

Mark A. Waronek, Chair
Cindy Segawa, Vice-Chair
James Gazeley, Commissioner
Bill Uphoff, Commissioner
Barry Waite, Commissioner
Rosemary Hart, Commissioner
Deborah Louviere, Commissioner



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

Next Resolution No. HA 2021-01

CALL AND NOTICE OF SPECIAL MEETING

NOTICE IS HEREBY GIVEN, THAT PURSUANT TO GOVERNMENT CODE SECTION 54956, BY DELIVERY OF THIS WRITTEN NOTICE AS PROVIDED BY LAW, THE CHAIR HAS CALLED A SPECIAL MEETING OF THE LOMITA HOUSING AUTHORITY. PURSUANT TO EXECUTIVE ORDER N-08-21 ISSUED BY GOVERNOR NEWSOM, THIS MEETING IS BEING HELD VIA TELECONFERENCE ONLY AND NO PHYSICAL LOCATION FROM WHICH MEMBERS OF THE PUBLIC MAY OBSERVE THE MEETING AND OFFER PUBLIC COMMENT WILL BE PROVIDED. ALL VOTES TAKEN DURING THIS MEETING WILL BE BY ROLL CALL VOTE, AND THE VOTE WILL BE PUBLICLY REPORTED.

VIRTUAL/ELECTRONIC PUBLIC PARTICIPATION

The public may participate in the meeting via a computer or smart device by logging into ZOOM at the following link: <https://us02web.zoom.us/j/83142272029> If you do not have the audio feature on your device you will need to call (669) 900-6833 and enter ZOOM Meeting ID: 831 4227 2029 then press pound (#).

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

AGENDA

SPECIAL MEETING OF THE LOMITA HOUSING AUTHORITY

TUESDAY, AUGUST 17, 2021

5:15 P.M.

VARIOUS TELECONFERENCE LOCATIONS

1. OPENING CEREMONIES

- a. Call Meeting to Order
- b. Roll Call

2. ORAL COMMUNICATIONS

Persons wishing to speak on Consent Agenda items 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-d be approved.

- a) Regular Housing Authority Minutes of July 6, 2021

RECOMMENDED ACTION: Approve minutes.

- b) Lomita Manor June 2021 Financial Documents

RECOMMENDED ACTION: Approve the Monthly Financial documents.

- c) Lomita Manor July 2021 Monthly Activity Report

RECOMMENDED ACTION: Receive and file the report.

SCHEDULED ITEMS

5. DISCUSSION AND CONSIDERATION OF A RENTAL ASSISTANCE DEMONSTRATION PROGRAM (RAD) OR SIMILAR HUD CONVERSION PROGRAM AT LOMITA MANOR

Presented by Gary Sugano, Assistant City Manager

RECOMMENDED ACTION: Authorize the City Manager to execute an agreement not to exceed \$10,000 with Michael Baker International (MBI) to prepare and solicit a RFP/SOQ to possibly partner with a housing developer/operator to facilitate a RAD Conversion or similar HUD conversion program at Lomita Manor.

6. ADJOURNMENT

The next regular meeting of the Lomita Housing Authority is scheduled for Tuesday, September 7, 2021, 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: August 13, 2021



Linda Abbott, Deputy City Clerk

**MINUTES OF THE
LOMITA HOUSING AUTHORITY
REGULAR MEETING
TUESDAY, JULY 6, 2021**

PURSUANT TO STATE OF CALIFORNIA EXECUTIVE ORDER N-08-21, THE PUBLIC AND COMMISSION PARTICIPATED IN THIS MEEING IN PERSON AND VIA TELECONFERENCE.

1. OPENING CEREMONIES

a. Call Meeting to Order

The Lomita Housing Authority meeting was called to order by Chair Waronek at 5:54 p.m., on Tuesday, July 6, 2021.

c. Roll Call

PRESENT: Commissioners: Gazeley, Hart, Louviere, Uphoff, Waite, Vice-Chair Segawa and Chair Waronek (all commissioners were present in the Council Chambers)

ABSENT: None

STAFF PRESENT: Executive Director Smoot, General Counsel Rusin, Administrative Services Director Kamada, and Deputy Secretary Gregory

2. ORAL COMMUNICATIONS

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

3. COMMISSIONER COMMENTS

Commissioner Louviere was pleased to report that Lomita Manor is still COVID free. Which is thanks and in great part to the strict protocols and policy from the management and compliance of the tenants. She thanked the Council and staff on behalf of the tenants for the enjoyable Founder's Day fireworks celebration.

Commissioner Hart stated that on June 21, 2021, the management team treated the residents to popsicles. On July 12, 2021, the residents will honor and say goodbye to the retiring resident coordinator, Diana Wilkins. At the same gathering they will publicly greet the nine new residents to Lomita Manor.

4. CONSENT AGENDA

Chair Waronek 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.

Commissioner Louviere made a motion, seconded by Vice-Chair Segawa to approve Consent Calendar Items 4 a-d.

MOTION CARRIED by the following roll call vote:

AYES: Commissioners: Gazeley, Hart, Louviere, Uphoff, Waite, Vice-Chair Segawa and Chair Waronek

NOES: None

ABSENT: None

- a) Regular Housing Authority Minutes of May 4, 2021

RECOMMENDED ACTION: Approve minutes.

Approved the recommended action.

- b) Lomita Manor April through May 2021 Financial Documents

RECOMMENDED ACTION: Approve the Monthly Financial documents.

Approved the recommended action.

- c) Lomita Manor April through June 2021 Monthly Activity Report

RECOMMENDED ACTION: Receive and file the report.

Approved the recommended action.

- d) Amendment No. 1 to Management Agreement with HumanGood (formerly Beacon Communities) for Property Management Services at Lomita Manor

RECOMMENDED ACTION: 1) Approve Amendment No. 1 with HumanGood (formerly Beacon Communities) for Property Management Services at Lomita Manor and; 2) Authorize the Executive Director to execute Amendment No. 1 for a term of Ninety (90) days (establishing a new expiration date of October 3, 2021).

Approved the recommended action.

SCHEDULED ITEMS

None Scheduled.

5. ADJOURNMENT

There being no further business to discuss, Chair Gazeley adjourned the meeting at 6:01 p.m.

Respectfully Submitted,

Kathleen Horn Gregory, CMC
Deputy Secretary

Adopted:

DRAFT

COMMISSIONERS

CINDY SEGAWA
JAMES GAZELEY
BARRY WAITE
BILL UPHOFF

ROSEMARY HART
DEBORAH LOUVIERE



BOARD CHAIRPERSON

MARK WARONEK

EXECUTIVE DIRECTOR

RYAN SMOOT

**HOUSING AUTHORITY
of the
CITY OF LOMITA**

Item #CC 4b

August 17, 2021

Housing Authority of the City of Lomita
Board of Commissioners

Re: Lomita Manor Monthly Financial Documents – June 2021 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
June 30, 2021**

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

Operating Cash - Beginning of Month		540,490
Amounts Received:		
Rent - Current	25,032	
HUD Operating Subsidy	28,317	
Vendor Refund	238	
Interest earned on Operating Account	74	
Total Receipts		53,661
Disbursements:		
A/P Checks Disbursement (Incl Contract Billing)	(55,305)	
Misc Other/Bank fees	(191)	
Total Disbursements		(55,496)
Operating Cash - End of Month		538,656
TOTAL CASH, END OF MONTH		538,656

ACCOUNT TYPE	BANK NAME	BEGINNING BALANCE	DEPOSITS / INTEREST	CHECKS/DEBITS WITHDRAWAL	ENDING BALANCE
Operating	Wells Fargo	540,490	53,661	(55,496)	538,656
		540,490	53,661	(55,496)	538,656
Security Deposit	Wells Fargo	26,259	564		26,823
		26,259	564	-	26,823
TOTAL CASH		566,749	54,225	(55,496)	565,478

Prepared by: Audrey Fong
Title: Accountant
Date: 7/12/21

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended June 30, 2021

	CURRENT MONTH				YEAR TO DATE				Annual
	June 30, 2021				June 30, 2021				
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
Revenue									
Rental Revenue									
5120.000 - Rent Revenue - Gross Potential	25,546	23,544	2,002	8.50	299,979	282,528	17,451	6.17	282,528
5121.000 - Tenant Assistance Payments	28,317	14,667	13,650	93.06	357,636	176,000	181,636	103.20	176,000
5220.000 - Vacancies	(602)	(120)	(482)	(401.66)	(2,658)	(1,440)	(1,218)	(84.58)	(1,440)
Net Rental Income	53,261	38,091	15,170	39.82	654,957	457,088	197,869	43.28	457,088
Financial Revenue									
5410.000 - Interest Revenue - Project Operations	74	0	74	(100.00)	842	0	842	(100.00)	0
Total Financial Revenue	74	0	74	(100.00)	842	0	842	(100.00)	0
Miscellaneous Revenue									
5910.000 - Laundry Revenue	0	330	(330)	(100.00)	3,156	3,960	(804)	(20.30)	3,960
5920.001 - Damages & Cleaning Charges	0	0	0	0.00	1	0	1	(100.00)	0
5970.002 - Grant	0	0	0	0.00	14,660	0	14,660	(100.00)	0
5990.000 - Miscellaneous Revenue-Community	0	0	0	0.00	10,066	0	10,066	(100.00)	0
Total Miscellaneous Revenue	0	330	(330)	(100.00)	27,883	3,960	23,923	604.11	3,960
Total Revenue	53,335	38,421	14,914	38.81	683,682	461,048	222,634	48.28	461,048
Operating Expense									
Administrative Expenses									
6204.000 - Management Consultants	0	0	0	0.00	5,725	30,000	24,275	80.91	30,000
6205.000 - IT Support Services	435	479	44	9.28	5,271	5,748	477	8.30	5,748
6205.001 - IT Equipment	0	83	83	100.00	0	996	996	100.00	996
6210.000 - Advertising and Marketing	0	0	0	0.00	0	100	100	100.00	100
6250.000 - Other Renting Expenses	60	25	(35)	(141.04)	783	300	(483)	(161.04)	300
6311.000 - Office Supplies	126	250	124	49.65	8,126	3,000	(5,126)	(170.85)	3,000
6311.001 - Office Equipment Lease Expense	854	558	(296)	(33.12)	6,097	6,696	599	8.94	6,696
6311.002 - Telephone/Fax/Cell Phone/Elevator	549	572	23	4.06	6,903	6,864	(39)	(0.56)	6,864
6311.003 - Postage/FedEx/UPS	60	0	(60)	(100.00)	465	100	(365)	(364.71)	100
6311.004 - Dues & Fees	480	376	(104)	(27.48)	6,609	4,512	(2,097)	(46.48)	4,512
6311.005 - Tax Return Fees	0	0	0	0.00	0	130	130	100.00	130
6311.006 - Bank Fees	149	107	(42)	(40.10)	1,807	1,284	(523)	(40.74)	1,284
6311.007 - Employee Activities	0	0	0	0.00	240	0	(240)	(100.00)	0
6311.008 - Payroll Fees	0	10	10	100.00	0	120	120	100.00	120
6311.011 - Resident Activities	2,425	330	(2,095)	(634.77)	5,875	3,960	(1,915)	(48.35)	3,960
6320.000 - Management Fee	3,850	3,850	0	0.00	46,200	46,200	0	0.00	46,200
6330.000 - Manager Salaries	4,292	4,619	327	7.09	51,988	55,428	3,440	6.20	55,428
6330.001 - Manager Salaries - Non-prod (Vacation)	667	338	(329)	(97.37)	6,501	4,056	(2,445)	(60.30)	4,056
6350.000 - Audit/Tax Return Expense	0	125	125	100.00	0	1,500	1,500	100.00	1,500
6351.000 - Bookkeeping Fees	577	580	3	0.43	6,930	6,960	30	0.43	6,960
6370.000 - Bad Debts Expense	4	0	(4)	(100.00)	1,227	0	(1,227)	(100.00)	0
6390.000 - Miscellaneous Administrative Expenses	0	0	0	0.00	918	0	(918)	(100.00)	0
6390.001 - Business Travel & Entertainment	0	0	0	0.00	34	0	(34)	(100.00)	0
Total Administrative Expenses	14,528	12,302	(2,226)	(18.09)	161,699	177,954	16,255	9.13	177,954
Utilities									

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended June 30, 2021

	CURRENT MONTH				YEAR TO DATE				Annual
	June 30, 2021				June 30, 2021				
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
6450.000 - Electricity	1,786	1,500	(286)	(19.02)	22,719	18,000	(4,719)	(26.21)	18,000
6451.000 - Water	1,725	1,600	(125)	(7.83)	20,332	19,200	(1,132)	(5.89)	19,200
6452.000 - Gas	461	517	57	10.92	5,265	6,204	939	15.13	6,204
Total Utilities Expense	3,972	3,617	(355)	(9.79)	48,316	43,404	(4,912)	(11.31)	43,404
Maintenance Expenses									
6510.000 - Maintenance Salaries	3,993	4,191	198	4.71	47,543	50,292	2,749	5.46	50,292
6510.001 - Maintenance Salaries - Non-prod (Vacation)	194	378	184	48.56	3,365	4,536	1,171	25.80	4,536
6510.003 - Maintenance Salaries - Overtime, Double-Time	0	0	0	0.00	65	0	(65)	(100.00)	0
6515.000 - Janitorial/Cleaning Supplies	1,269	360	(909)	(252.50)	15,026	4,320	(10,706)	(247.83)	4,320
6515.003 - Maintenance Uniforms	170	0	(170)	(100.00)	821	600	(221)	(36.81)	600
6515.004 - Plumbing Supplies	424	380	(44)	(11.59)	9,413	4,560	(4,853)	(106.41)	4,560
6515.005 - Electrical Supplies	2,053	350	(1,703)	(486.33)	20,734	4,200	(16,534)	(393.66)	4,200
6525.000 - Garbage & Trash Removal	1,102	1,010	(92)	(9.11)	12,302	12,120	(182)	(1.50)	12,120
6546.000 - HVAC Repairs & Maintenance	0	0	0	0.00	13,287	3,960	(9,327)	(235.51)	3,960
Total Maintenance Expense	9,205	6,669	(2,536)	(38.02)	122,556	84,588	(37,968)	(44.88)	84,588
Maintenance Contracts									
6520.000 - Maintenance Contracts	12,844	3,750	(9,094)	(242.52)	79,841	45,000	(34,841)	(77.42)	45,000
6520.001 - Janitorial/Cleaning Contract	2,000	500	(1,500)	(300.00)	4,250	6,000	1,750	29.16	6,000
6520.002 - Elevator Contract	0	0	0	0.00	8,731	3,040	(5,691)	(187.22)	3,040
6520.003 - Exterminating Contract	140	192	52	27.08	3,715	2,304	(1,411)	(61.24)	2,304
6520.004 - Grounds Contract	350	360	10	2.77	7,100	4,320	(2,780)	(64.35)	4,320
Total Maintenance Contract Expense	15,334	4,802	(10,532)	(219.34)	103,637	60,664	(42,973)	(70.83)	60,664
Apartment Turnovers									
6516.000 - CapEx Projects In Process	1,033	0	(1,033)	(100.00)	1,033	0	(1,033)	(100.00)	0
Total Apartment Turnover Expense	1,033	0	(1,033)	(100.00)	1,033	0	(1,033)	(100.00)	0
Service Coordinator Expenses									
6935.000 - Service Coordinator Salary	0	1,598	1,598	100.00	14,680	19,176	4,496	23.44	19,176
6935.001 - Service Coordinator Salaries - Non-prod (Vacation)	0	129	129	100.00	0	1,548	1,548	100.00	1,548
6936.002 - Service Coordinator Expenses - Software License (Pangea)	0	0	0	0.00	595	800	205	25.62	800
Total Service Coordinator Expenses	0	1,727	1,727	100.00	15,275	21,524	6,249	29.03	21,524
Taxes and Insurance									
6711.000 - Payroll Taxes (FICA)	616	796	180	22.60	9,184	9,552	368	3.85	9,552
6720.000 - Property & Liability Insurance (Hazard)	2,648	1,365	(1,283)	(94.01)	22,808	16,380	(6,428)	(39.24)	16,380
6722.000 - Workman's Compensation	302	302	0	0.00	3,153	3,624	471	12.99	3,624
6723.000 - Health Insurance	1,569	1,490	(79)	(5.30)	16,944	17,880	936	5.23	17,880
6723.001 - Retirement	201	274	73	26.64	3,028	3,288	260	7.89	3,288
6723.002 - Unemployment Insurance	33	26	(7)	(26.92)	397	312	(85)	(27.29)	312
Total Taxes and Insurance	5,369	4,253	(1,116)	(26.24)	55,514	51,036	(4,478)	(8.77)	51,036
Total Operating Expense	49,441	33,370	(16,071)	(48.16)	508,030	439,170	(68,860)	(15.67)	439,170

