

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



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

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Next Resolution No. HA 2022-01

**AGENDA**  
**REGULAR MEETING**  
**LOMITA HOUSING AUTHORITY**  
**TUESDAY, FEBRUARY 1, 2022**  
**5:45 P.M.**  
**24300 NARBONNE AVENUE, LOMITA, CA 90717**

**PURSUANT TO AB-361, THE PUBLIC AND COUNCIL MAY PARTICIPATE IN THIS MEETING VIA TELECONFERENCE AS SOCIAL DISTANCING MEASURES ARE RECOMMENDED BY STATE AND COUNTY OFFICIALS.**

To participate in the meeting via a computer or smart device log in to ZOOM at the following link: <https://us02web.zoom.us/j/84896733028>.

You may enter your name when prompted do so. If you wish to provide public comment at either the beginning of the meeting or for a particular item, you may either (a) contact the City Clerk's Office before the meeting and provide your name or (b) utilize the "raise hand" option located under the participant's name. Once you click on this option you will be in the rotation to make a public comment.

Please note, if you do not have the audio feature on your device you will need to call (669) 900-6833 and enter ZOOM Meeting ID: 848 9673 3028 then press pound (#). When prompted to enter the participation ID number press pound (#) again. To make a public comment enter "\*9". The Clerk's office will be notified, and you will be announced to make a public comment.

Written materials distributed to the City Council within 72 hours of the City Council meeting are available for public inspection immediately upon distribution via the City of Lomita website or by contacting the Deputy City Clerk at [l.abbott@lomitacity.com](mailto:l.abbott@lomitacity.com).

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

This meeting will be conducted in compliance with CDC guidelines and applicable orders of the Los Angeles County Health Officer.

**1. OPENING CEREMONIES**

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

**2. ORAL COMMUNICATIONS**

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

**3. COMMISSIONER COMMENTS**

**4. CONSENT AGENDA**

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

**RECOMMENDED ACTION:** That the Consent Calendar Items 4 a-d be approved.

- a) Regular Housing Authority Minutes of December 7, 2021

**RECOMMENDED ACTION:** Approve minutes.

- b) Lomita Manor November – December 2021 Financial Documents

**RECOMMENDED ACTION:** Approve the Monthly Financial documents.

- c) Lomita Manor January 2022 Monthly Activity Report

**RECOMMENDED ACTION:** Receive and file the report.

- d) Virtual Housing Authority Meetings Pursuant to AB 361

**RECOMMENDED ACTION:** Authorize remote teleconference/virtual meetings for the Housing Authority in accordance with Assembly Bill 361 (“AB 361”), by finding that: (1) a statewide state of emergency is currently in place; (2) state and local officials have imposed or recommended measures to promote social distancing in connection with COVID-19.

**SCHEDULED ITEMS**

None scheduled.

**PUBLIC HEARINGS**

**5. DISCUSSION AND CONSIDERATION OF APPROVAL AND SUBMISSION OF THE ANNUAL PUBLIC HOUSING AGENCY (PHA) PLAN TO U.S. HOUSING AND URBAN DEVELOPMENT (HUD)**

Presented by Lina Hernandez, Management Analyst

**RECOMMENDED ACTION:** After conducting a public hearing to allow for public input, approve the proposed Annual Public Housing Agency (PHA) Plan for submission to the Los Angeles Field Office of the U.S. Department of Housing and Urban Development (HUD).

**6. ADJOURNMENT**

*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/](http://www.lomita.com/cityhall/city_agendas/).*

Date Posted: January 28, 2022



Kathleen Horn Gregory, MMC, City Clerk



**MINUTES OF THE  
LOMITA HOUSING AUTHORITY  
REGULAR MEETING  
TUESDAY, DECEMBER 7, 2021**

PURSUANT TO STATE OF CALIFORNIA AB-361, THE PUBLIC AND COMMISSION PARTICIPATED IN THIS MEETING IN PERSON AND VIA TELECONFERENCE.

**1. OPENING CEREMONIES**

a. Call Meeting to Order

The Lomita Housing Authority regular meeting was called to order by Vice-Chair Segawa at 5:48 p.m. on Tuesday, December 7, 2021.

c. Roll Call

**PRESENT:** Commissioners: Gazeley, Hart, Louviere, Uphoff, Waite, Vice-Chair Segawa and Chair Waronek (all Council were present in Council Chambers. Chair Waronek arrived at 5:53 p.m.)

