619	220.34	02/24
23599 *	311.37	02/03	23609	35.00	02/25	23620	239.61	02/26
23601 *	1,049.24	02/11	23612 *	451.18	02/27	23621	1,879.78	02/24
23602	750.00	02/26	23613	248.33	02/25	23622	140.00	02/28
23603	602.52	02/10	23614	892.81	02/25	23623	1,312.63	02/25
23604	602.37	02/11	23615	1,850.00	02/26	23624	282.00	02/25
23605	490.00	02/11	23616	995.00	02/28	23625	306.73	02/25
23606	695.60	02/14	23617	70.00	02/25	23626	2,024.40	02/25
23607	769.80	02/11	23618	1,125.00	02/25			
		\$17,894.33				Total checks paid		

* Gap in check sequence.

\$18,258.14 Total debits



Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
01/31	470,120.51	02/10	504,328.62	02/24	499,348.06
02/03	470,274.14	02/11	501,413.18	02/25	493,051.16
02/04	481,359.14	02/14	500,717.58	02/26	490,211.55
02/05	500,875.14	02/18	501,344.58	02/27	489,760.37
02/06	503,033.14	02/19	501,498.80	02/28	488,185.48
02/07	503,819.14				
Average daily ledger balance		\$495,731.00			

Lomita Manor Senior Housing Reconciliation Report

As Of 02/29/2020
Account: Cash - Operating

Statement Ending Balance	488,185.48
Deposits in Transit	0.00
Outstanding Checks and Charges	(25,319.38)
Adjusted Bank Balance	462,866.10
Book Balance	462,866.10
Adjustments*	0.00
Adjusted Book Balance	462,866.10

Total Checks and Charges Cleared	23,339.14	Total Deposits Cleared	41,404.11
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Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
General Ledger Entry	07/2020-407 Deposited 01/31/2020	01/31/2020	40720200131	465.00	
General Ledger Entry	08/2020-400 Deposited 02/03/2020 Settlement:7644536237	02/03/2020	40020200203	1,346.00	
General Ledger Entry	08/2020-401 Deposited 02/03/2020 Settlement:7645165781	02/03/2020	40120200203	11,085.00	
General Ledger Entry	08/2020-402 Deposited 02/04/2020 Settlement:7660067813	02/04/2020	40220200204	556.00	
General Ledger Entry	08/2020-403 Deposited 02/04/2020 Settlement:7660262985	02/04/2020	40320200204	7,576.00	
General Ledger Entry	08/2020-404 Deposited 02/05/2020 Settlement:7671033453	02/05/2020	40420200205	574.00	
General Ledger Entry	08/2020-405 Deposited 02/05/2020 Settlement:7671295909	02/05/2020	40520200205	1,110.00	
General Ledger Entry	08/2020-406 Deposited 02/05/2020 Settlement:7680215997	02/05/2020	40620200205	230.00	
General Ledger Entry	LOM 02.20 Subsidy Payment	02/05/2020		11,940.00	
General Ledger Entry	08/2020-407 Deposited 02/07/2020 Settlement:7689601289	02/07/2020	40720200207	538.00	
General Ledger Entry	08/2020-408 Deposited 02/10/2020 Settlement:7716200089	02/10/2020	40820200210	229.00	
General Ledger Entry	08/2020-409 Deposited 02/14/2020 Settlement:7726925077	02/14/2020	40920200214	398.00	
General Ledger Entry	08/2020-410 Deposited 02/18/2020 Settlement:7744407758	02/18/2020	41020200218	216.00	
General Ledger Entry	08/2020-411 Deposited 02/29/2020 LOM interest earned op 2.20	02/29/2020	41120200229	5,081.00 60.11	
Total Deposits				41,404.11	0.00

Checks and Charges

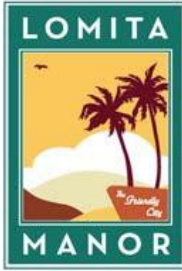
Name	Memo	Date	Check No	Cleared	Outstanding
AT&T Uverse - PO Box 5014		12/17/2019	23562		13.39
City Lomita Water Dept		12/17/2019	23563		3,483.63
Ferguson Facilities Supply - Atlanta		12/17/2019	23565		289.03