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended June 30, 2021

	CURRENT MONTH				YEAR TO DATE				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
Total Net Operating Income/(Loss)	3,894	5,051	(1,157)	(22.91)	175,652	21,878	153,774	702.86	21,878
Total Project Expenses	49,441	33,370	16,071	48.16	508,030	439,170	68,860	15.67	439,170
Total Project Net Income (before Reserves & CapEx)	3,894	5,051	(1,157)	(22.91)	175,652	21,878	153,774	702.86	21,878
Capital Expenditures	0	0	0	0.00	46,802	0	46,802	100.00	0
Net Income (Loss) (on Operations)	3,894	5,051	(1,157)	(22.91)	128,850	21,878	106,972	488.94	21,878
Other Non-Cash Expenses & Revenue									
Depreciation Expense	1,696	916	780	85.20	18,012	10,992	7,020	63.86	10,992
GAAP Net Income/(Loss)	2,197	4,135	(1,938)	(46.86)	157,639	10,886	146,753	1,348.08	10,886
Cash Flow									
Total Project Net Income	3,894	5,051	(1,157)	(22.91)	175,652	21,878	153,774	702.86	21,878
Add (Subtract)	5,729	0	(5,729)	(100.00)	50,647	0	(50,647)	(100.00)	0
Increase (Decrease) in Operating Cash	(1,835)	5,051	(6,886)	(136.32)	125,005	21,878	103,127	471.37	21,878
Increase (decrease) in Ops Cash per Bal Sheet	(1,835)	0	(1,835)	100.00	125,005	0	125,005	100.00	0

**Lomita Manor
Balance Sheet
June 30, 2021**

	June 30, 2021	May 31, 2021	Period Difference
Assets			
Current Assets			
Cash			
1120.000 - Cash - Operating	538,655.54	540,490.32	(1,834.78)
Total Cash	538,655.54	540,490.32	(1,834.78)
Other Restricted Cash			
1191.000 - Cash - Security Deposits	26,822.59	26,259.08	563.51
Total Other Restricted Cash	26,822.59	26,259.08	563.51
Accounts Receivable Tenants & Other			
1130.000 - Accounts Receivable - Tenant Rent	(4.00)	0.00	(4.00)
Total Accounts Receivable Tenants & Other	(4.00)	0.00	(4.00)
Prepaid Expenses and Deposits			
1200.001 - Prepaid Expense - Property Insurance	3,330.99	4,441.32	(1,110.33)
Total Prepaid Expenses and Deposits	3,330.99	4,441.32	(1,110.33)
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	716,262.38	718,647.98	(2,385.60)
Net Fixed Assets			
Fixed Assets			
1410.001 - Land Improvements	83,660.00	83,660.00	0.00
1420.001 - Building Improvements	122,253.46	122,253.46	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	248,742.57	248,742.57	0.00
Accumulated Depreciation			
1495.000 - Accum. Depr. - Land Improvements	26,027.68	25,562.90	464.78
1495.002 - Accum. Depr. - Building Improvements	59,663.25	58,662.86	1,000.39
1495.003 - Accum. Depr. - Building Equipment	10,101.75	9,968.80	132.95
1495.004 - Accum. Depr. - Office Furniture & Equipment	9,088.75	8,990.41	98.34
1495.005 - Accum. Depr. - Maintenance Equipment	1,957.64	1,957.64	0.00
Total Accumulated Depreciation	106,839.07	105,142.61	1,696.46
Net Fixed Assets	141,903.50	143,599.96	(1,696.46)
Total Assets	858,165.88	862,247.94	(4,082.06)

Liabilities & Equity

Liabilities

Current Liabilities

2109.000 - Accounts Payable - Accrued Expenses	1,500.00	3,512.38	(2,012.38)
2110.000 - Accounts Payable - Operations	17,229.66	23,427.70	(6,198.04)
2114.000 - Accounts Payable - Beacon Communities	17,754.67	17,229.66	525.01
2118.000 - Escheat Checks Payable	150.00	150.00	0.00
2120.000 - Accrued Vacation Payable	15,289.39	15,134.27	155.12

Lomita Manor
Balance Sheet
June 30, 2021

	June 30, 2021	May 31, 2021	Period Difference
2126.000 - Accrued Payroll	1,198.84	599.42	599.42
Total Current Liabilities	53,122.56	60,053.43	(6,930.87)
Other Current Liabilities			
2210.000 - Prepaid Revenue	2,133.00	2,045.00	88.00
Total Other Current Liabilities	2,133.00	2,045.00	88.00
Other Liabilities			
2191.000 - Security Deposits Payable	22,411.00	21,851.00	560.00
2191.001 - Security Deposit Interest Payable	1,186.62	1,183.11	3.51
Total Other Liabilities	23,597.62	23,034.11	563.51
Total Liabilities	78,853.18	85,132.54	(6,279.36)
Equity			
3131.000 - Unrestricted Net Assets	147,457.26	147,457.26	0.00
3140.000 - Retained Earnings - Profit or Loss	474,216.03	474,216.03	0.00
Current Net Income	157,639.41	155,442.11	2,197.30
Total Equity	779,312.70	777,115.40	2,197.30
Total Liabilities & Equity	858,165.88	862,247.94	(4,082.06)

**Lomita Manor
CONTRACT BILLING
June 30, 2021**

DESCRIPTION	Amount
Employees' Wages/Salaries for the month	9,007.90
Work Comp, Unemployment Ins, Pension & Health Benefits	2,105.00
Computer Lease	389.60
Property Liability Insurance	1,537.94
Concur Purchases	11.40
Other-AP transactions-	275.33
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	17,754.67
Recap:	
Balance as of 6/30/2020	16,863.58
July Charges	17,048.01
July Repayment to Beacon	(17,251.65)
Ending Balance @ 07/31/20	16,659.94
August Charges	16,895.31
August Repayment to Beacon	(17,048.01)
Ending Balance @ 08/31/20	16,507.24
September Charges	17,011.16
September Repayment to Beacon	(16,895.31)
Ending Balance @ 09/30/20	16,623.09
October Charges	22,635.62
October Repayment to Beacon	(17,011.16)
Ending Balance @ 10/31/20	22,247.55
November Charges	18,534.74
November Repayment to Beacon	(22,635.62)
Ending Balance @ 11/30/20	18,146.67
December Charges	21,056.05
December Repayment to Beacon	(18,534.74)
Ending Balance @ 12/31/20	20,667.98
January Charges	19,189.73
January Repayment to Beacon	(21,056.05)
Ending Balance @ 01/31/21	18,801.66
February Charges	18,909.74
February Repayment to Beacon	(19,189.73)
Ending Balance @ 02/28/21	18,521.67
March Charges	16,145.81
March Repayment to Beacon	(18,909.74)
Ending Balance @ 03/31/21	15,757.74
April Charges	23,224.80
April Repayment to Beacon	(16,145.81)
Ending Balance @ 04/30/21	22,836.73
May Charges	17,754.67
May Repayment to Beacon	(23,224.80)
Ending Balance @ 05/31/21	17,366.60
June Charges	17,617.73
June Repayment to Beacon	(17,229.66)
Ending Balance @ 06/30/21	17,754.67

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (06/01/2021 to 06/30/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
1120.000 - Cash - Operating (Balance Forward As of 06/01/2021)							540,490.32
06/01/2021	06/01/2021	51207	12/2021-400 Deposited 06/01/2021 Settlement:11441153941	OARB	769.00		541,259.32
06/01/2021	06/01/2021	51208	12/2021-401 Deposited 06/01/2021 Settlement:11430027869	OARB	2,406.00		543,665.32
06/01/2021	06/01/2021	51209	12/2021-1 Deposited 06/01/2021	OARB	226.00		543,891.32
06/01/2021	06/01/2021	51210	12/2021-402 Deposited 06/01/2021 Settlement:11462978029	OARB	500.00		544,391.32
06/03/2021	06/03/2021	51212	12/2021-404 Deposited 06/03/2021 Settlement:11456632985	OARB	8,081.00		552,472.32
06/03/2021	06/03/2021	51213	12/2021-405 Deposited 06/03/2021 Settlement:11478910745	OARB	1,131.00		553,603.32
06/03/2021	06/03/2021	51215	12/2021-407 Deposited 06/03/2021 Settlement:11473866573	OARB	4,163.00		557,766.32
06/04/2021	06/04/2021	24102	AP Pymt - Alvarez Refinishing Inc	DB		465.00	557,301.32
06/04/2021	06/04/2021	24103	AP Pymt - AT&T Uverse - PO Box 5014	DB		111.34	557,189.98
06/04/2021	06/04/2021	24104	AP Pymt - City Lomita Water Dept	DB		455.22	556,734.76
06/04/2021	06/04/2021	24105	AP Pymt - City Lomita Water Dept	DB		2,770.08	553,964.68
06/04/2021	06/04/2021	24106	AP Pymt - HD Supply Ltd	DB		990.59	552,974.09
06/04/2021	06/04/2021	24107	AP Pymt - Humangood Affordable Housing	DB		23,224.80	529,749.29
06/04/2021	06/04/2021	24108	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	DB		1,364.20	528,385.09
06/04/2021	06/04/2021	24109	AP Pymt - LMO, Like My Own Inc	DB		1,032.50	527,352.59
06/04/2021	06/04/2021	24110	AP Pymt - Office Depot - Phoenix Box 29248	DB		125.86	527,226.73
06/04/2021	06/04/2021	24111	AP Pymt - So Cal Edison	DB		52.29	527,174.44
06/04/2021	06/04/2021	24112	AP Pymt - So Cal Edison	DB		1,733.14	525,441.30
06/04/2021	06/04/2021	24113	AP Pymt - SoCal Gas	DB		431.89	525,009.41
06/04/2021	06/04/2021	24114	AP Pymt - SoCal Gas	DB		80.49	524,928.92
06/04/2021	06/04/2021	51216	12/2021-408 Deposited 06/04/2021 Settlement:11497348157	OARB	940.00		525,868.92
06/04/2021	06/04/2021	51217	12/2021-409 Deposited 06/04/2021 Settlement:11488783697	OARB	4,030.00		529,898.92
06/04/2021	06/04/2021	AF	LOM 6.21 Subsidy Payment	GJ	28,317.00		558,215.92
06/07/2021	06/07/2021	51218	12/2021-410 Deposited 06/07/2021 Settlement:11511798705	OARB	703.00		558,918.92
06/10/2021	06/10/2021	24115	AP Pymt - Cleaner Image Inc	DB		2,000.00	556,918.92
06/10/2021	06/10/2021	24116	AP Pymt - FAN, FAN: Unit -LOM001-304A	DB		76.09	556,842.83
06/10/2021	06/10/2021	24117	AP Pymt - FLETCHER, DONNA T: Unit -LOM001-303A	DB		126.81	556,716.02
06/10/2021	06/10/2021	24118	AP Pymt - HD Supply Ltd	DB		128.25	556,587.77
06/10/2021	06/10/2021	24119	AP Pymt - HD Supply Ltd	DB		109.83	556,477.94
06/10/2021	06/10/2021	24120	AP Pymt - Just Doors	DB		2,637.35	553,840.59
06/16/2021	06/16/2021	24121	AP Pymt - Alvarez Refinishing Inc	DB		470.00	553,370.59
06/16/2021	06/16/2021	24122	AP Pymt - AT&T - Box 9011	DB		278.23	553,092.36
06/16/2021	06/16/2021	24123	AP Pymt - Bobs Lawn Service - Jesus Arias	DB		350.00	552,742.36
06/16/2021	06/16/2021	24124	AP Pymt - CalMet Services Inc	DB		1,102.05	551,640.31
06/16/2021	06/16/2021	24125	AP Pymt - HD Supply Ltd	DB		314.01	551,326.30
06/16/2021	06/16/2021	24126	AP Pymt - HD Supply Ltd	DB		308.16	551,018.14
06/16/2021	06/16/2021	24127	AP Pymt - HD Supply Ltd	DB		362.71	550,655.43
06/16/2021	06/16/2021	24128	AP Pymt - HD Supply Ltd	DB		198.89	550,456.54
06/16/2021	06/16/2021	24129	AP Pymt - HD Supply Ltd	DB		115.89	550,340.65
06/16/2021	06/16/2021	24130	AP Pymt - HM Carpet Inc - HM Flooring Group	DB		5,309.00	545,031.65
06/16/2021	06/16/2021	24131	AP Pymt - Home Depot Credit Services - Phoenix	DB		499.99	544,531.66
06/16/2021	06/16/2021	24132	AP Pymt - Home Depot Credit Services - Phoenix	DB		117.56	544,414.10
06/16/2021	06/16/2021	24133	AP Pymt - Home Depot Credit Services - Phoenix	DB		277.28	544,136.82
06/16/2021	06/16/2021	24134	AP Pymt - Home Depot Credit Services - Phoenix	DB		357.06	543,779.76
06/16/2021	06/16/2021	24135	AP Pymt - Home Depot Credit Services - Phoenix	DB		203.10	543,576.66
06/16/2021	06/16/2021	24136	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	DB		1,364.20	542,212.46
06/16/2021	06/16/2021	24137	AP Pymt - Lesley Uribe	DB		232.43	541,980.03
06/16/2021	06/16/2021	24138	AP Pymt - Lesley Uribe	DB		381.51	541,598.52
06/16/2021	06/16/2021	24139	AP Pymt - Lesley Uribe	DB		377.95	541,220.57
06/16/2021	06/16/2021	24140	AP Pymt - Lesley Uribe	DB		516.97	540,703.60
06/16/2021	06/16/2021	24141	AP Pymt - Lesley Uribe	DB		429.48	540,274.12
06/16/2021	06/16/2021	24142	AP Pymt - Lesley Uribe	DB		486.41	539,787.71
06/16/2021	06/16/2021	24143	AP Pymt - LMO, Like My Own Inc	DB		1,125.00	538,662.71
06/16/2021	06/16/2021	24144	AP Pymt - RealPage Inc	DB		475.99	538,186.72
06/16/2021	06/16/2021	24145	AP Pymt - Round The Clock Pest Control Inc	DB		140.00	538,046.72
06/16/2021	06/16/2021	24146	AP Pymt - Smiths Lock Safe	DB		110.00	537,936.72
06/16/2021	06/16/2021	24147	AP Pymt - SoCal Gas	DB		78.17	537,858.55
06/16/2021	06/16/2021	24148	AP Pymt - SoCal Gas	DB		382.34	537,476.21
06/16/2021	06/16/2021	24149	AP Pymt - Swenson Group - Dallas	DB		854.45	536,621.76
06/16/2021	06/16/2021	24150	AP Pymt - The Image Group	DB		170.06	536,451.70
06/29/2021	06/29/2021	AF	LOM Dep Vendor Refund Home Depot 238.08 6.29.21	GJ	238.08		536,689.78
06/30/2021	06/30/2021	51219	12/2021-411 Deposited 06/30/2021	OARB	2,083.00		538,772.78
06/30/2021	06/30/2021		Bank Interest Earned: LOM int earned op 6.21	DB	74.01		538,846.79
06/30/2021	06/30/2021		Bank Service Charge: LOM bk fees 6.21	DB		149.91	538,696.88
06/30/2021	06/30/2021	AF	LOM RP fees 6.21	GJ		41.34	538,655.54