**ABSENT:**

**STAFF PRESENT:** Executive Director Smoot, General Counsel Rusin, (present in chambers) Deputy Executive Director Sugano, and Deputy Secretary Gregory (participated via Zoom)

**2. ORAL COMMUNICATIONS**

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

**3. COMMISSIONER COMMENTS**

Commissioners Hart and Louviere reported that the Thanksgiving dinner was held on November 19<sup>th</sup>. The cost per resident was reduced to \$10 thanks to donations from individuals, Yellow Cab Co., and Lomita Manor Administration. Eight beautifully decorated Christmas trees are up in both buildings. Many residents came together to make the trees look terrific. On December 2 Assure Health Group Home Health & Hospice Care gave a presentation about services available to the residents and also provided a light lunch. On December 3 in-house bingo was held and it was wonderful to see the residents again since the pandemic.

#### 4. CONSENT AGENDA

Vice-Chair Segawa 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 Gazeley made a motion, seconded by Commissioner Uphoff to approve Consent Calendar Items 4 a-e.

##### **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 November 2, 2021

**RECOMMENDED ACTION:** Approve minutes.

**Approved the recommended action.**

- b) Lomita Manor October 2021 Financial Documents

**RECOMMENDED ACTION:** Approve the Monthly Financial documents.

**Approved the recommended action.**

- c) Lomita Manor November 2021 Monthly Activity Report

**RECOMMENDED ACTION:** Receive and file the report.

**Approved the recommended action.**

- d) Virtual Housing Authority Meetings Pursuant to AB 361

**RECOMMENDED ACTION:** Authorize remote teleconference/virtual meetings for the Housing Authority in accordance with Assembly Bill 361 ("AB 361"), by finding that: (1) a statewide state of emergency is currently in place; (2) state and local officials have imposed or recommended measures to promote social distancing in connection with COVID-19.

**Approved the recommended action.**

- e) Amendment No. 3 to Management Agreement with HumanGood Amending the Per Unit Per Month (PUPM) Fee for Management Services

**RECOMMENDED ACTION:** Approve Amendment and authorize the City Manager and City Clerk to execute the agreement.

**Approved the recommended action.**

**SCHEDULED ITEMS**

**5. DISCUSSION AND CONSIDERATION TO CANCEL THE JANUARY 4, 2022, HOUSING AUTHORITY MEETING** (no staff report)

Presented by Ryan Smoot, City Manager

**RECOMMENDED ACTION:** Cancel meeting due to holiday closure.

Commissioner Uphoff made a motion, seconded by Commissioner Gazeley to approve the recommended action.

**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

**PUBLIC HEARINGS**

None Scheduled.

**6. ADJOURNMENT**

There being no further business to discuss, Vice-Chair Segawa adjourned the meeting at 5:57 p.m.

Respectfully Submitted,

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Kathleen Horn Gregory, CMC  
Deputy Secretary  
Adopted:





**HOUSING AUTHORITY  
COMMISSIONERS**



**BOARD CHAIRPERSON  
CINDY SEGAWA**

**EXECUTIVE DIRECTOR  
RYAN SMOOT**

BARRY WAITE  
JAMES GAZELEY  
BILL UPHOFF  
MARK WARONEK

ROSEMARY HART  
DEBORAH LOUVIERE

Item #CC 4b

February 1, 2022

Housing Authority of the City of Lomita  
Board of Commissioners

Re: Lomita Manor Monthly Financial Documents – November - December 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  
November 30, 2021**

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

<b>Operating Cash - Beginning of Month</b>		<b>532,044</b>
<b>Amounts Received:</b>		
Rent - Current	27,610	
HUD Operating Subsidy	18,361	
Interest earned on Operating Account	73	
<b>Total Receipts</b>		<b>46,043</b>
<b>Disbursements:</b>		
A/P Checks Disbursement (Incl Contract Billing)	(40,295)	
Misc Other/Bank fees	(275)	
<b>Total Disbursements</b>		<b>(40,570)</b>
<b>Operating Cash - End of Month</b>		<b>537,516</b>
<b>TOTAL CASH, END OF MONTH</b>		<b>537,516</b>