Lomita Manor Senior Housing Reconciliation Report

As Of 02/29/2020

Account: Cash - Operating

HD Supply Ltd		12/17/2019	23566		1,377.28
Office Depot - Phoenix Box 29248		12/17/2019	23569		362.74
FOSMO, MARY	Unit - LOM002-103B	01/14/2020	23587	50.62	
Home Depot Credit Ser- vices - Phoenix		01/27/2020	23599	311.37	
CalMet Services Inc		02/04/2020	23601	1,049.24	
Gruber & Associates Inc		02/04/2020	23602	750.00	
HD Supply Ltd		02/04/2020	23603	602.52	
Home Depot Credit Ser- vices - Phoenix		02/04/2020	23604	602.37	
LMO, Like My Own Inc		02/04/2020	23605	490.00	
SoCal Gas		02/04/2020	23606	695.60	
The Chute Doctor		02/04/2020	23607	769.80	
General Ledger Entry	Unable To Locate Ac- count (R03)	02/04/2020	99820200204	298.00	
Cleaner Image Inc		02/14/2020	23608	500.00	
Home Depot Credit Ser- vices - Phoenix		02/14/2020	23609	35.00	
Humangood Affordable Housing		02/14/2020	23610	18,825.89	
Office Depot - Phoenix Box 29248		02/14/2020	23611		546.42
RealPage Inc		02/14/2020	23612	451.18	
AT&T - Box 9011		02/19/2020	23613	248.33	
Barr Commercial Door Repair Inc		02/19/2020	23614	892.81	
Bobs Lawn Service - Je- sus Arias		02/19/2020	23615	1,850.00	
Cleaner Image Inc		02/19/2020	23616	995.00	
Community Controls		02/19/2020	23617	70.00	
Cosco Fire Protection Inc - Brea		02/19/2020	23618	1,125.00	
Ferguson Facilities Sup- ply - Atlanta		02/19/2020	23619	220.34	
HD Supply Ltd		02/19/2020	23620	239.61	
HM Carpet Inc - HM		02/19/2020	23621	1,879.78	
Flooring Group					
Round The Clock Pest Control Inc		02/19/2020	23622	140.00	
So Cal Edison		02/19/2020	23623	1,312.63	
Sweinhart Elect Co Inc		02/19/2020	23624	282.00	
Swenson Group - Dallas		02/19/2020	23625	306.73	
The Chute Doctor		02/19/2020	23626	2,024.40	
Humangood Affordable Housing	Need approval before cut the check.	02/19/2020	Voided - 23610	(18,825.89)	
Humangood Affordable Housing		02/25/2020	23627		18,825.89
Sweinhart Elect Co Inc		02/25/2020	23628		421.00
General Ledger Entry	LOM bank fees op 2.20	02/29/2020		65.81	
	LOM Rcl Deposit in Transit 5,081.00 2.29.20	02/29/2020		5,081.00	
Total Checks and Charges				23,339.14	25,319.38



Lomita Manor

March 2020

VACANCIES

- 215A
- 201B

ACTIVITIES

- All regular social activities (bingo, exercise, walking, art, birthday group gatherings) were cancelled to practice COVID19 social distancing

MAINTENANCE / PROJECTS

- On hold: Annual Inspections
- On hold: REAC Repairs

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CITY OF LOMITA HOUSING AUTHORITY REPORT

Item No. PH 5

TO: Board of Commissioners

FROM: Ryan Smoot, Executive Director

PREPARED BY: Daniella Knighton, Administrative Analyst

MEETING DATE: April 7, 2020

SUBJECT: Approval of the Proposed Five-Year Action Plan for Fiscal Years 2020-2024, and Annual Statement/Performance and Evaluation Report for Fiscal Year 2020-2021 for the Housing Authority of the City of Lomita

RECOMMENDATION

It is recommended that after conducting the public hearing that the Board of Commissioners approve the proposed:

1. Five-Year Action Plan for Fiscal Years 2020- 2024; and
2. Annual Statement/Performance and Evaluation Report for Fiscal Year 2020-2021

BACKGROUND

Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) introduced the Five-Year Plan, Annual Statement/Performance and Evaluation Report (Annual Statement), and Public Housing Agency (PHA) Plan. As required by the QHWRA, staff has prepared the Five-Year Plan covering the fiscal years from 2021 through 2025, and Annual Statement for FY 2020-2021.

Five-Year Action Plans for the Capital Fund provide the public with notification of a range of work items that may be completed over the next five years. The Annual Statement provides details about the PHA's immediate operations, program participants and programs and services for the previous fiscal year. The Annual Statement must be consistent with the Five-Year Plan covering the same time frame. Each PHA Plan advises HUD and other members of the public about the PHA's mission for serving the needs of low-income residents, and strategy for addressing those needs.