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (06/01/2021 to 06/30/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
Totals for 1120.000 - Cash - Operating					53,661.09	55,495.87	538,655.54
1130.000 - Accounts Receivable - Tenant Rent (Balance Forward As of 06/01/2021)							0.00
06/01/2021	06/01/2021	FileID-4594212-2	Accounts Receivable - Tenant Rent	OARA	18,823.00		18,823.00
06/01/2021	06/01/2021	FileID-4598275-6	Accounts Receivable - Tenant Rent	OARA		10,584.00	8,239.00
06/02/2021	06/02/2021	FileID-4598275-3	Accounts Receivable - Tenant Rent	OARA		236.00	8,003.00
06/03/2021	06/03/2021	FileID-4598275-2	Accounts Receivable - Tenant Rent	OARA		2,335.00	5,668.00
06/03/2021	06/03/2021	FileID-4607942-3	Accounts Receivable - Tenant Rent	OARA		3,120.00	2,548.00
06/04/2021	06/04/2021	FileID-4607942-4	Accounts Receivable - Tenant Rent	OARA		1,845.00	703.00
06/04/2021	06/04/2021	FileID-4612093-6	Accounts Receivable - Tenant Rent	OARA		226.00	477.00
06/06/2021	06/06/2021	FileID-4612093-4	Accounts Receivable - Tenant Rent	OARA		240.00	237.00
06/07/2021	06/07/2021	FileID-4612093-2	Accounts Receivable - Tenant Rent	OARA		237.00	0.00
06/14/2021	06/14/2021	FileID-4636811-1	Accounts Receivable - Tenant Rent	OARA		4.00	(4.00)
Totals for 1130.000 - Accounts Receivable - Tenant Rent					18,823.00	18,827.00	(4.00)
1191.000 - Cash - Security Deposits (Balance Forward As of 06/01/2021)							26,259.08
06/01/2021	06/01/2021	51211	12/2021-403 Deposited 06/01/2021 Settlement:11462978021	OARB	293.00		26,552.08
06/03/2021	06/03/2021	51214	12/2021-406 Deposited 06/03/2021 Settlement:11479715541	OARB	267.00		26,819.08
06/30/2021	06/30/2021		Bank Interest Earned: LOM int earned sd 6.21	DB	3.51		26,822.59
Totals for 1191.000 - Cash - Security Deposits					563.51	0.00	26,822.59
1200.001 - Prepaid Expense - Property Insurance (Balance Forward As of 06/01/2021)							4,441.32
06/30/2021	06/30/2021	AF	LOM Earthquake Insurance Exp	GJ		1,110.33	3,330.99
Totals for 1200.001 - Prepaid Expense - Property Insurance					0.00	1,110.33	3,330.99
1330.000 - Cash - Operating Reserve (Balance Forward As of 06/01/2021)							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 06/01/2021)							83,660.00
Totals for 1410.001 - Land Improvements					0.00	0.00	83,660.00
1420.001 - Building Improvements (Balance Forward As of 06/01/2021)							122,253.46
Totals for 1420.001 - Building Improvements					0.00	0.00	122,253.46
1440.000 - Building Equipment (Balance Forward As of 06/01/2021)							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 06/01/2021)							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 06/01/2021)							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 06/01/2021)							(25,562.90)
06/01/2021	06/01/2021		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS-004914-161212	FA		464.78	(26,027.68)
Totals for 1495.000 - Accum. Depr. - Land Improvements					0.00	464.78	(26,027.68)
1495.002 - Accum. Depr. - Building Improvements (Balance Forward As of 06/01/2021)							(58,662.86)
06/01/2021	06/01/2021		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA		150.00	(58,812.86)
06/01/2021	06/01/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA		133.33	(58,946.19)
06/01/2021	06/01/2021		Depreciation for asset LOM-Awning Replacement, serial number AS-004963-170410	FA		122.50	(59,068.69)
06/01/2021	06/01/2021		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA		87.47	(59,156.16)
06/01/2021	06/01/2021		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA		25.00	(59,181.16)
06/01/2021	06/01/2021		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427	FA		152.48	(59,333.64)
06/01/2021	06/01/2021		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427	FA		69.17	(59,402.81)

**Lomita Manor Senior Housing
General Ledger Report
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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
06/01/2021	06/01/2021		Depreciation for asset LOM-Office Door, serial number AS-019679-210427	FA		29.77	(59,432.58)
06/01/2021	06/01/2021		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427	FA		132.81	(59,565.39)
06/01/2021	06/01/2021		Depreciation for asset LOM-Renovation Unit 307B, serial number AS-004794-160907	FA		40.47	(59,605.86)
06/01/2021	06/01/2021		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	FA		57.39	(59,663.25)
Totals for 1495.002 - Accum. Depr. - Building Improvements					0.00	1,000.39	(59,663.25)
1495.003 - Accum. Depr. - Building Equipment (Balance Forward As of 06/01/2021)							(9,968.80)
06/01/2021	06/01/2021		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	FA		132.95	(10,101.75)
Totals for 1495.003 - Accum. Depr. - Building Equipment					0.00	132.95	(10,101.75)
1495.004 - Accum. Depr. - Office Furniture & Equipment (Balance Forward As of 06/01/2021)							(8,990.41)
06/01/2021	06/01/2021		Depreciation for asset LOM-Commonity Furniture, serial number AS-004912-161209	FA		98.34	(9,088.75)
Totals for 1495.004 - Accum. Depr. - Office Furniture & Equipment					0.00	98.34	(9,088.75)
1495.005 - Accum. Depr. - Maintenance Equipment (Balance Forward As of 06/01/2021)							(1,957.64)
Totals for 1495.005 - Accum. Depr. - Maintenance Equipment					0.00	0.00	(1,957.64)
2109.000 - Accounts Payable - Accrued Expenses (Balance Forward As of 06/01/2021)							(3,512.38)
06/01/2021	06/01/2021	Reversed - AF	Reversed -- LOM Accr Gas Exp 5.21	GJ	512.38		(3,000.00)
06/01/2021	06/01/2021	Reversed - AF	Reversed -- LOM Accr Water Exp 5.21	GJ	3,000.00		0.00
06/30/2021	06/30/2021	AF	LOM Accr Water Exp 6.21	GJ		1,500.00	(1,500.00)
Totals for 2109.000 - Accounts Payable - Accrued Expenses					3,512.38	1,500.00	(1,500.00)
2110.000 - Accounts Payable - Operations (Balance Forward As of 06/01/2021)							(23,427.70)
06/02/2021	05/18/2021	36078	AP Invoice - Cleaner Image Inc	APA		1,750.00	(25,177.70)
06/02/2021	05/18/2021	36079	AP Invoice - Cleaner Image Inc	APA		250.00	(25,427.70)
06/02/2021	05/14/2021	61303	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	APA		1,364.20	(26,791.90)
06/02/2021	05/17/2021	61391	AP Invoice - LMO, Like My Own Inc	APA		1,032.50	(27,824.40)
06/02/2021	05/11/2021	315623	AP Invoice - Alvarez Refinishing Inc	APA		465.00	(28,289.40)
06/02/2021	05/07/2021	9191351327	AP Invoice - HD Supply Ltd	APA		430.02	(28,719.42)
06/02/2021	05/07/2021	9191351329	AP Invoice - HD Supply Ltd	APA		345.21	(29,064.63)
06/02/2021	05/07/2021	9191351330	AP Invoice - HD Supply Ltd	APA		139.54	(29,204.17)
06/02/2021	05/13/2021	9191545777	AP Invoice - HD Supply Ltd	APA		75.82	(29,279.99)
06/02/2021	04/29/2021	138976217001	AP Invoice - Office Depot - Phoenix Box 29248	APA		35.89	(29,315.88)
06/02/2021	04/29/2021	138976600001	AP Invoice - Office Depot - Phoenix Box 29248	APA		41.57	(29,357.45)
06/02/2021	04/29/2021	167721934001	AP Invoice - Office Depot - Phoenix Box 29248	APA		48.40	(29,405.85)
06/02/2021	05/07/2021	0012920A	AP Invoice - Just Doors	APA		1,468.12	(30,873.97)
06/02/2021	05/07/2021	0012920B	AP Invoice - Just Doors	APA		1,169.23	(32,043.20)
06/02/2021	05/05/2021	01350501803/4-5.3.21	AP Invoice - SoCal Gas	APA		80.49	(32,123.69)
06/02/2021	05/05/2021	11430501061/4-5.3.21	AP Invoice - SoCal Gas	APA		431.89	(32,555.58)
06/02/2021	05/06/2021	285398576/05-06.06	AP Invoice - AT&T Uverse - PO Box 5014	APA		111.34	(32,666.92)
06/02/2021	05/11/2021	660813002/03-5.6.21	AP Invoice - City Lomita Water Dept	APA		2,770.08	(35,437.00)
06/02/2021	05/11/2021	660814002/06-5.6.21	AP Invoice - City Lomita Water Dept	APA		455.22	(35,892.22)
06/02/2021	05/17/2021	700143266216/4-5.16.	AP Invoice - So Cal Edison	APA		52.29	(35,944.51)
06/02/2021	05/17/2021	700434346846/4-5.16.	AP Invoice - So Cal Edison	APA		1,733.14	(37,677.65)
06/04/2021	06/04/2021	24102	AP Pymt - Alvarez Refinishing Inc: 1.00 465.00 305B Refinish Kitchen Counter/Tub	DB	465.00		(37,212.65)
06/04/2021	06/04/2021	24103	AP Pymt - AT&T Uverse - PO Box 5014: 1.00 111.34 Internet Service 05.07.21-06.06.21	DB	111.34		(37,101.31)
06/04/2021	06/04/2021	24104	AP Pymt - City Lomita Water Dept: 1.00 455.22 Fire Lane 03.06.21-05.06.21	DB	455.22		(36,646.09)
06/04/2021	06/04/2021	24105	AP Pymt - City Lomita Water Dept: 1.00 2770.08 Water Service 03.06.21-05.06.21	DB	2,770.08		(33,876.01)
06/04/2021	06/04/2021	24106	AP Pymt - HD Supply Ltd: 1.00 139.54 Electrical Supplies Stock	DB	139.54		(33,736.47)
06/04/2021	06/04/2021	24106	AP Pymt - HD Supply Ltd: 1.00 345.21 Battery Stock Supplies	DB	345.21		(33,391.26)
06/04/2021	06/04/2021	24106	AP Pymt - HD Supply Ltd: 1.00 430.02 Electrical Supplies Stock	DB	430.02		(32,961.24)
06/04/2021	06/04/2021	24106	AP Pymt - HD Supply Ltd: 1.00 75.82 Gas Kit Line	DB	75.82		(32,885.42)
06/04/2021	06/04/2021	24107	AP Pymt - Humangood Affordable Housing: Beacon Communities Advances For The Month of April 2021.	DB	23,224.80		(9,660.62)

Lomita Manor Senior Housing General Ledger Report For Prior Month (06/01/2021 to 06/30/2021)