ACCOUNT TYPE	BANK NAME	BEGINNING BALANCE	DEPOSITS / INTEREST	CHECKS/DEBITS WITHDRAWAL	ENDING BALANCE
Operating	Wells Fargo	532,044	46,043	(40,570)	537,516
		<b>532,044</b>	<b>46,043</b>	<b>(40,570)</b>	<b>537,516</b>
Security Deposit	Wells Fargo	27,237	867		28,104
		<b>27,237</b>	<b>867</b>	<b>-</b>	<b>28,104</b>
<b>TOTAL CASH</b>		<b>559,281</b>	<b>46,910</b>	<b>(40,570)</b>	<b>565,620</b>

Prepared by: Audrey Fong  
Title: Accountant  
Date: 12/10/21

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

	CURRENT MONTH November 30, 2021				YEAR TO DATE November 30, 2021				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
<b>Revenue</b>									
<b>Rental Revenue</b>									
5120.000 - Rent Revenue - Gross Potential	25,327	23,544	1,783	7.57	125,181	117,720	7,461	6.33	282,528
5121.000 - Tenant Assistance Payments	18,361	14,665	3,696	25.19	91,370	73,333	18,037	24.59	176,000
5220.000 - Vacancies	(151)	(120)	(31)	(25.00)	(332)	(600)	268	44.66	(1,440)
<b>Net Rental Income</b>	<b>43,538</b>	<b>38,089</b>	<b>5,449</b>	<b>14.30</b>	<b>216,219</b>	<b>190,453</b>	<b>25,766</b>	<b>13.52</b>	<b>457,088</b>
<b>Financial Revenue</b>									
5410.000 - Interest Revenue - Project Operations	72	0	72	(100.00)	373	0	373	(100.00)	0
<b>Total Financial Revenue</b>	<b>72</b>	<b>0</b>	<b>72</b>	<b>(100.00)</b>	<b>373</b>	<b>0</b>	<b>373</b>	<b>(100.00)</b>	<b>0</b>
<b>Miscellaneous Revenue</b>									
5910.000 - Laundry Revenue	0	330	(330)	(100.00)	1,328	1,650	(322)	(19.50)	3,960
5970.002 - Grant	0	0	0	0.00	1,469	0	1,469	(100.00)	0
<b>Total Miscellaneous Revenue</b>	<b>0</b>	<b>330</b>	<b>(330)</b>	<b>(100.00)</b>	<b>2,797</b>	<b>1,650</b>	<b>1,147</b>	<b>69.47</b>	<b>3,960</b>
<b>Total Revenue</b>	<b>43,610</b>	<b>38,419</b>	<b>5,191</b>	<b>13.51</b>	<b>219,389</b>	<b>192,103</b>	<b>27,286</b>	<b>14.20</b>	<b>461,048</b>
<b>Operating Expense</b>									
<b>Administrative Expenses</b>									
6203.000 - Training/Meeting/Conferences	32	0	(32)	(100.00)	32	0	(32)	(100.00)	0
6204.000 - Management Consultants	0	0	0	0.00	30,000	0	(30,000)	(100.00)	30,000
6205.000 - IT Support Services	388	479	91	18.83	2,004	2,395	391	16.32	5,748
6205.001 - IT Equipment	0	83	83	100.00	0	415	415	100.00	996
6210.000 - Advertising and Marketing	0	0	0	0.00	234	100	(134)	(134.00)	100
6250.000 - Other Renting Expenses	46	25	(21)	(81.04)	257	125	(132)	(105.04)	300
6311.000 - Office Supplies	92	250	158	62.90	1,064	1,250	186	14.87	3,000
6311.001 - Office Equipment Lease Expense	405	558	153	27.41	2,197	2,790	593	21.23	6,696
6311.002 - Telephone/Fax/Cell Phone/Elevator	392	572	180	31.60	3,107	2,860	(247)	(8.63)	6,864
6311.003 - Postage/FedEx/UPS	16	0	(16)	(100.00)	137	100	(37)	(37.32)	100
6311.004 - Dues & Fees	378	376	(2)	(0.70)	2,025	1,880	(145)	(7.69)	4,512
6311.005 - Tax Return Fees	0	0	0	0.00	0	130	130	100.00	130
6311.006 - Bank Fees	188	107	(81)	(75.40)	835	535	(300)	(56.14)	1,284
6311.009 - Miscellaneous Supplies	0	0	0	0.00	134	0	(134)	(100.00)	0
6311.011 - Resident Activities	0	330	330	100.00	1,568	1,650	82	5.00	3,960
6320.000 - Management Fee	3,850	3,850	0	0.00	19,250	19,250	0	0.00	46,200
6330.000 - Manager Salaries	4,579	4,853	274	5.64	22,768	24,267	1,499	6.17	58,240
6330.001 - Manager Salaries - Non-prod (Vacation)	793	374	(419)	(112.25)	2,692	1,866	(826)	(44.25)	4,480
6350.000 - Audit/Tax Return Expense	0	125	125	100.00	0	625	625	100.00	1,500
6351.000 - Bookkeeping Fees	577	580	2	0.43	2,888	2,900	12	0.43	6,960
<b>Total Administrative Expenses</b>	<b>11,736</b>	<b>12,562</b>	<b>825</b>	<b>6.56</b>	<b>91,192</b>	<b>63,138</b>	<b>(28,054)</b>	<b>(44.43)</b>	<b>181,070</b>
<b>Utilities</b>									
6450.000 - Electricity	1,989	1,500	(489)	(32.60)	12,358	7,500	(4,858)	(64.77)	18,000
6451.000 - Water	1,957	1,600	(356)	(22.26)	8,803	8,000	(803)	(10.04)	19,200
6452.000 - Gas	513	517	4	0.75	2,164	2,585	422	16.32	6,204
<b>Total Utilities Expense</b>	<b>4,459</b>	<b>3,617</b>	<b>(841)</b>	<b>(23.26)</b>	<b>23,325</b>	<b>18,085</b>	<b>(5,239)</b>	<b>(28.97)</b>	<b>43,404</b>
<b>Maintenance Expenses</b>									