HUD provides electronic templates to be used in preparing and submitting their Five-Year Plan, Annual Statement, and PHA Plan. As required by HUD, a Tenant Advisory Board (TAB) consisting entirely of Lomita Manor residents was formed to assist in the preparation and review of the PHA Plan. A meeting to receive input from the TAB was held on February 6, 2020. A summary of the TAB members' input is attached. In addition, the proposed Five-Year Plan, and Annual Statement were made available for

public comment for the mandated 45-day period commencing on February 6, 2020, and ending April 6, 2020. A Public Notice summarizing the purpose and content of the proposed Five-Year Plan and Annual Statement was posted at Lomita City Hall and Lomita Manor.

OPTIONS:

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

FISCAL IMPACT

Adopting the Lomita Manor Operating Budget will not have any fiscal impact to the Lomita Manor Operating Reserve.

ATTACHMENTS

1. Proposed Five-Year Action Plan FY 2020-2024
2. Proposed Annual Statement/Performance and Evaluation Report for FY2020-2021
3. Written Statement Defining Significant Amendment/Modification FY 2020-2021
4. TAB Meeting Comments
5. Public Notice

Reviewed by:



Gary Y. Sugano
Assistant City Manager

Approved by:



Ryan Smoot
Executive Director

Prepared by:

Daniella Knighton

Daniella Knighton
Administrative Analyst

Capital Fund Program - Five-Year Action Plan

Status: Submitted

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Housing Authority of the City of Lomita		Locality (City/County & State)				
PHA Number: CA139		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)		
A.	Development Number and Name	Work Statement for Year 1 2020	Work Statement for Year 2 2021	Work Statement for Year 3 2022	Work Statement for Year 4 2023	Work Statement for Year 5 2024
	LOMITA MANOR (CA139000001)	\$164,376.00	\$164,376.00	\$164,376.00	\$164,376.00	\$164,376.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LOMITA MANOR (CA139000001)			\$164,376.00
ID0009	Operations 2023(Operations (1406))	1406 Operations		\$164,376.00
	Subtotal of Estimated Cost			\$164,376.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	LOMITA MANOR (CA139000001)			\$164,376.00
ID0010	Operations 2024(Operations (1406))	1406 Operations		\$164,376.00
	Subtotal of Estimated Cost			\$164,376.00

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																																
A.1	<p> PHA Name: <u>Housing Authority of the City of Lomita</u> PHA Code: <u>CA139</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2020</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>78</u> Number of Housing Choice Vouchers (HCVs) <u>0-N/A</u> Total Combined Units/Vouchers <u>78</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																									
		PH	HCV																														
Lead PHA:																																	

B. Annual Plan Elements						
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>					
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>					
B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>					
B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>					

B.5	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>The Lomita PHA intends to continue to house 77 tenants with the 78 unit complex completed in 1986, including one property management staff member residing on site. In addition, the Lomita PHA intends to maximize the modernization grant funding potential through the Capital Fund program by continuing with the strategic Green Physical Needs Assessment for Lomita Manor done by EMG in October 15 2015. The Lomita PHA staff along with the current property management company, Human Good intends to review the results of each REAC inspection score resulting from the PHAS process in order to continually address the highest priority needs that will ensure a safe, suitable living housing development. Pursuant to this objective, the PHA ensures a practical and efficient maintenance schedule to minimize any deficiencies and reduce or eliminate major deficiencies from ever developing by adhering to appropriate and routine maintenance schedules.</p> <p>Lomita PHA and Human Good have updated the ACOP to include The Violence Against Women Act (VAWA) provides protections to women or men who are applicant to or residents of any “covered housing program” and who are the victims of domestic violence, dating violence, sexual assault and/or stalking – collectively referred to as VAWA crimes. The owner/agent understands that, regardless of whether state or local laws protect victims of VAWA crimes, people who have been victims of violence have certain rights under federal fair housing regulation. This policy is intended to support or assist victims of VAWA crimes and protect victims, as well as affiliated persons, from being denied housing or from losing their HUD assisted housing as a consequence of their status as a victim of VAWA crimes.</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.8	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>CFP Five Year Action Plan was approved by HUD July 20th 2017, a new CFP Five Action Plan 2021-2025 was submitted to HUD on February 5, 2020. Pending HUD Approval.</p> <p>Housing Authority of the City of Lomita and the contracted property management Human Good, modernized/upgraded the fire sprinklers, elevators, fire panel, common areas such the lobby and the recreation room. Several items listed from the previous 5 Year PHA Plan and the Immediate Report/Assessment from EMG for Lomita Manor continue to be deferred due to funding issues and new priorities contingent upon the REAC inspection done in 2017 and 2020 and updated urgent needs of the grounds.</p>

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Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section.