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
06/04/2021	06/04/2021	24108	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 1364.20 304A Repair Leaking Valve	DB	1,364.20		(8,296.42)
06/04/2021	06/04/2021	24109	AP Pymt - LMO, Like My Own Inc: 1.00 1032.50 304A Painting	DB	1,032.50		(7,263.92)
06/04/2021	06/04/2021	24110	AP Pymt - Office Depot - Phoenix Box 29248: 1.00 35.89 DB RSC Supplies		35.89		(7,228.03)
06/04/2021	06/04/2021	24110	AP Pymt - Office Depot - Phoenix Box 29248: 1.00 41.57 DB RSC Supplies		41.57		(7,186.46)
06/04/2021	06/04/2021	24110	AP Pymt - Office Depot - Phoenix Box 29248: 1.00 48.40 DB RSC Supplies		48.40		(7,138.06)
06/04/2021	06/04/2021	24111	AP Pymt - So Cal Edison: 1.00 52.29 Manager Unit Elec-DB tric Service		52.29		(7,085.77)
06/04/2021	06/04/2021	24112	AP Pymt - So Cal Edison: 1.00 1733.14 Electrical Service 04.16.21-05.16.21	DB	1,733.14		(5,352.63)
06/04/2021	06/04/2021	24113	AP Pymt - SoCal Gas: 1.00 431.89 Gas Service B Building 04.02.21-05.03.21	DB	431.89		(4,920.74)
06/04/2021	06/04/2021	24114	AP Pymt - SoCal Gas: 1.00 80.49 Gas Service A Building 04.02.21-05.03.21	DB	80.49		(4,840.25)
06/09/2021	06/09/2021	9186123609 10.23.20	AP Invoice - HD Supply Ltd	APA		109.83	(4,950.08)
06/09/2021	06/09/2021	9186195671 10.26.20	AP Invoice - HD Supply Ltd	APA		128.25	(5,078.33)
06/10/2021	06/01/2021	5259	AP Invoice - Smiths Lock Safe	APA		110.00	(5,188.33)
06/10/2021	06/10/2021	24115	AP Pymt - Cleaner Image Inc: 1.00 1750.00 Cleaning Service May 1-25, 2021	DB	1,750.00		(3,438.33)
06/10/2021	06/10/2021	24115	AP Pymt - Cleaner Image Inc: 1.00 250.00 Cleaning Service May 28, 2021	DB	250.00		(3,188.33)
06/10/2021	06/10/2021	24116	AP Pymt - FAN, FAN: Deposit Refund Bldg LOM001 - Unit 304A	DB	76.09		(3,112.24)
06/10/2021	06/10/2021	24117	AP Pymt - FLETCHER, DONNA T: Deposit Refund Bldg LOM001 - Unit 303A	DB	126.81		(2,985.43)
06/10/2021	06/10/2021	24118	AP Pymt - HD Supply Ltd: 1.00 128.25 Cleaning	DB	128.25		(2,857.18)
06/10/2021	06/10/2021	24119	AP Pymt - HD Supply Ltd: 1.00 109.83 Cleaning Supplies	DB	109.83		(2,747.35)
06/10/2021	06/10/2021	24120	AP Pymt - Just Doors: 1.00 1169.23 Exterior Door Inspection Repair	DB	1,169.23		(1,578.12)
06/10/2021	06/10/2021	24120	AP Pymt - Just Doors: 1.00 1468.12 CARES Act-Exterior Doors With Vision	DB	1,468.12		(110.00)
06/10/2021	05/24/2021	53121	AP Invoice - Bobs Lawn Service - Jesus Arias	APA		350.00	(460.00)
06/10/2021	06/06/2021	61400	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	APA		1,364.20	(1,824.20)
06/10/2021	06/01/2021	61416	AP Invoice - LMO, Like My Own Inc	APA		1,125.00	(2,949.20)
06/10/2021	06/07/2021	73808	AP Invoice - Round The Clock Pest Control Inc	APA		140.00	(3,089.20)
06/10/2021	05/14/2021	99023	AP Invoice - HM Carpet Inc - HM Flooring Group	APA		1,643.00	(4,732.20)
06/10/2021	05/20/2021	99104	AP Invoice - HM Carpet Inc - HM Flooring Group	APA		1,798.00	(6,530.20)
06/10/2021	05/24/2021	99155	AP Invoice - HM Carpet Inc - HM Flooring Group	APA		1,868.00	(8,398.20)
06/10/2021	05/20/2021	315678	AP Invoice - Alvarez Refinishing Inc	APA		470.00	(8,868.20)
06/10/2021	06/09/2021	786452	AP Invoice - Lesley Uribe	APA		232.43	(9,100.63)
06/10/2021	05/20/2021	2011428	AP Invoice - Home Depot Credit Services - Phoenix	APA		277.28	(9,377.91)
06/10/2021	06/04/2021	7132937	AP Invoice - Home Depot Credit Services - Phoenix	APA		357.06	(9,734.97)
06/10/2021	05/25/2021	7714397	AP Invoice - Home Depot Credit Services - Phoenix	APA		499.99	(10,234.96)
06/10/2021	06/09/2021	7828388	AP Invoice - Lesley Uribe	APA		486.41	(10,721.37)
06/10/2021	06/09/2021	7878258	AP Invoice - Lesley Uribe	APA		429.48	(11,150.85)
06/10/2021	06/09/2021	7903041	AP Invoice - Lesley Uribe	APA		377.95	(11,528.80)
06/10/2021	06/09/2021	7927442	AP Invoice - Lesley Uribe	APA		381.51	(11,910.31)
06/10/2021	06/09/2021	8027231	AP Invoice - Lesley Uribe	APA		516.97	(12,427.28)
06/10/2021	05/24/2021	8160517	AP Invoice - Home Depot Credit Services - Phoenix	APA		203.10	(12,630.38)
06/10/2021	06/02/2021	9095719	AP Invoice - Home Depot Credit Services - Phoenix	APA		117.56	(12,747.94)
06/10/2021	05/31/2021	14245524	AP Invoice - CalMet Services Inc	APA		1,102.05	(13,849.99)
06/10/2021	05/28/2021	16524197	AP Invoice - AT&T - Box 9011	APA		278.23	(14,128.22)
06/10/2021	05/31/2021	29425211	AP Invoice - Swenson Group - Dallas	APA		854.45	(14,982.67)
06/10/2021	05/27/2021	9191938492	AP Invoice - HD Supply Ltd	APA		31.02	(15,013.69)
06/10/2021	05/27/2021	9191938494	AP Invoice - HD Supply Ltd	APA		76.67	(15,090.36)
06/10/2021	05/27/2021	9191938495	AP Invoice - HD Supply Ltd	APA		91.20	(15,181.56)
06/10/2021	06/03/2021	9192114220	AP Invoice - HD Supply Ltd	APA		362.71	(15,544.27)
06/10/2021	06/08/2021	9192224907	AP Invoice - HD Supply Ltd	APA		314.01	(15,858.28)
06/10/2021	06/08/2021	9192224908	AP Invoice - HD Supply Ltd	APA		115.89	(15,974.17)
06/10/2021	06/08/2021	9192224910	AP Invoice - HD Supply Ltd	APA		308.16	(16,282.33)
06/10/2021	06/04/2021	01350501803/5-06.21	AP Invoice - SoCal Gas	APA		78.17	(16,360.50)
06/10/2021	06/04/2021	11430501061/0-5-06.21	AP Invoice - SoCal Gas	APA		382.34	(16,742.84)
06/10/2021	05/19/2021	I2105107741	AP Invoice - RealPage Inc	APA		475.99	(17,218.83)
06/10/2021	05/24/2021	INV975763	AP Invoice - The Image Group	APA		170.06	(17,388.89)
06/16/2021	06/16/2021	24121	AP Pymt - Alvarez Refinishing Inc: 1.00 470.00 304A Refinish Kitchen Counter Tub	DB	470.00		(16,918.89)
06/16/2021	06/16/2021	24122	AP Pymt - AT&T - Box 9011: 1.00 278.23 04.28.21-05.27.21 Phone Service	DB	278.23		(16,640.66)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
06/16/2021	06/16/2021	24123	AP Pymt - Bobs Lawn Service - Jesus Arias: 1.00 350.00DB Landscaping Service		350.00		(16,290.66)
06/16/2021	06/16/2021	24124	AP Pymt - CalMet Services Inc: 1.00 1102.05 Trash Ser-DB vice 06.21		1,102.05		(15,188.61)
06/16/2021	06/16/2021	24125	AP Pymt - HD Supply Ltd: 1.00 314.01 Cleaning Sup-DB plies		314.01		(14,874.60)
06/16/2021	06/16/2021	24126	AP Pymt - HD Supply Ltd: 1.00 308.16 Supplies AnnualDB Inspection Repairs		308.16		(14,566.44)
06/16/2021	06/16/2021	24127	AP Pymt - HD Supply Ltd: 1.00 362.71 Electrical Sup-DB plies		362.71		(14,203.73)
06/16/2021	06/16/2021	24128	AP Pymt - HD Supply Ltd: 1.00 31.02 Supplies AnnualDB Inspection Repairs		31.02		(14,172.71)
06/16/2021	06/16/2021	24128	AP Pymt - HD Supply Ltd: 1.00 76.67 Gas Kit SupplyDB		76.67		(14,096.04)
06/16/2021	06/16/2021	24128	AP Pymt - HD Supply Ltd: 1.00 91.20 Electrical SuppliesDB		91.20		(14,004.84)
06/16/2021	06/16/2021	24129	AP Pymt - HD Supply Ltd: 1.00 115.89 Supplies AngleDB Stops		115.89		(13,888.95)
06/16/2021	06/16/2021	24130	AP Pymt - HM Carpet Inc - HM Flooring Group: 1.00DB 1798.00 301B Carpet and VCT Kitchen		1,798.00		(12,090.95)
06/16/2021	06/16/2021	24130	AP Pymt - HM Carpet Inc - HM Flooring Group: 1.00DB 1868.00 304A Carpet and VCT Kitchen		1,868.00		(10,222.95)
06/16/2021	06/16/2021	24130	AP Pymt - HM Carpet Inc - HM Flooring Group: 1.00DB 1643.00 305B Carpet and VCT Kitchen		1,643.00		(8,579.95)
06/16/2021	06/16/2021	24131	AP Pymt - Home Depot Credit Services - Phoenix: 1.00DB 499.99 DVR Cameras		499.99		(8,079.96)
06/16/2021	06/16/2021	24132	AP Pymt - Home Depot Credit Services - Phoenix: 1.00DB 117.56 Cleaning Supplies		117.56		(7,962.40)
06/16/2021	06/16/2021	24133	AP Pymt - Home Depot Credit Services - Phoenix: 1.00DB 277.28 Cleaning Supplies		277.28		(7,685.12)
06/16/2021	06/16/2021	24134	AP Pymt - Home Depot Credit Services - Phoenix: 1.00DB 357.06 Turn Unit Supplies		357.06		(7,328.06)
06/16/2021	06/16/2021	24135	AP Pymt - Home Depot Credit Services - Phoenix: 1.00DB 203.10 Drywall Supplies		203.10		(7,124.96)
06/16/2021	06/16/2021	24136	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & DrainDB Cleaning: 1.00 1364.20 303A Repair/Replace Shower Valve Leak		1,364.20		(5,760.76)
06/16/2021	06/16/2021	24137	AP Pymt - Lesley Uribe: 1.00 232.43 Laundry RevenueDB 9.11.20 ck#7846452		232.43		(5,528.33)
06/16/2021	06/16/2021	24138	AP Pymt - Lesley Uribe: 1.00 381.51 Laundry RevenueDB 12.10.20 ck#7927442		381.51		(5,146.82)
06/16/2021	06/16/2021	24139	AP Pymt - Lesley Uribe: 1.00 377.95 Laundry RevenueDB 11.11.20 ck#7903041		377.95		(4,768.87)
06/16/2021	06/16/2021	24140	AP Pymt - Lesley Uribe: 1.00 516.97 Laundry CheckDB Revenue 4.13.21 ck#8027231		516.97		(4,251.90)
06/16/2021	06/16/2021	24141	AP Pymt - Lesley Uribe: 1.00 429.48 Laundry RevenueDB 10.13.20 ck#7878258		429.48		(3,822.42)
06/16/2021	06/16/2021	24142	AP Pymt - Lesley Uribe: 1.00 486.41 Laundry CheckDB Revenue 8.18.20 ck#7828388		486.41		(3,336.01)
06/16/2021	06/16/2021	24143	AP Pymt - LMO, Like My Own Inc: 1.00 1125.00 DrywallDB Elevator Rm Repair		1,125.00		(2,211.01)
06/16/2021	06/16/2021	24144	AP Pymt - RealPage Inc: 1.00 124.80 07.21 PhoneDB emergency calls		124.80		(2,086.21)
06/16/2021	06/16/2021	24144	AP Pymt - RealPage Inc: 1.00 290.93 07.21 Dues andDB Fees software		290.93		(1,795.28)
06/16/2021	06/16/2021	24144	AP Pymt - RealPage Inc: 1.00 60.26 07.21 Other Rent-DB ing exp Crdt Cks		60.26		(1,735.02)
06/16/2021	06/16/2021	24145	AP Pymt - Round The Clock Pest Control Inc: 1.00DB 140.00 Pest Control Service		140.00		(1,595.02)
06/16/2021	06/16/2021	24146	AP Pymt - Smiths Lock Safe: 1.00 110.00 Repair ExitDB Door Lock		110.00		(1,485.02)
06/16/2021	06/16/2021	24147	AP Pymt - SoCal Gas: 1.00 78.17 Gas ServiceDB 05.03.21-06.02.21 A Building		78.17		(1,406.85)
06/16/2021	06/16/2021	24148	AP Pymt - SoCal Gas: 1.00 382.34 Gas ServiceDB 05.03.21-06.02.21 B Building		382.34		(1,024.51)
06/16/2021	06/16/2021	24149	AP Pymt - Swenson Group - Dallas: 1.00 854.45 LeasingDB Copy Machine Fee		854.45		(170.06)
06/16/2021	06/16/2021	24150	AP Pymt - The Image Group: 1.00 170.06 MaintenanceDB Shirts		170.06		0.00
06/16/2021	06/15/2021	77 May 2021	AP Invoice - Humangood Affordable Housing: BeaconAPA Communities Advances For Month of May 2021.			17,229.66	(17,229.66)
Totals for 2110.000 - Accounts Payable - Operations					55,304.62	49,106.58	(17,229.66)
2114.000 - Accounts Payable - Beacon Communities (Balance Forward As of 06/01/2021)							(17,229.66)
06/01/2021	06/01/2021	RC	HGAH 6.2021 Prop Liab Ins	GJ		1,381.57	(18,611.23)
06/01/2021	06/01/2021	RC	HGAH 6.2021 Workers Comp	GJ		302.00	(18,913.23)
06/04/2021	06/04/2021	RC	HGAH FedEx 739352540	GJ		16.09	(18,929.32)
06/12/2021	06/12/2021	RC	HGAH 6.12.21 Payroll	GJ		4,503.95	(23,433.27)
06/16/2021	06/15/2021	77 May 2021	AP Invoice - Humangood Affordable Housing: BeaconAPA		17,229.66		(6,203.61)