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

	CURRENT MONTH November 30, 2021				YEAR TO DATE November 30, 2021				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
6510.000 - Maintenance Salaries	3,799	4,212	413	9.80	18,625	21,060	2,434	11.55	50,544
6510.001 - Maintenance Salaries - Non-prod (Vacation)	867	405	(463)	(114.23)	2,751	2,025	(725)	(35.81)	4,860
6515.000 - Janitorial/Cleaning Supplies	235	360	126	34.93	5,145	1,800	(3,346)	(185.85)	4,320
6515.003 - Maintenance Uniforms	0	0	0	0.00	230	300	70	23.21	600
6515.004 - Plumbing Supplies	709	380	(329)	(86.60)	3,564	1,900	(1,663)	(87.54)	4,560
6515.005 - Electrical Supplies	419	350	(69)	(19.86)	3,288	1,750	(1,539)	(87.91)	4,200
6525.000 - Garbage & Trash Removal	1,119	1,010	(109)	(10.74)	5,590	5,050	(539)	(10.68)	12,120
6546.000 - HVAC Repairs & Maintenance	173	660	486	73.71	1,483	1,980	496	25.07	3,960
<b>Total Maintenance Expense</b>	<b>7,321</b>	<b>7,377</b>	<b>55</b>	<b>0.75</b>	<b>40,676</b>	<b>35,865</b>	<b>(4,812)</b>	<b>(13.41)</b>	<b>85,164</b>
<b>Maintenance Contracts</b>									
6520.000 - Maintenance Contracts	511	3,750	3,239	86.36	31,551	18,750	(12,801)	(68.27)	45,000
6520.001 - Janitorial/Cleaning Contract	0	500	500	100.00	2,250	2,500	250	10.00	6,000
6520.002 - Elevator Contract	0	0	0	0.00	2,080	1,520	(560)	(36.86)	3,040
6520.003 - Exterminating Contract	1,540	192	(1,348)	(702.08)	2,615	960	(1,655)	(172.39)	2,304
6520.004 - Grounds Contract	350	360	10	2.77	2,600	1,800	(800)	(44.44)	4,320
<b>Total Maintenance Contract Expense</b>	<b>2,401</b>	<b>4,802</b>	<b>2,401</b>	<b>49.99</b>	<b>41,096</b>	<b>25,530</b>	<b>(15,566)</b>	<b>(60.97)</b>	<b>60,664</b>
<b>Service Coordinator Expenses</b>									
6935.000 - Service Coordinator Salary	0	1,605	1,606	100.00	0	8,029	8,029	100.00	19,269
6935.001 - Service Coordinator Salaries - Non-prod (Vacation)	0	155	154	100.00	0	772	772	100.00	1,853
6936.002 - Service Coordinator Expenses - Software License (Pangea)	0	0	0	0.00	0	595	595	100.00	595
6936.004 - Service Coordinator Expenses - Membership Dues	0	0	0	0.00	128	0	(128)	(100.00)	0
<b>Total Service Coordinator Expenses</b>	<b>0</b>	<b>1,760</b>	<b>1,760</b>	<b>100.00</b>	<b>128</b>	<b>9,396</b>	<b>9,268</b>	<b>98.64</b>	<b>21,717</b>
<b>Taxes and Insurance</b>									
6711.000 - Payroll Taxes (FICA)	860	851	(8)	(0.97)	3,638	4,256	618	14.51	10,214