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan. All PHAs must complete this section.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no." ([24 CFR §903.7](#))

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#)) Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#)) Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA's procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. ([24 CFR §903.7\(e\)](#))

Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. ([24 CFR §903.7\(f\)](#))

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)](#)) A description of: **1)** Any programs relating to services and amenities provided or offered to assisted families; and **2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS. ([24 CFR §903.7\(l\)](#))

Safety and Crime Prevention. Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public

housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

Pet Policy. Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

Asset Management. State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define 'significant amendment/modification', HUD will consider the following to be 'significant amendments or modifications': a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: [Notice PIH 1999-51](#). (24 CFR §903.7(r)(2)(ii))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

Hope VI or Choice Neighborhoods. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Mixed Finance Modernization or Development. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

Designated Housing for Elderly and Disabled Families. Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32](#)

Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: **(1)** There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; **(2)** The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; **(3)** The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; **(4)** The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and **(5)** The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.503) (24 CFR 903.7(b))

Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of

their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A “police officer” means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD’s website at: [Notice PIH 2011-7. \(24 CFR 960.505\)](#) (24 CFR 903.7(b))

Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD’s website at: [Notice PIH 2009-21. \(24 CFR §903.7\(e\)\)](#)

Project-Based Vouchers. Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. [\(24 CFR §903.7\(b\)\)](#)

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

B.3 Civil Rights Certification. Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. [\(24 CFR §903.7\(o\)\)](#)

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. [\(24 CFR §903.7\(p\)\)](#)

B.5 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. [\(24 CFR §903.7\(r\)\(1\)\)](#)

B.6 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. [\(24 CFR §903.13\(c\), 24 CFR §903.19\)](#)

B.7 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. [\(24 CFR §903.15\)](#) Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

B.8 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark “yes,” and describe that plan. If the PHA is troubled, but does not have any of these items, mark “no.” If the PHA is not troubled, mark “N/A.” [\(24 CFR §903.9\)](#)

C. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. [\(24 CFR 903.7\(g\)\)](#)

C.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form- 50075.2 approved by HUD on XX/XX/XXXX.”

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 9.2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.



COMMISSIONERS

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

BOARD CHAIRPERSON

JIM GAZELEY

EXECUTIVE DIRECTOR

RYAN SMOOT

**HOUSING AUTHORITY
of the
CITY OF LOMITA**

THE HOUSING AUTHORITY OF THE CITY OF LOMITA
[CA 139]

WRITTEN STATEMENT DEFINING SIGNIFICANT AMENDMENT/MODIFICATION
FY 20-21

THIS IS TO CERTIFY THAT The Public Housing Agency of the City of Lomita (PHA) CA 139 will use the following criteria for determining a significant amendment or modification to the CFP 5-year action plan:

1. Changes to rent or admissions policies or organization of the waiting list.
2. Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
3. Additions of new activities not included in the current PHDEP Plan.
4. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Approved: by CA 139
Ryan Smoot, Executive Director

Date



Resident Advisory Board
Townhall meeting
presenting the draft PHA Plan
February 6, 2019 – 9:30 a.m.
Lomita Manor
24925 Walnut Street, Lomita, CA 90717

Comments/PHA Responses

1. Comment: “Thank you for handling problematic tenants well last year”

All responses were provided during the meeting.

CITY COUNCIL

JIM GAZELEY
MARK WARONEK
HENRY SANCHEZ JR
MICHAEL SAVIDAN
CINDY SEGAWA



ADMINISTRATION

RYAN SMOOT
CITY MANAGER

CITY OF LOMITA

**PUBLIC NOTICE
HOUSING AUTHORITY OF THE CITY OF LOMITA
PROPOSED ANNUAL PLAN & 5-Year Action Plan 2021-2025**

In accordance with Section 5A of the United States Housing Act of 1937 (USHA), as amended by Section 511 of the Quality Housing and Work Responsibility Act of 1998, the Housing Authority of the City of Lomita (Housing Authority) has prepared a draft Annual Plan for Fiscal Year 2021-2025 for public review and comment.

The public hearing on the Annual Plan will be held before the Housing Authority Board of Commissioners.

**April 7, 2020 – 5:45 p.m.
City of Lomita - City Hall
24300 Narbonne Avenue - Lomita CA 90717**

Copies of the proposed documents are available during a forty-five-day public review and comment period, from February 11, 2020 to March 27, 2020 at the following locations:

**Housing Authority of the City of Lomita, City of Lomita,
24300 Narbonne Avenue, Lomita, CA 90717
&
Lomita Manor Housing Development, 24925 Walnut Street, Lomita, CA, 90717**

Citizens wishing to make written comments or questions about **public housing** may mail them to the Housing Authority of the City of Lomita (City of Lomita), 24300 Narbonne Avenue, Lomita, CA 90717 to the attention of Daniella Knighton. Those who wish to make comments by telephone may call 310-325-7110 ext. 119.

Posted: February 11, 2020