**Lomita Manor Senior Housing
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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
Communities Advances For Month of May 2021.							
06/18/2021	06/18/2021	RC	HGAH FedEx 740109383/740824182	GJ		32.86	(6,236.47)
06/19/2021	06/19/2021	RC	HGAH 2021 Q2 Insurance Trueup	GJ		156.37	(6,392.84)
06/26/2021	06/26/2021	RC	HGAH 6.26.2021 Payroll	GJ		4,503.95	(10,896.79)
06/29/2021	06/29/2021	RC	HGAH ATT VCOM CUST1190992010626	GJ		34.40	(10,931.19)
06/30/2021	06/30/2021	QN	06.2021 Mgmt & Bkcp Fees	GJ		4,427.50	(15,358.69)
06/30/2021	06/30/2021	RC	HGAH 6.2021 Benefits	GJ		1,803.00	(17,161.69)
06/30/2021	06/30/2021	RC	HGAH 6.2021 Computer Lease	GJ		389.60	(17,551.29)
06/30/2021	06/30/2021	RC	HGAH 6.2021 Concur Pcards	GJ		11.40	(17,562.69)
06/30/2021	06/30/2021	RC	HGAH NRC Health 82236	GJ		147.06	(17,709.75)
06/30/2021	06/30/2021	RC	HGAH R/C P Kitahara 3.2021 Training and Support	GJ		22.46	(17,732.21)
06/30/2021	06/30/2021	RC	HGAH R/C P Kitahara 5.2021 Training and Support	GJ		11.23	(17,743.44)
06/30/2021	06/30/2021	RC	HGAH R/C P Kitahara 6.2021 Training and Support	GJ		11.23	(17,754.67)
Totals for 2114.000 - Accounts Payable - Beacon Communities					17,229.66	17,754.67	(17,754.67)
2118.000 - Escheat Checks Payable (Balance Forward As of 06/01/2021)							(150.00)
Totals for 2118.000 - Escheat Checks Payable					0.00	0.00	(150.00)
2120.000 - Accrued Vacation Payable (Balance Forward As of 06/01/2021)							(15,134.27)
06/01/2021	06/01/2021	Reversed - RC	Reversed -- HGAH 5.2021 Vacation Accruals	GJA	15,134.27		0.00
06/30/2021	06/30/2021	RC	HGAH 6.2021 Vacation Accruals	GJA		15,289.39	(15,289.39)
Totals for 2120.000 - Accrued Vacation Payable					15,134.27	15,289.39	(15,289.39)
2126.000 - Accrued Payroll (Balance Forward As of 06/01/2021)							(599.42)
06/01/2021	06/01/2021	Reversed - RC	Reversed -- HGAH 5.2021 Payroll Accruals	GJA	599.42		0.00
06/30/2021	06/30/2021	RC	HGAH 6.2021 Payroll Accruals	GJA		1,198.84	(1,198.84)
Totals for 2126.000 - Accrued Payroll					599.42	1,198.84	(1,198.84)
2191.000 - Security Deposits Payable (Balance Forward As of 06/01/2021)							(21,851.00)
06/01/2021	06/01/2021	51211	12/2021-403 Deposited 06/01/2021 Settlement:11462978021	OARB		293.00	(22,144.00)
06/03/2021	06/03/2021	51214	12/2021-406 Deposited 06/03/2021 Settlement:11479715541	OARB		267.00	(22,411.00)
Totals for 2191.000 - Security Deposits Payable					0.00	560.00	(22,411.00)
2191.001 - Security Deposit Interest Payable (Balance Forward As of 06/01/2021)							(1,183.11)
06/30/2021	06/30/2021		Bank Interest Earned: Interest earned	DB		3.51	(1,186.62)
Totals for 2191.001 - Security Deposit Interest Payable					0.00	3.51	(1,186.62)
2210.000 - Prepaid Revenue (Balance Forward As of 06/01/2021)							(2,045.00)
06/01/2021	06/01/2021	51207	12/2021-400 Deposited 06/01/2021 Settlement:11441153941	OARB		769.00	(2,814.00)
06/01/2021	06/01/2021	51208	12/2021-401 Deposited 06/01/2021 Settlement:11430027869	OARB		2,406.00	(5,220.00)
06/01/2021	06/01/2021	51209	12/2021-1 Deposited 06/01/2021	OARB		226.00	(5,446.00)
06/01/2021	06/01/2021	51210	12/2021-402 Deposited 06/01/2021 Settlement:11462978029	OARB		500.00	(5,946.00)
06/01/2021	06/01/2021	FileID-4594212-2	Prepaid Revenue	OARA	5,916.00		(30.00)
06/01/2021	06/01/2021	FileID-4598275-6	Prepaid Revenue	OARA	10,584.00		10,554.00
06/02/2021	06/02/2021	FileID-4598275-3	Prepaid Revenue	OARA	236.00		10,790.00
06/03/2021	06/03/2021	51212	12/2021-404 Deposited 06/03/2021 Settlement:11456632985	OARB		8,081.00	2,709.00
06/03/2021	06/03/2021	51213	12/2021-405 Deposited 06/03/2021 Settlement:11478910745	OARB		1,131.00	1,578.00
06/03/2021	06/03/2021	51215	12/2021-407 Deposited 06/03/2021 Settlement:11473866573	OARB		4,163.00	(2,585.00)
06/03/2021	06/03/2021	FileID-4598275-2	Prepaid Revenue	OARA	2,540.00		(45.00)
06/03/2021	06/03/2021	FileID-4607942-3	Prepaid Revenue	OARA	3,120.00		3,075.00
06/04/2021	06/04/2021	51216	12/2021-408 Deposited 06/04/2021 Settlement:11497348157	OARB		940.00	2,135.00
06/04/2021	06/04/2021	51217	12/2021-409 Deposited 06/04/2021 Settlement:11488783697	OARB		4,030.00	(1,895.00)
06/04/2021	06/04/2021	FileID-4607942-4	Prepaid Revenue	OARA	1,845.00		(50.00)
06/04/2021	06/04/2021	FileID-4612093-6	Prepaid Revenue	OARA	226.00		176.00
06/06/2021	06/06/2021	FileID-4612093-4	Prepaid Revenue	OARA	240.00		416.00
06/07/2021	06/07/2021	51218	12/2021-410 Deposited 06/07/2021 Settlement:11511798705	OARB		703.00	(287.00)
06/07/2021	06/07/2021	FileID-	Prepaid Revenue	OARA	237.00		(50.00)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
		4612093-2					
06/30/2021	06/30/2021	51219	12/2021-411 Deposited 06/30/2021	OARB		2,083.00	(2,133.00)
Totals for 2210.000 - Prepaid Revenue					24,944.00	25,032.00	(2,133.00)
3131.000 - Unrestricted Net Assets (Balance Forward As of 06/01/2021)							(147,457.26)
Totals for 3131.000 - Unrestricted Net Assets					0.00	0.00	(147,457.26)
3140.000 - Retained Earnings - Profit or Loss (Balance Forward As of 06/01/2021)							(474,216.03)
Totals for 3140.000 - Retained Earnings - Profit or Loss					0.00	0.00	(474,216.03)
5120.000 - Rent Revenue - Gross Potential (Balance Forward As of 06/01/2021)							(274,433.00)
06/01/2021	06/01/2021	FileID-4594212-2	Rent Revenue - Gross Potential	OARA		24,739.00	(299,172.00)
06/03/2021	06/03/2021	FileID-4598275-2	Rent Revenue - Gross Potential	OARA		205.00	(299,377.00)
06/30/2021	06/30/2021	FileID-4698097-2	Rent Revenue - Gross Potential	OARA		602.00	(299,979.00)
Totals for 5120.000 - Rent Revenue - Gross Potential					0.00	25,546.00	(299,979.00)
5121.000 - Tenant Assistance Payments (Balance Forward As of 06/01/2021)							(329,319.00)
06/04/2021	06/04/2021	AF	LOM 6.21 Subsidy Payment	GJ		28,317.00	(357,636.00)
Totals for 5121.000 - Tenant Assistance Payments					0.00	28,317.00	(357,636.00)
5220.000 - Vacancies (Balance Forward As of 06/01/2021)							2,056.00
06/30/2021	06/30/2021	FileID-4698097-2	Vacancies	OARA	602.00		2,658.00
Totals for 5220.000 - Vacancies					602.00	0.00	2,658.00
5410.000 - Interest Revenue - Project Operations (Balance Forward As of 06/01/2021)							(767.77)
06/30/2021	06/30/2021		Bank Interest Earned: Interest earned	DB		74.01	(841.78)
Totals for 5410.000 - Interest Revenue - Project Operations					0.00	74.01	(841.78)
5910.000 - Laundry Revenue (Balance Forward As of 06/01/2021)							(3,155.86)
Totals for 5910.000 - Laundry Revenue					0.00	0.00	(3,155.86)
5920.001 - Damages & Cleaning Charges (Balance Forward As of 06/01/2021)							(1.03)
Totals for 5920.001 - Damages & Cleaning Charges					0.00	0.00	(1.03)
5970.002 - Grant (Balance Forward As of 06/01/2021)							(14,660.03)
Totals for 5970.002 - Grant					0.00	0.00	(14,660.03)
5990.000 - Miscellaneous Revenue-Community (Balance Forward As of 06/01/2021)							(10,065.85)
Totals for 5990.000 - Miscellaneous Revenue-Community					0.00	0.00	(10,065.85)
6204.000 - Management Consultants (Balance Forward As of 06/01/2021)							5,725.00
Totals for 6204.000 - Management Consultants					0.00	0.00	5,725.00
6205.000 - IT Support Services (Balance Forward As of 06/01/2021)							4,836.20
06/30/2021	06/30/2021	RC	HGAH 6.2021 Computer Lease	GJ	389.60		5,225.80
06/30/2021	06/30/2021	RC	HGAH R/C P Kitahara 3.2021 Training and Support	GJ	22.46		5,248.26
06/30/2021	06/30/2021	RC	HGAH R/C P Kitahara 5.2021 Training and Support	GJ	11.23		5,259.49
06/30/2021	06/30/2021	RC	HGAH R/C P Kitahara 6.2021 Training and Support	GJ	11.23		5,270.72
Totals for 6205.000 - IT Support Services					434.52	0.00	5,270.72
6250.000 - Other Renting Expenses (Balance Forward As of 06/01/2021)							722.86
06/10/2021	05/19/2021	I2105107741	AP Invoice - RealPage Inc: 1.00 60.26 07.21 Other Rent-APA ing exp Crdt Cks		60.26		783.12
Totals for 6250.000 - Other Renting Expenses					60.26	0.00	783.12
6311.000 - Office Supplies (Balance Forward As of 06/01/2021)							7,999.70
06/02/2021	04/29/2021	138976217001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 35.89 RSC Supplies	APA	35.89		8,035.59
06/02/2021	04/29/2021	138976600001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 41.57 RSC Supplies	APA	41.57		8,077.16
06/02/2021	04/29/2021	167721934001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 48.40 RSC Supplies	APA	48.40		8,125.56
Totals for 6311.000 - Office Supplies					125.86	0.00	8,125.56
6311.001 - Office Equipment Lease Expense (Balance Forward As of 06/01/2021)							5,242.69
06/10/2021	05/31/2021	29425211	AP Invoice - Swenson Group - Dallas: 1.00 854.45 Leas-APA ing Copy Machine Fee		854.45		6,097.14
Totals for 6311.001 - Office Equipment Lease Expense					854.45	0.00	6,097.14

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
6311.002 - Telephone/Fax/Cell Phone/Elevator (Balance Forward As of 06/01/2021)							6,354.24
06/02/2021	05/06/2021	285398576/05-0AP	Invoice - AT&T Uverse - PO Box 5014: 1.00 111.34	APA	111.34		6,465.58
		6.06	Internet Service 05.07.21-06.06.21				
06/10/2021	05/28/2021	16524197	AP Invoice - AT&T - Box 9011: 1.00 278.23	APA	278.23		6,743.81
			04.28.21-05.27.21 Phone Service				
06/10/2021	05/19/2021	I2105107741	AP Invoice - RealPage Inc: 1.00 124.80 07.21 Phone	APA	124.80		6,868.61
			emergency calls				
06/29/2021	06/29/2021	RC	HGAH ATT VCOM CUST11909920210626 - Lesley	GJ	34.40		6,903.01
			Uribe				
Totals for 6311.002 - Telephone/Fax/Cell Phone/Elevator					548.77	0.00	6,903.01
6311.003 - Postage/FedEx/UPS (Balance Forward As of 06/01/2021)							404.36
06/04/2021	06/04/2021	RC	HGAH FedEx 739352540	GJ	16.09		420.45
06/18/2021	06/18/2021	RC	HGAH FedEx 740109383/740824182	GJ	32.86		453.31
06/30/2021	06/30/2021	RC	HGAH 6.2021 Concur Pcards - Uribe	GJ	11.40		464.71
Totals for 6311.003 - Postage/FedEx/UPS					60.35	0.00	464.71
6311.004 - Dues & Fees (Balance Forward As of 06/01/2021)							6,129.85
06/10/2021	05/19/2021	I2105107741	AP Invoice - RealPage Inc: 1.00 290.93 07.21 Dues and	APA	290.93		6,420.78
			Fees software				
06/30/2021	06/30/2021	AF	LOM RP fees 6.21	GJ	41.34		6,462.12
06/30/2021	06/30/2021	RC	HGAH NRC Health 82236	GJ	147.06		6,609.18
Totals for 6311.004 - Dues & Fees					479.33	0.00	6,609.18
6311.006 - Bank Fees (Balance Forward As of 06/01/2021)							1,657.29
06/30/2021	06/30/2021		Bank Service Charge: Service charge	DB	149.91		1,807.20
Totals for 6311.006 - Bank Fees					149.91	0.00	1,807.20
6311.007 - Employee Activities (Balance Forward As of 06/01/2021)							240.21
Totals for 6311.007 - Employee Activities					0.00	0.00	240.21
6311.011 - Resident Activities (Balance Forward As of 06/01/2021)							3,449.92
06/10/2021	06/09/2021	786452	AP Invoice - Lesley Uribe: 1.00 232.43 Laundry Revenue	APA	232.43		3,682.35
			9.11.20 ck#7846452				
06/10/2021	06/09/2021	7828388	AP Invoice - Lesley Uribe: 1.00 486.41 Laundry Check	APA	486.41		4,168.76
			Revenue 8.18.20 ck#7828388				
06/10/2021	06/09/2021	7878258	AP Invoice - Lesley Uribe: 1.00 429.48 Laundry Revenue	APA	429.48		4,598.24
			10.13.20 ck#7878258				
06/10/2021	06/09/2021	7903041	AP Invoice - Lesley Uribe: 1.00 377.95 Laundry Revenue	APA	377.95		4,976.19
			11.11.20 ck#7903041				
06/10/2021	06/09/2021	7927442	AP Invoice - Lesley Uribe: 1.00 381.51 Laundry Revenue	APA	381.51		5,357.70
			12.10.20 ck#7927442				
06/10/2021	06/09/2021	8027231	AP Invoice - Lesley Uribe: 1.00 516.97 Laundry Check	APA	516.97		5,874.67
			Revenue 4.13.21 ck#8027231				
Totals for 6311.011 - Resident Activities					2,424.75	0.00	5,874.67
6320.000 - Management Fee (Balance Forward As of 06/01/2021)							42,350.00
06/30/2021	06/30/2021	QN	06.2021 Management Fee	GJ	3,850.00		46,200.00
Totals for 6320.000 - Management Fee					3,850.00	0.00	46,200.00
6330.000 - Manager Salaries (Balance Forward As of 06/01/2021)							47,696.23
06/01/2021	06/01/2021	Reversed - RC	Reversed -- HGAH 5.2021 Payroll Accruals	GJA		320.23	47,376.00
06/12/2021	06/12/2021	RC	HGAH 6.12.21 Payroll	GJ	2,017.61		49,393.61
06/26/2021	06/26/2021	RC	HGAH 6.26.2021 Payroll	GJ	2,017.61		51,411.22
06/30/2021	06/30/2021	RC	HGAH 6.2021 Payroll Accruals	GJA	576.46		51,987.68
Totals for 6330.000 - Manager Salaries					4,611.68	320.23	51,987.68
6330.001 - Manager Salaries - Non-prod (Vacation) (Balance Forward As of 06/01/2021)							5,834.66
06/01/2021	06/01/2021	Reversed - RC	Reversed -- HGAH 5.2021 Vacation Accruals	GJA		5,899.32	(64.66)
06/12/2021	06/12/2021	RC	HGAH 6.12.21 Payroll	GJ	224.00		159.34
06/26/2021	06/26/2021	RC	HGAH 6.26.2021 Payroll	GJ	224.00		383.34
06/30/2021	06/30/2021	RC	HGAH 6.2021 Payroll Accruals	GJA	64.00		447.34
06/30/2021	06/30/2021	RC	HGAH 6.2021 Vacation Accruals	GJA	6,054.44		6,501.78
Totals for 6330.001 - Manager Salaries - Non-prod (Vacation)					6,566.44	5,899.32	6,501.78
6351.000 - Bookkeeping Fees (Balance Forward As of 06/01/2021)							6,352.50
06/30/2021	06/30/2021	QN	06.2021 Bookkeeping Fee	GJ	577.50		6,930.00
Totals for 6351.000 - Bookkeeping Fees					577.50	0.00	6,930.00
6370.000 - Bad Debts Expense (Balance Forward As of 06/01/2021)							1,223.00
06/14/2021	06/14/2021	FileID-	Bad Debts Expense	OARA	4.00		1,227.00
		4636811-1					
Totals for 6370.000 - Bad Debts Expense					4.00	0.00	1,227.00