6720.000 - Property & Liability Insurance (Hazard)	2,605	1,416	(1,189)	(83.94)	12,826	7,080	(5,746)	(81.14)	16,992
6722.000 - Workman's Compensation	302	320	18	5.46	1,510	1,598	88	5.46	3,834
6723.000 - Health Insurance	1,233	1,576	343	21.77	5,675	7,881	2,205	27.98	18,915
6723.001 - Retirement	184	288	104	36.07	1,166	1,439	274	19.00	3,454
6723.002 - Unemployment Insurance	29	30	1	4.82	159	152	(7)	(4.36)	365
<b>Total Taxes and Insurance</b>	<b>5,213</b>	<b>4,481</b>	<b>(731)</b>	<b>(16.31)</b>	<b>24,974</b>	<b>22,406</b>	<b>(2,568)</b>	<b>(11.46)</b>	<b>53,774</b>
<b>Total Operating Expense</b>	<b>31,130</b>	<b>34,599</b>	<b>3,469</b>	<b>10.02</b>	<b>221,391</b>	<b>174,420</b>	<b>(46,971)</b>	<b>(26.92)</b>	<b>445,793</b>
<b>Total Net Operating Income/(Loss)</b>	<b>12,480</b>	<b>3,820</b>	<b>8,660</b>	<b>226.71</b>	<b>(2,002)</b>	<b>17,683</b>	<b>(19,685)</b>	<b>(111.32)</b>	<b>15,255</b>
<b>Total Project Expenses</b>	<b>31,130</b>	<b>34,599</b>	<b>(3,469)</b>	<b>(10.02)</b>	<b>221,390</b>	<b>174,420</b>	<b>46,970</b>	<b>26.92</b>	<b>445,793</b>
<b>Total Project Net Income (before Reserves &amp; CapEx)</b>	<b>12,480</b>	<b>3,820</b>	<b>8,660</b>	<b>226.71</b>	<b>(2,002)</b>	<b>17,683</b>	<b>(19,685)</b>	<b>(111.32)</b>	<b>15,255</b>
<b>Net Income (Loss) (on Operations)</b>	<b>12,480</b>	<b>3,820</b>	<b>8,660</b>	<b>226.71</b>	<b>(2,002)</b>	<b>17,683</b>	<b>(19,685)</b>	<b>(111.32)</b>	<b>15,255</b>

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

	CURRENT MONTH November 30, 2021				YEAR TO DATE November 30, 2021				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
<b>Other Non-Cash Expenses &amp; Revenue</b>									
Depreciation Expense	1,656	916	740	80.78	8,361	4,580	3,781	82.54	10,992
<b>GAAP Net Income/(Loss)</b>	<b>10,824</b>	<b>2,904</b>	<b>7,920</b>	<b>272.72</b>	<b>(10,363)</b>	<b>13,103</b>	<b>(23,466)</b>	<b>(179.08)</b>	<b>4,263</b>
<b>Cash Flow</b>									
Total Project Net Income	12,480	3,820	8,660	226.71	(2,002)	17,683	(19,685)	(111.32)	15,255
Add (Subtract)	7,007	0	(7,007)	(100.00)	(863)	0	863	(100.00)	0
<b>Increase (Decrease) in Operating Cash</b>	<b>5,473</b>	<b>3,820</b>	<b>1,653</b>	<b>43.26</b>	<b>(1,139)</b>	<b>17,683</b>	<b>(18,822)</b>	<b>(106.44)</b>	<b>15,255</b>
<b>Increase (decrease) in Ops Cash per Bal Sheet</b>	<b>5,473</b>	<b>0</b>	<b>5,473</b>	<b>100.00</b>	<b>(1,139)</b>	<b>0</b>	<b>(1,139)</b>	<b>100.00</b>	<b>0</b>