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
6390.000 - Miscellaneous Administrative Expenses (Balance Forward As of 06/01/2021)							917.96
Totals for 6390.000 - Miscellaneous Administrative Expenses					0.00	0.00	917.96
6390.001 - Business Travel & Entertainment (Balance Forward As of 06/01/2021)							33.29
Totals for 6390.001 - Business Travel & Entertainment					0.00	0.00	33.29
6450.000 - Electricity (Balance Forward As of 06/01/2021)							20,933.90
06/02/2021	05/17/2021	700143266216/	AP Invoice - So Cal Edison: 1.00 52.29 Manager Unit Electric Service	APA	52.29		20,986.19
06/02/2021	05/17/2021	700434346846/	AP Invoice - So Cal Edison: 1.00 1733.14 Electrical Service 04.16.21-05.16.21	APA	1,733.14		22,719.33
Totals for 6450.000 - Electricity					1,785.43	0.00	22,719.33
6451.000 - Water (Balance Forward As of 06/01/2021)							18,606.69
06/01/2021	06/01/2021	Reversed - AF	Reversed -- LOM Accr Water Exp 5.21	GJ		1,500.00	17,106.69
06/01/2021	06/01/2021	Reversed - AF	Reversed -- LOM Reaccr Water Exp 4.21	GJ		1,500.00	15,606.69
06/02/2021	05/11/2021	660813002/03-05.6.21	AP Invoice - City Lomita Water Dept: 1.00 2770.08 Water Service 03.06.21-05.06.21	APA	2,770.08		18,376.77
06/02/2021	05/11/2021	06-5.6.2	AP Invoice - City Lomita Water Dept: 1.00 455.22 Fire Lane 03.06.21-05.06.21	APA	455.22		18,831.99
06/30/2021	06/30/2021	660814002/1 AF	LOM Accr Water Exp 6.21	GJ	1,500.00		20,331.99
Totals for 6451.000 - Water					4,725.30	3,000.00	20,331.99
6452.000 - Gas (Balance Forward As of 06/01/2021)							4,804.59
06/01/2021	06/01/2021	Reversed - AF	Reversed -- LOM Accr Gas Exp 5.21	GJ		512.38	4,292.21
06/02/2021	05/05/2021	01350501803/4-5.3.21	AP Invoice - SoCal Gas: 1.00 80.49 Gas Service A Building 04.02.21-05.03.21	APA	80.49		4,372.70
06/02/2021	05/05/2021	11430501061/4-5.3.21	AP Invoice - SoCal Gas: 1.00 431.89 Gas Service B Building 04.02.21-05.03.21	APA	431.89		4,804.59
06/10/2021	06/04/2021	01350501803/5-06.21	AP Invoice - SoCal Gas: 1.00 78.17 Gas Service 05.03.21-06.02.21 A Building	APA	78.17		4,882.76
06/10/2021	06/04/2021	11430501061/0-5-06.21	AP Invoice - SoCal Gas: 1.00 382.34 Gas Service 05.03.21-06.02.21 B Building	APA	382.34		5,265.10
Totals for 6452.000 - Gas					972.89	512.38	5,265.10
6510.000 - Maintenance Salaries (Balance Forward As of 06/01/2021)							43,549.17
06/01/2021	06/01/2021	Reversed - RC	Reversed -- HGAH 5.2021 Payroll Accruals	GJA		279.19	43,269.98
06/12/2021	06/12/2021	RC	HGAH 6.12.21 Payroll	GJ	1,759.90		45,029.88
06/26/2021	06/26/2021	RC	HGAH 6.26.2021 Payroll	GJ	1,954.32		46,984.20
06/30/2021	06/30/2021	RC	HGAH 6.2021 Payroll Accruals	GJA	558.38		47,542.58
Totals for 6510.000 - Maintenance Salaries					4,272.60	279.19	47,542.58
6510.001 - Maintenance Salaries - Non-prod (Vacation) (Balance Forward As of 06/01/2021)							3,171.20
06/01/2021	06/01/2021	Reversed - RC	Reversed -- HGAH 5.2021 Vacation Accruals	GJA		9,234.95	(6,063.75)
06/12/2021	06/12/2021	RC	HGAH 6.12.21 Payroll	GJ	194.42		(5,869.33)
06/30/2021	06/30/2021	RC	HGAH 6.2021 Vacation Accruals	GJA	9,234.95		3,365.62
Totals for 6510.001 - Maintenance Salaries - Non-prod (Vacation)					9,429.37	9,234.95	3,365.62
6510.003 - Maintenance Salaries - Overtime, Double-Time (Balance Forward As of 06/01/2021)							64.89
Totals for 6510.003 - Maintenance Salaries - Overtime, Double-Time					0.00	0.00	64.89
6515.000 - Janitorial/Cleaning Supplies (Balance Forward As of 06/01/2021)							13,757.25
06/09/2021	06/09/2021	9186123609	AP Invoice - HD Supply Ltd: 1.00 109.83 Cleaning Supplies 10.23.20	APA	109.83		13,867.08
06/09/2021	06/09/2021	9186195671	AP Invoice - HD Supply Ltd: 1.00 128.25 Cleaning Supplies 10.26.20	APA	128.25		13,995.33
06/10/2021	05/20/2021	2011428	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 277.28 Cleaning Supplies	APA	277.28		14,272.61
06/10/2021	06/04/2021	7132937	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 357.06 Turn Unit Supplies	APA	357.06		14,629.67
06/10/2021	05/24/2021	8160517	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 203.10 Drywall Supplies	APA	203.10		14,832.77
06/10/2021	06/02/2021	9095719	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 117.56 Cleaning Supplies	APA	117.56		14,950.33
06/10/2021	06/08/2021	9192224907	AP Invoice - HD Supply Ltd: 1.00 314.01 Cleaning Supplies	APA	314.01		15,264.34
06/29/2021	06/29/2021	AF	LOM Dep Vendor Refund Home Depot 238.08 6.29.21	GJ		238.08	15,026.26
Totals for 6515.000 - Janitorial/Cleaning Supplies					1,507.09	238.08	15,026.26
6515.003 - Maintenance Uniforms (Balance Forward As of 06/01/2021)							650.85
06/10/2021	05/24/2021	INV975763	AP Invoice - The Image Group: 1.00 170.06 Maintenance Shirts	APA	170.06		820.91
Totals for 6515.003 - Maintenance Uniforms					170.06	0.00	820.91

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
6515.004 - Plumbing Supplies (Balance Forward As of 06/01/2021)							8,988.61
06/10/2021	06/08/2021	9192224908	AP Invoice - HD Supply Ltd: 1.00 115.89 Supplies Angle APA Stops	APA	115.89		9,104.50
06/10/2021	06/08/2021	9192224910	AP Invoice - HD Supply Ltd: 1.00 308.16 Supplies Annual Inspection Repairs	APA	308.16		9,412.66
Totals for 6515.004 - Plumbing Supplies					424.05	0.00	9,412.66
6515.005 - Electrical Supplies (Balance Forward As of 06/01/2021)							18,681.79
06/02/2021	05/07/2021	9191351327	AP Invoice - HD Supply Ltd: 1.00 430.02 Electrical Supplies Stock	APA	430.02		19,111.81
06/02/2021	05/07/2021	9191351329	AP Invoice - HD Supply Ltd: 1.00 345.21 Battery Stock Supplies	APA	345.21		19,457.02
06/02/2021	05/07/2021	9191351330	AP Invoice - HD Supply Ltd: 1.00 139.54 Electrical Supplies Stock	APA	139.54		19,596.56
06/02/2021	05/13/2021	9191545777	AP Invoice - HD Supply Ltd: 1.00 75.82 Gas Kit Line	APA	75.82		19,672.38
06/10/2021	05/25/2021	7714397	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 499.99 DVR Cameras	APA	499.99		20,172.37
06/10/2021	05/27/2021	9191938492	AP Invoice - HD Supply Ltd: 1.00 31.02 Supplies Annual Inspection Repairs	APA	31.02		20,203.39
06/10/2021	05/27/2021	9191938494	AP Invoice - HD Supply Ltd: 1.00 76.67 Gas Kit Supply	APA	76.67		20,280.06
06/10/2021	05/27/2021	9191938495	AP Invoice - HD Supply Ltd: 1.00 91.20 Electrical Supplies	APA	91.20		20,371.26
06/10/2021	06/03/2021	9192114220	AP Invoice - HD Supply Ltd: 1.00 362.71 Electrical Supplies	APA	362.71		20,733.97
Totals for 6515.005 - Electrical Supplies					2,052.18	0.00	20,733.97
6516.000 - CapEx Projects In Process (Balance Forward As of 06/01/2021)							0.00
06/02/2021	05/17/2021	61391	AP Invoice - LMO, Like My Own Inc: 1.00 1032.50 304A Painting	APA	1,032.50		1,032.50
Totals for 6516.000 - CapEx Projects In Process					1,032.50	0.00	1,032.50
6520.000 - Maintenance Contracts (Balance Forward As of 06/01/2021)							66,996.00
06/02/2021	05/14/2021	61303	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 1364.20 304A Repair Leaking Valve	APA	1,364.20		68,360.20
06/02/2021	05/11/2021	315623	AP Invoice - Alvarez Refinishing Inc: 1.00 465.00 305B Refinish Kitchen Counter/Tub	APA	465.00		68,825.20
06/02/2021	05/07/2021	0012920A	AP Invoice - Just Doors: 1.00 1468.12 CARES Act- Exterior Doors With Vision	APA	1,468.12		70,293.32
06/02/2021	05/07/2021	0012920B	AP Invoice - Just Doors: 1.00 1169.23 Exterior Door Inspec Repair	APA	1,169.23		71,462.55
06/10/2021	06/01/2021	5259	AP Invoice - Smiths Lock Safe: 1.00 110.00 Repair Exit Door Lock	APA	110.00		71,572.55
06/10/2021	06/06/2021	61400	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 1364.20 303A Repair/Replace Shower Valve Leak	APA	1,364.20		72,936.75
06/10/2021	06/01/2021	61416	AP Invoice - LMO, Like My Own Inc: 1.00 1125.00 Dry-wall Elevator Rm Repair	APA	1,125.00		74,061.75
06/10/2021	05/14/2021	99023	AP Invoice - HM Carpet Inc - HM Flooring Group: 1.00 1643.00 305B Carpet and VCT Kitchen	APA	1,643.00		75,704.75
06/10/2021	05/20/2021	99104	AP Invoice - HM Carpet Inc - HM Flooring Group: 1.00 1798.00 301B Carpet and VCT Kitchen	APA	1,798.00		77,502.75
06/10/2021	05/24/2021	99155	AP Invoice - HM Carpet Inc - HM Flooring Group: 1.00 1868.00 304A Carpet and VCT Kitchen	APA	1,868.00		79,370.75
06/10/2021	05/20/2021	315678	AP Invoice - Alvarez Refinishing Inc: 1.00 470.00 304A Refinish Kitchen Counter Tub	APA	470.00		79,840.75
Totals for 6520.000 - Maintenance Contracts					12,844.75	0.00	79,840.75
6520.001 - Janitorial/Cleaning Contract (Balance Forward As of 06/01/2021)							2,250.00
06/02/2021	05/18/2021	36078	AP Invoice - Cleaner Image Inc: 1.00 1750.00 Cleaning Service May 1-25, 2021	APA	1,750.00		4,000.00
06/02/2021	05/18/2021	36079	AP Invoice - Cleaner Image Inc: 1.00 250.00 Cleaning Service May 28, 2021	APA	250.00		4,250.00
Totals for 6520.001 - Janitorial/Cleaning Contract					2,000.00	0.00	4,250.00
6520.002 - Elevator Contract (Balance Forward As of 06/01/2021)							8,731.61
Totals for 6520.002 - Elevator Contract					0.00	0.00	8,731.61
6520.003 - Exterminating Contract (Balance Forward As of 06/01/2021)							3,575.00
06/10/2021	06/07/2021	73808	AP Invoice - Round The Clock Pest Control Inc: 1.00 140.00 Pest Control Service	APA	140.00		3,715.00
Totals for 6520.003 - Exterminating Contract					140.00	0.00	3,715.00
6520.004 - Grounds Contract (Balance Forward As of 06/01/2021)							6,750.00
06/10/2021	05/24/2021	53121	AP Invoice - Bobs Lawn Service - Jesus Arias: 1.00 350.00 Landscaping Service	APA	350.00		7,100.00

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (06/01/2021 to 06/30/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
Totals for 6520.004 - Grounds Contract					350.00	0.00	7,100.00
6525.000 - Garbage & Trash Removal (Balance Forward As of 06/01/2021)							11,200.43
06/10/2021	05/31/2021	14245524	AP Invoice - CalMet Services Inc: 1.00 1102.05 Trash Service 06.21	APA	1,102.05		12,302.48
Totals for 6525.000 - Garbage & Trash Removal					1,102.05	0.00	12,302.48
6546.000 - HVAC Repairs & Maintenance (Balance Forward As of 06/01/2021)							13,286.46
Totals for 6546.000 - HVAC Repairs & Maintenance					0.00	0.00	13,286.46
6600.000 - Depr. Expense - Land Improvements (Balance Forward As of 06/01/2021)							5,112.58
06/01/2021	06/01/2021		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS-004914-161212	FA	464.78		5,577.36
Totals for 6600.000 - Depr. Expense - Land Improvements					464.78	0.00	5,577.36
6600.002 - Depr. Expense - Building Improvements (Balance Forward As of 06/01/2021)							8,659.22
06/01/2021	06/01/2021		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA	150.00		8,809.22
06/01/2021	06/01/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA	133.33		8,942.55
06/01/2021	06/01/2021		Depreciation for asset LOM-Awning Replacement, serial number AS-004963-170410	FA	122.50		9,065.05
06/01/2021	06/01/2021		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA	87.47		9,152.52
06/01/2021	06/01/2021		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA	25.00		9,177.52
06/01/2021	06/01/2021		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427	FA	152.48		9,330.00
06/01/2021	06/01/2021		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427	FA	69.17		9,399.17
06/01/2021	06/01/2021		Depreciation for asset LOM-Office Door, serial number AS-019679-210427	FA	29.77		9,428.94
06/01/2021	06/01/2021		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427	FA	132.81		9,561.75
06/01/2021	06/01/2021		Depreciation for asset LOM-Renovation Unit 307B, serial number AS-004794-160907	FA	40.47		9,602.22
06/01/2021	06/01/2021		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	FA	57.39		9,659.61
Totals for 6600.002 - Depr. Expense - Building Improvements					1,000.39	0.00	9,659.61
6600.003 - Depr. Expense - Building Equipment (Balance Forward As of 06/01/2021)							1,462.45
06/01/2021	06/01/2021		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	FA	132.95		1,595.40
Totals for 6600.003 - Depr. Expense - Building Equipment					132.95	0.00	1,595.40
6600.004 - Depr. Expense - Office Furniture & Equipment (Balance Forward As of 06/01/2021)							1,081.74
06/01/2021	06/01/2021		Depreciation for asset LOM-Commonity Furniture, serial number AS-004912-161209	FA	98.34		1,180.08
Totals for 6600.004 - Depr. Expense - Office Furniture & Equipment					98.34	0.00	1,180.08
6711.000 - Payroll Taxes (FICA) (Balance Forward As of 06/01/2021)							8,567.83
06/12/2021	06/12/2021	RC	HGAH 6.12.21 Payroll	GJ	308.02		8,875.85
06/26/2021	06/26/2021	RC	HGAH 6.26.2021 Payroll	GJ	308.02		9,183.87
Totals for 6711.000 - Payroll Taxes (FICA)					616.04	0.00	9,183.87
6720.000 - Property & Liability Insurance (Hazard) (Balance Forward As of 06/01/2021)							20,159.83
06/01/2021	06/01/2021	RC	HGAH 6.2021 Prop Liab Ins	GJ	1,381.57		21,541.40
06/19/2021	06/19/2021	RC	HGAH 2021 Q2 Insurance Trueup	GJ	156.37		21,697.77
06/30/2021	06/30/2021	AF	LOM Earthquake Insurance EXPENSE	GJ	1,110.33		22,808.10
Totals for 6720.000 - Property & Liability Insurance (Hazard)					2,648.27	0.00	22,808.10
6722.000 - Workman's Compensation (Balance Forward As of 06/01/2021)							2,851.00
06/01/2021	06/01/2021	RC	HGAH 6.2021 Workers Comp	GJ	302.00		3,153.00
Totals for 6722.000 - Workman's Compensation					302.00	0.00	3,153.00
6723.000 - Health Insurance (Balance Forward As of 06/01/2021)							15,374.34
06/30/2021	06/30/2021	RC	HGAH 6.2021 Benefits	GJ	1,569.00		16,943.34
Totals for 6723.000 - Health Insurance					1,569.00	0.00	16,943.34
6723.001 - Retirement (Balance Forward As of 06/01/2021)							2,827.39
06/30/2021	06/30/2021	RC	HGAH 6.2021 Benefits	GJ	201.00		3,028.39
Totals for 6723.001 - Retirement					201.00	0.00	3,028.39
6723.002 - Unemployment Insurance (Balance Forward As of 06/01/2021)							364.15

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (06/01/2021 to 06/30/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
06/30/2021	06/30/2021	RC	HGAH 6.2021 Benefits	GJ	33.00		397.15
Totals for 6723.002 - Unemployment Insurance					33.00	0.00	397.15
6935.000 - Service Coordinator Salary (Balance Forward As of 06/01/2021)							14,680.50
Totals for 6935.000 - Service Coordinator Salary					0.00	0.00	14,680.50
6936.002 - Service Coordinator Expenses - Software License (Pangea) (Balance Forward As of 06/01/2021)							595.00
Totals for 6936.002 - Service Coordinator Expenses - Software License (Pangea)					0.00	0.00	595.00
Grand Total					260,995.81	260,995.81	0.00

Lomita Manor Senior Housing Vendor Aging Report

Based on: GL posting Date As of: 06/30/2021

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	HGAH94588	Humangood Affordable Housing	77 May 2 021	No	06/16/2021	06/15/2021	07/15/2021	14	17,229.66	0.00	0.00	0.00	0.00	17,229.66
Total for Normal									17,229.66	0.00	0.00	0.00	0.00	17,229.66
Grand Totals									17,229.66	0.00	0.00	0.00	0.00	17,229.66

Lomita Manor Senior Housing Check Register

Date	Vendor	Document No	Amount Cleared
Bank: LOM Operating - Wells Fargo Bank		Account No: 4124301342	
06/04/2021	ALRE92836--Alvarez Refinishing Inc	24102	465.00 06/30/2021
06/04/2021	ATUV60197--AT&T Uverse - PO Box 5014	24103	111.34 06/30/2021
06/04/2021	CLWD90717--City Lomita Water Dept	24104	455.22 06/30/2021
06/04/2021	CLWD90717--City Lomita Water Dept	24105	2,770.08 06/30/2021
06/04/2021	HDSU92150--HD Supply Ltd	24106	990.59 06/30/2021
06/04/2021	HGAH94588--Humangood Affordable Housing	24107	23,224.80 06/30/2021
06/04/2021	JMPL90505--J. McKeeve Plumbing, Inc. Sewer & Drain Clean- ing	24108	1,364.20 06/30/2021
06/04/2021	LMO92841--LMO, Like My Own Inc	24109	1,032.50 06/30/2021
06/04/2021	OFDE85038--Office Depot - Phoenix Box 29248	24110	125.86 06/30/2021
06/04/2021	SCED91771--0001--So Cal Edison	24111	52.29 06/30/2021
06/04/2021	SCED91772--0001--So Cal Edison	24112	1,733.14 06/30/2021
06/04/2021	GASC91756--SoCal Gas	24113	431.89 06/30/2021
06/04/2021	GASC91756--SoCal Gas	24114	80.49 06/30/2021
06/10/2021	CLIM90277--Cleaner Image Inc	24115	2,000.00 06/30/2021
06/10/2021	TEMP255512932--FAN, FAN	24116	76.09 In Transit
06/10/2021	TEMP255512933--FLETCHER, DONNA T	24117	126.81 In Transit
06/10/2021	HDSU92150--HD Supply Ltd	24118	128.25 06/30/2021
06/10/2021	HDSU92150--HD Supply Ltd	24119	109.83 06/30/2021
06/10/2021	JUST91786--Just Doors	24120	2,637.35 06/30/2021
06/16/2021	ALRE92836--Alvarez Refinishing Inc	24121	470.00 In Transit
06/16/2021	ATT60197-9011--AT&T - Box 9011	24122	278.23 06/30/2021
06/16/2021	BLSE90501--Bobs Lawn Service - Jesus Arias	24123	350.00 06/30/2021
06/16/2021	CASE90723--CalMet Services Inc	24124	1,102.05 06/30/2021
06/16/2021	HDSU92150--HD Supply Ltd	24125	314.01 06/30/2021
06/16/2021	HDSU92150--HD Supply Ltd	24126	308.16 06/30/2021
06/16/2021	HDSU92150--HD Supply Ltd	24127	362.71 06/30/2021
06/16/2021	HDSU92150--HD Supply Ltd	24128	198.89 06/30/2021
06/16/2021	HDSU92150--HD Supply Ltd	24129	115.89 06/30/2021
06/16/2021	HMCA90248--HM Carpet Inc - HM Flooring Group	24130	5,309.00 06/30/2021
06/16/2021	HDCS85062--Home Depot Credit Services - Phoenix	24131	499.99 06/30/2021
06/16/2021	HDCS85062--Home Depot Credit Services - Phoenix	24132	117.56 06/30/2021
06/16/2021	HDCS85062--Home Depot Credit Services - Phoenix	24133	277.28 06/30/2021
06/16/2021	HDCS85062--Home Depot Credit Services - Phoenix	24134	357.06 06/30/2021
06/16/2021	HDCS85062--Home Depot Credit Services - Phoenix	24135	203.10 06/30/2021
06/16/2021	JMPL90505--J. McKeeve Plumbing, Inc. Sewer & Drain Clean- ing	24136	1,364.20 06/30/2021
06/16/2021	URLE90717--Lesley Uribe	24137	232.43 06/30/2021
06/16/2021	URLE90717--Lesley Uribe	24138	381.51 06/30/2021
06/16/2021	URLE90717--Lesley Uribe	24139	377.95 06/30/2021
06/16/2021	URLE90717--Lesley Uribe	24140	516.97 06/30/2021
06/16/2021	URLE90717--Lesley Uribe	24141	429.48 06/30/2021
06/16/2021	URLE90717--Lesley Uribe	24142	486.41 06/30/2021
06/16/2021	LMO92841--LMO, Like My Own Inc	24143	1,125.00 06/30/2021
06/16/2021	REPA75267--RealPage Inc	24144	475.99 06/30/2021
06/16/2021	RCPC91351--Round The Clock Pest Control Inc	24145	140.00 06/30/2021
06/16/2021	SLSA90717--Smiths Lock Safe	24146	110.00 06/30/2021
06/16/2021	GASC91756--SoCal Gas	24147	78.17 06/30/2021
06/16/2021	GASC91756--SoCal Gas	24148	382.34 06/30/2021
06/16/2021	SWGR75266--Swenson Group - Dallas	24149	854.45 06/30/2021
06/16/2021	IMGR43528--The Image Group	24150	170.06 06/30/2021
	Total for LOM Operating		55,304.62
	Total:		55,304.62
	Grand Total:		55,304.62

Commercial Checking Acct W Interest

Account number: [REDACTED] ■ June 1, 2021 - June 30, 2021 ■ Page 1 of 3

**WELLS
FARGO**

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]	\$547,831.88	\$53,418.09	-\$62,866.43	\$538,383.54

Interest summary

Annual percentage yield earned this period	0.16%
Interest earned during this period	\$74.01
Year to date interest and bonuses paid	\$444.46

Credits

Deposits

Effective date	Posted date	Amount	Transaction detail
	06/02	226.00	Deposit
	06/29	238.08	Deposit
		\$464.08	Total deposits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	06/02	4,246.00	Lomita Manor Settlement 060221 000011430027869 Humangood Affordable H
	06/03	8,081.00	Lomita Manor Settlement 060321 000011456632985 Humangood Affordable H
	06/04	28,317.00	Hud Treas 310 Misc Pay 060421 xxxxx0103 RMT*VV*09901336331*****Hud Operating Fund CA13
	06/04	4,163.00	Lomita Manor Settlement 060421 000011473866573 Humangood Affordable H
	06/04	769.00	Lomita Manor Settlement 060421 000011441153941 Humangood Affordable H



Electronic deposits/bank credits (continued)

Effective date	Posted date	Amount	Transaction detail
	06/07	4,030.00	Lomita Manor Settlement 060721 000011488783697 Humangood Affordable H
	06/07	500.00	Lomita Manor Settlement 060721 000011462978029 Humangood Affordable H
	06/08	1,131.00	Lomita Manor Settlement 060821 000011478910745 Humangood Affordable H
	06/08	703.00	Lomita Manor Settlement 060821 000011511798705 Humangood Affordable H
	06/09	940.00	Lomita Manor Settlement 060921 000011497348157 Humangood Affordable H
	06/30	74.01	Interest Payment
		\$52,954.01	Total electronic deposits/bank credits
		\$53,418.09	Total credits

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	06/11	149.91	Client Analysis Srvc Chrg 210610 Svc Chge 0521 000004124301342
	06/18	41.34	Rpi Transbilling Sigonfile 061821 Y7V7M7 Lomita Manor
		\$191.25	Total electronic debits/bank debits

Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
24084	79.44	06/01	24105	2,770.08	06/11	24127	362.71	06/23
24085	535.24	06/01	24106	990.59	06/09	24128	198.89	06/23
24088 *	280.14	06/01	24107	23,224.80	06/15	24129	115.89	06/23
24089	350.00	06/02	24108	1,364.20	06/14	24130	5,309.00	06/22
24090	1,086.47	06/03	24109	1,032.50	06/11	24131	499.99	06/22
24091	502.61	06/04	24110	125.86	06/14	24132	117.56	06/22
24092	373.06	06/02	24111	52.29	06/15	24133	277.28	06/22
24093	528.72	06/02	24112	1,733.14	06/14	24134	357.06	06/22
24094	983.50	06/02	24113	431.89	06/18	24135	203.10	06/22
24095	298.42	06/03	24114	80.49	06/18	24136	1,364.20	06/24
24096	210.60	06/01	24115	2,000.00	06/18	24137	232.43	06/22
24097	506.68	06/07	24118 *	128.25	06/15	24138	381.51	06/22
24098	460.99	06/02	24119	109.83	06/14	24139	377.95	06/22
24099	140.00	06/01	24120	2,637.35	06/18	24140	516.97	06/22
24100	1,569.96	06/07	24122 *	278.23	06/23	24141	429.48	06/22
24101	137.63	06/10	24123	350.00	06/28	24142	486.41	06/22
24102	465.00	06/14	24124	1,102.05	06/23	24143	1,125.00	06/24
24103	111.34	06/11	24125	314.01	06/23	24144	475.99	06/21
24104	455.22	06/11	24126	308.16	06/23	24145	140.00	06/21



Checks paid (continued)

<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>
24146	110.00	06/24	24148	382.34	06/25	24150	170.06	06/24
24147	78.17	06/25	24149	854.45	06/25			
\$62,675.18			Total checks paid					

* Gap in check sequence.