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

	November 30, 2021	October 31, 2021	Period Difference
<b>Assets</b>			
<b>Current Assets</b>			
<b>Cash</b>			
1120.000 - Cash - Operating	537,516.41	532,043.69	5,472.72
<b>Total Cash</b>	<b>537,516.41</b>	<b>532,043.69</b>	<b>5,472.72</b>
<b>Other Restricted Cash</b>			
1191.000 - Cash - Security Deposits	28,103.88	27,237.24	866.64
<b>Total Other Restricted Cash</b>	<b>28,103.88</b>	<b>27,237.24</b>	<b>866.64</b>
<b>Accounts Receivable Tenants &amp; Other</b>			
1130.000 - Accounts Receivable - Tenant Rent	0.00	1.00	(1.00)
<b>Total Accounts Receivable Tenants &amp; Other</b>	<b>0.00</b>	<b>1.00</b>	<b>(1.00)</b>
<b>Prepaid Expenses and Deposits</b>			
1200.001 - Prepaid Expense - Property Insurance	12,231.80	13,454.98	(1,223.18)
<b>Total Prepaid Expenses and Deposits</b>	<b>12,231.80</b>	<b>13,454.98</b>	<b>(1,223.18)</b>
<b>Reserves &amp; Impounds - Restricted Cash</b>			
1330.000 - Cash - Operating Reserve	147,457.26	147,457.26	0.00
<b>Total Reserves &amp; Impounds - Restricted Cash</b>	<b>147,457.26</b>	<b>147,457.26</b>	<b>0.00</b>
<b>Total Current Assets</b>	<b>725,309.35</b>	<b>720,194.17</b>	<b>5,115.18</b>
<b>Net Fixed Assets</b>			
<b>Fixed Assets</b>			
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
<b>Total Fixed Assets</b>	<b>248,742.57</b>	<b>248,742.57</b>	<b>0.00</b>
<b>Accumulated Depreciation</b>			
1495.000 - Accum. Depr. - Land Improvements	28,351.58	27,886.80	464.78
1495.002 - Accum. Depr. - Building Improvements	64,543.59	63,583.67	959.92
1495.003 - Accum. Depr. - Building Equipment	10,766.50	10,633.55	132.95
1495.004 - Accum. Depr. - Office Furniture & Equipment	9,580.45	9,482.11	98.34
1495.005 - Accum. Depr. - Maintenance Equipment	1,957.64	1,957.64	0.00
<b>Total Accumulated Depreciation</b>	<b>115,199.76</b>	<b>113,543.77</b>	<b>1,655.99</b>
<b>Net Fixed Assets</b>	<b>133,542.81</b>	<b>135,198.80</b>	<b>(1,655.99)</b>
<b>Total Assets</b>	<b>858,852.16</b>	<b>855,392.97</b>	<b>3,459.19</b>

**Liabilities & Equity**

**Liabilities**

**Current Liabilities**

2109.000 - Accounts Payable - Accrued Expenses	6,663.93	1,600.00	5,063.93
2110.000 - Accounts Payable - Operations	21,784.40	34,773.49	(12,989.09)
2114.000 - Accounts Payable - Beacon Communities	20,611.28	21,541.83	(930.55)
2118.000 - Escheat Checks Payable	150.00	150.00	0.00

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

	November 30, 2021	October 31, 2021	Period Difference
2120.000 - Accrued Vacation Payable	13,070.29	15,235.18	(2,164.89)
2126.000 - Accrued Payroll	899.12	299.71	599.41
<b>Total Current Liabilities</b>	<b>63,179.02</b>	<b>73,600.21</b>	<b>(10,421.19)</b>
<b>Other Current Liabilities</b>			
2210.000 - Prepaid Revenue	2,432.00	0.00	2,432.00
<b>Total Other Current Liabilities</b>	<b>2,432.00</b>	<b>0.00</b>	<b>2,432.00</b>
<b>Other Liabilities</b>			
2191.000 - Security Deposits Payable	23,094.00	22,470.00	624.00
2191.001 - Security Deposit Interest Payable	1,197.00	1,196.93	0.07
<b>Total Other Liabilities</b>	<b>24,291.00</b>	<b>23,666.93</b>	<b>624.07</b>
<b>Total Liabilities</b>	<b>89,902.02</b>	<b>97,267.14</b>	<b>(7,365.12)</b>
<b>Equity</b>			
3131.000 - Unrestricted Net Assets	147,457.26	147,457.26	0.00
3140.000 - Retained Earnings - Profit or Loss	631,855.44	631,855.44	0.00
<b>Current Net Income</b>	<b>(10,362.56)</b>	<b>(21,186.87)</b>	<b>10,824.31</b>
<b>Total Equity</b>	<b>768,950.14</b>	<b>758,125.83</b>	<b>10,824.31</b>
<b>Total Liabilities &amp; Equity</b>	<b>858,852.16</b>	<b>855,392.97</b>	<b>3,459.19</b>