\$62,866.43 Total debits

Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
05/31	547,831.88	06/09	592,041.46	06/22	545,185.61
06/01	546,586.46	06/10	591,903.83	06/23	542,505.67
06/02	548,362.19	06/11	587,384.78	06/24	539,736.41
06/03	555,058.30	06/14	583,586.75	06/25	538,421.45
06/04	587,804.69	06/15	560,181.41	06/28	538,071.45
06/07	590,258.05	06/18	554,990.34	06/29	538,309.53
06/08	592,092.05	06/21	554,374.35	06/30	538,383.54
Average daily ledger balance		\$562,760.12			

Lomita Manor Senior Housing Reconciliation Report

As Of 06/30/2021
Account: Cash - Operating

Statement Ending Balance	538,383.54
Deposits in Transit	2,083.00
Outstanding Checks and Charges	(1,811.00)
Excluded amount	0.00
Adjusted Bank Balance	538,655.54
Book Balance	538,655.54
Adjustments*	0.00
Adjusted Book Balance	538,655.54

Total Checks and Charges Cleared	62,866.43	Total Deposits Cleared	53,418.09
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Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
General Ledger Entry	11/2021-406 Deposited 05/31/2021	05/31/2021	51206	1,840.00	
General Ledger Entry	12/2021-400 Deposited 06/01/2021 Settlement:11441153941	06/01/2021	51207	769.00	
General Ledger Entry	12/2021-401 Deposited 06/01/2021 Settlement:11430027869	06/01/2021	51208	2,406.00	
General Ledger Entry	12/2021-1 Deposited 06/01/2021	06/01/2021	51209	226.00	
General Ledger Entry	12/2021-402 Deposited 06/01/2021 Settlement:11462978029	06/01/2021	51210	500.00	
General Ledger Entry	12/2021-404 Deposited 06/03/2021 Settlement:11456632985	06/03/2021	51212	8,081.00	
General Ledger Entry	12/2021-405 Deposited 06/03/2021 Settlement:11478910745	06/03/2021	51213	1,131.00	
General Ledger Entry	12/2021-407 Deposited 06/03/2021 Settlement:11473866573	06/03/2021	51215	4,163.00	
General Ledger Entry	12/2021-408 Deposited 06/04/2021 Settlement:11497348157	06/04/2021	51216	940.00	
General Ledger Entry	12/2021-409 Deposited 06/04/2021 Settlement:11488783697	06/04/2021	51217	4,030.00	
General Ledger Entry	LOM 6.21 Subsidy Payment	06/04/2021		28,317.00	
General Ledger Entry	12/2021-410 Deposited 06/07/2021 Settlement:11511798705	06/07/2021	51218	703.00	
General Ledger Entry	LOM Dep Vendor Refund Home Depot 238.08 6.29.21	06/29/2021		238.08	
General Ledger Entry	12/2021-411 Deposited 06/30/2021	06/30/2021	51219		2,083.00
	LOM int earned op 6.21	06/30/2021		74.01	
Total Deposits				53,418.09	2,083.00

Checks and Charges

Name	Memo	Date	Check No	Cleared	Outstanding
AT&T Uverse - PO Box 5014		12/17/2019	23562		13.39
Ferguson Facilities Supply - Atlanta		12/17/2019	23565		289.03
Office Depot - Phoenix Box 29248		12/17/2019	23569		362.74

Lomita Manor Senior Housing Reconciliation Report

As Of 06/30/2021

Account: Cash - Operating

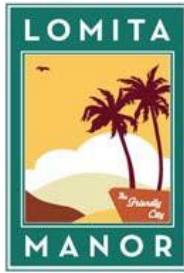
ANDRE, DORCEL	Unit -LOM001-110A	03/18/2021	24007		76.06
Nielsen, Cora R	Unit -LOM002-305B	05/05/2021	24066		396.88
SoCal Gas		05/14/2021	24084	79.44	
SoCal Gas		05/14/2021	24085	535.24	
AT&T - Box 9011		05/26/2021	24088	280.14	
Bobs Lawn Service - Jesus Arias		05/26/2021	24089	350.00	
CalMet Services Inc		05/26/2021	24090	1,086.47	
Ferguson Facilities Supply - Atlanta		05/26/2021	24091	502.61	
HD Supply Ltd		05/26/2021	24092	373.06	
HD Supply Ltd		05/26/2021	24093	528.72	
HD Supply Ltd		05/26/2021	24094	983.50	
HD Supply Ltd		05/26/2021	24095	298.42	
Home Depot Credit Services - Phoenix		05/26/2021	24096	210.60	
Office Depot - Phoenix Box 29248		05/26/2021	24097	506.68	
RealPage Inc		05/26/2021	24098	460.99	
Round The Clock Pest Control Inc		05/26/2021	24099	140.00	
So Cal Edison		05/26/2021	24100	1,569.96	
South Coast AQMD		05/26/2021	24101	137.63	
Alvarez Refinishing Inc		06/04/2021	24102	465.00	
AT&T Uverse - PO Box 5014		06/04/2021	24103	111.34	
City Lomita Water Dept		06/04/2021	24104	455.22	
City Lomita Water Dept		06/04/2021	24105	2,770.08	
HD Supply Ltd		06/04/2021	24106	990.59	
Humangood Affordable Housing		06/04/2021	24107	23,224.80	
J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning		06/04/2021	24108	1,364.20	
LMO, Like My Own Inc		06/04/2021	24109	1,032.50	
Office Depot - Phoenix Box 29248		06/04/2021	24110	125.86	
So Cal Edison		06/04/2021	24111	52.29	
So Cal Edison		06/04/2021	24112	1,733.14	
SoCal Gas		06/04/2021	24113	431.89	
SoCal Gas		06/04/2021	24114	80.49	
Cleaner Image Inc		06/10/2021	24115	2,000.00	
FAN, FAN	Unit -LOM001-304A	06/10/2021	24116		76.09
FLETCHER, DONNA T	Unit -LOM001-303A	06/10/2021	24117		126.81
HD Supply Ltd		06/10/2021	24118	128.25	
HD Supply Ltd		06/10/2021	24119	109.83	
Just Doors		06/10/2021	24120	2,637.35	
Alvarez Refinishing Inc		06/16/2021	24121		470.00
AT&T - Box 9011		06/16/2021	24122	278.23	
Bobs Lawn Service - Jesus Arias		06/16/2021	24123	350.00	
CalMet Services Inc		06/16/2021	24124	1,102.05	
HD Supply Ltd		06/16/2021	24125	314.01	
HD Supply Ltd		06/16/2021	24126	308.16	
HD Supply Ltd		06/16/2021	24127	362.71	
HD Supply Ltd		06/16/2021	24128	198.89	
HD Supply Ltd		06/16/2021	24129	115.89	
HM Carpet Inc - HM Flooring Group		06/16/2021	24130	5,309.00	
Home Depot Credit Services - Phoenix		06/16/2021	24131	499.99	
Home Depot Credit Services - Phoenix		06/16/2021	24132	117.56	
Home Depot Credit Services - Phoenix		06/16/2021	24133	277.28	
Home Depot Credit Services - Phoenix		06/16/2021	24134	357.06	
Home Depot Credit Services - Phoenix		06/16/2021	24135	203.10	

Lomita Manor Senior Housing Reconciliation Report

As Of 06/30/2021

Account: Cash - Operating

vices - Phoenix			
J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	06/16/2021	24136	1,364.20
Lesley Uribe	06/16/2021	24137	232.43
Lesley Uribe	06/16/2021	24138	381.51
Lesley Uribe	06/16/2021	24139	377.95
Lesley Uribe	06/16/2021	24140	516.97
Lesley Uribe	06/16/2021	24141	429.48
Lesley Uribe	06/16/2021	24142	486.41
LMO, Like My Own Inc	06/16/2021	24143	1,125.00
RealPage Inc	06/16/2021	24144	475.99
Round The Clock Pest Control Inc	06/16/2021	24145	140.00
Smiths Lock Safe	06/16/2021	24146	110.00
SoCal Gas	06/16/2021	24147	78.17
SoCal Gas	06/16/2021	24148	382.34
Swenson Group - Dallas	06/16/2021	24149	854.45
The Image Group	06/16/2021	24150	170.06
General Ledger Entry	LOM bk fees 6.21 06/30/2021		149.91
	LOM RP fees 6.21 06/30/2021		41.34
Total Checks and Charges			62,866.43
			1,811.00



Housing Authority of the City of Lomita

Lomita Manor

July 2021

VACANCIES

-

ACTIVITIES

- Mondays:
 - 12:00-3:00pm Bingo-canceled until further notice
- Wednesdays:
 - 11:00am Exercise/Chair class-canceled until further notice
 - 12:00pm Coloring class-canceled until further notice
- Fridays:
 - 11:00am Walking Group-canceled until further notice
 - 12:00pm Art Class -canceled until further notice
 - Monthly celebration of residents' birthdays with cake-canceled until further notice
- All monthly activities have been postponed until further notice
- Monthly birthday door posters for residents
- Goodbye Lunch for Diana July 12, 2021 at 11am

MAINTENANCE / PROJECTS

- Annual Inspections –resumed and completed as of May 13, 2021
- REAC Repairs-postponed



CITY OF LOMITA HOUSING AUTHORITY REPORT

Item No. SCH 5

TO: Board of Commissioners

FROM: Ryan Smoot, Executive Director

PREPARED BY: Gary Sugano, Assistant City Manager

MEETING DATE: August 17, 2021

SUBJECT: Discussion and Consideration of a Rental Assistance Demonstration Program (RAD) or Similar HUD Conversion Program at Lomita Manor

RECOMMENDATION

Authorize the City Manager to negotiate and execute an agreement not to exceed \$10,000 with Michael Baker International (MBI) to prepare and solicit a RFP/SOQ to possibly partner with a housing developer/operator to facilitate a RAD Conversion or similar HUD conversion program at Lomita Manor.

BACKGROUND

From 1985 to 2011, the Housing Authority of the City of Lomita (Public Housing Agency CA139) contracted the managing and operating responsibility for the Lomita Manor Senior Development to the Housing Authority of the County of Los Angeles (HACoLA), and since 2011 has contracted with a private management company – currently HumanGood - to manage the facility.

On July 6, 2021, the Housing Authority approved Amendment No. 1 to Management Agreement with HumanGood extending our current operating agreement to October 5, 2021.

In the early 1980s, the City approved a series of actions to facilitate the development of Lomita Manor, a 78 unit senior housing project. This included the formation of the Lomita Housing Authority, obtaining the needed financing to construct the project and entering into a long-term operating agreement for Lomita Manor with Housing and Urban Development (HUD). The long-term HUD agreement provided the City's Housing Authority with annual operating and capital funding in exchange for providing housing to qualifying low-income senior and handicapped individuals.

Lomita Manor is now 36 years old and has significant deferred maintenance related projects that will need to be addressed in the coming years. A Physical Needs Assessment (PNA) and energy audit conducted in 2015 identified almost \$3 million in needed improvements through 2034 (this does not include any aesthetic-related upgrades or modernization projects at Lomita Manor). The annual funds received through HUD would not be adequate to complete these projects.

Since 2014, the City has been utilizing Michael Baker International to provide technical housing support services to the Housing Authority.

Housing Element Goals & Policies

Goals and policies from the City's General Plan, Housing Element include Housing Conservation as stated below:

Issue Area No. 1 - Housing Conservation. The City of Lomita will remain committed to those efforts designed to preserve and maintain the existing housing resources in the City, including affordable housing, with the implementation of the following policies:

Policy 1.1: The City will strive to promote the development and maintenance of an inventory of housing stock that provides a healthy and safe environment for all citizens of Lomita.

Policy 1.2: The City will work to protect the quality of the sound housing stock and rehabilitate substandard dwelling units in the City.

HumanGood, our current operating manager for Lomita Manor has indicated an interest in partnering with the City for a Rental Assistance Demonstration (RAD) conversion or similar HUD conversion program at Lomita Manor. The City has also received interest from multiple housing developers and affordable housing advocates to do the same.

Possible Goals/Objectives through a HUD Conversion

- Development of adjacent parcels to provide for additional affordable housing and assist in meeting the City's RHNA allocations
- Addressing deferred maintenance and modernization at Lomita Manor
- Transitioning day-to-day operational control of Lomita Manor and reducing the administrative burden on the City/Lomita Housing Authority going forward

HUD Conversion Programs

R.A.D. (Rental Assistance Demonstration)

The Rental Assistance Demonstration (RAD) program was authorized by Congress in 2012 to allow public housing agencies (PHAs) and owners of other HUD-assisted

properties to convert units from their original sources of HUD financing to voucher-based Section 8 contracts. The primary benefit of RAD is that properties that convert under this process are no longer restricted from securing private sources of capital financing typically through obtaining/selling tax credits, etc. and the owners are therefore able to upgrade existing buildings and develop other properties from these proceeds. The RAD program could also facilitate the City to develop an additional housing project on the City-owned vacant land to the south of Lomita Manor.

If a RAD conversion is pursued and completed, existing tenants would see no difference in conversion of the current source of funding to Section 8 based contracts as the qualifications would remain identical.

Streamlined Voluntary Conversion

Streamlined Voluntary Conversion (SVC) refers to PHAs' ability to voluntarily decide to remove their public housing units from a public housing Annual Contributions Contract (ACC). Generally, PHAs must demonstrate that it is more cost-effective to issue tenant-based assistance than to continue to operate the project as public housing. As with a RAD conversion, project conversion under this scenario would allow subsidies to remain the same for residents.

Section 18 - Demolition and Disposition

Section 18 of the United States Housing Act of 1937 (USHA) provides that public housing agencies (PHAs) may demolish or dispose of public housing with approval from the Department of Housing and Urban Development (HUD).

Under this type of conversion, the City/Housing Authority could transition day-to-day control/ownership of Lomita Manor to (either a separate non-profit controlled by the City/HA or to a Housing Developer/Manager). Residents would be under Section 8 contracts.

Some of these conversion programs can be combined to create a hybrid conversion to accomplish the specific goals of the City and the Housing Authority.

Possible Development of Housing Authority Owned Vacant Parcel

In addition to the Lomita Manor property, the Housing Authority also owns a 0.48 acre lot adjacent to the south of the Lomita Manor property. It is possible to use funding from the RAD conversion as well as other potential funding sources to develop a second affordable housing project.

Additional information will be provided in the presentation to the Board on August 17th.

At this point in time, it would be premature to select a HUD conversion option or hybrid. If the board is interested in possibly pursuing a conversion option, it is recommended that a RFP/SOQ be issued to affordable housing developers/operators to obtain proposals for conversion based on the goals of the Authority. If this direction is provided, staff would return with a recommendation for proceeding at a future date.

Options

1. Maintain status quo. Receive and file the staff report.
 - a. Direct staff to prepare a RFP for a housing management firm to assist with Lomita Manor operations/maintenance beyond the expiration of the current agreement with HumanGood.
2. Direct the City Manager to authorize an agreement not to exceed \$10,000 with Michael Baker International (MBI) to prepare and solicit a RFP/SOQ to possibly partner with a housing developer/operator to facilitate a RAD Conversion or similar HUD conversion program at Lomita Manor.
3. Provide staff alternative direction.

FISCAL IMPACT

The initial not-to-exceed amount would be \$10,000 to prepare and manage the RFP/SOQ process. Once the future scope of the project is defined a new agreement will be brought back to the Housing Authority Board for consideration.

ATTACHMENTS:

1. Aerial Map of Lomita Manor and Surrounding Properties

Prepared by:



Gary Y. Sugano
Assistant City Manager

Approved by:



Ryan Smoot
Executive Director



MWD Property

Lomita Manor

HA-Owned Vacant Lot

Beedle Property

City of Lomita
Community Development
Gary Sutorio, Director

Planning Map