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

<b>DESCRIPTION</b>	<b>Amount</b>
Employees' Wages/Salaries for the month	12,463.42
Work Comp, Unemployment Ins, Pension & Health Benefits	1,748.00
Computer Lease	388.76
Property Liability Insurance	1,381.57
Concur Purchases	186.16
Other-AP transactions-	15.87
Bookkeeping Fees (77 units* \$7.50)	577.50
Rental Housing Mgmt fees (\$50*77 units)	3,850.00
<b>TOTAL DUE TO Beacon For the Month</b>	<b>20,611.28</b>
<b>Recap:</b>	
<b>Balance as of 6/30/2021</b>	17,754.67
July Charges	17,248.95
July Repayment to Beacon	(17,754.67)
<b>Ending Balance @ 07/31/21</b>	<b>17,248.95</b>
August Charges	17,035.31
August Repayment to Beacon	(17,248.95)
<b>Ending Balance @ 08/31/21</b>	<b>17,035.31</b>
September Charges	17,551.98
September Repayment to Beacon	(17,035.31)
<b>Ending Balance @ 09/30/21</b>	<b>17,551.98</b>
October Charges	21,541.83
October Repayment to Beacon	(17,551.98)
<b>Ending Balance @ 10/31/21</b>	<b>21,541.83</b>
November Charges	20,611.28
November Repayment to Beacon	(21,541.83)
<b>Ending Balance @ 11/30/21</b>	<b>20,611.28</b>



### Lomita Manor Senior Housing General Ledger Report For Prior Month (11/01/2021 to 11/30/2021)

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>1120.000 - Cash - Operating (Balance Forward As of 11/01/2021)</b>							<b>532,043.69</b>
11/01/2021	11/01/2021	51263	05/2022-400 Deposited 11/01/2021 Settlement:12835700401	OARB	887.00		532,930.69
11/01/2021	11/01/2021	51264	05/2022-401 Deposited 11/01/2021 Settlement:12822500913	OARB	2,839.00		535,769.69
11/02/2021	11/02/2021	24274	AP Pymt - CallMet Services Inc	DB		1,117.45	534,652.24
11/02/2021	11/02/2021	24275	AP Pymt - Cleaner Image Inc	DB		2,500.00	532,152.24
11/02/2021	11/02/2021	24276	AP Pymt - Cosco Fire Protection Inc - Brea	DB		5,786.36	526,365.88
11/02/2021	11/02/2021	24277	AP Pymt - Ferguson Facilities Supply - Atlanta	DB		139.46	526,226.42
11/02/2021	11/02/2021	24278	AP Pymt - Ferguson Facilities Supply - Atlanta	DB		181.88	526,044.54
11/02/2021	11/02/2021	24279	AP Pymt - Ferguson Facilities Supply - Atlanta	DB		207.27	525,837.27
11/02/2021	11/02/2021	24280	AP Pymt - Ferguson Facilities Supply - Atlanta	DB		500.54	525,336.73
11/02/2021	11/02/2021	24281	AP Pymt - Ferguson Facilities Supply - Atlanta	DB		147.11	525,189.62
11/02/2021	11/02/2021	24282	AP Pymt - Ferguson Facilities Supply - Atlanta	DB		1,061.18	524,128.44
11/02/2021	11/02/2021	24283	AP Pymt - HD Supply Ltd	DB		166.86	523,961.58
11/02/2021	11/02/2021	24284	AP Pymt - HD Supply Ltd	DB		174.56	523,787.02
11/02/2021	11/02/2021	24285	AP Pymt - HD Supply Ltd	DB		161.67	523,625.35
11/02/2021	11/02/2021	24286	AP Pymt - HD Supply Ltd	DB		189.21	523,436.14
11/02/2021	11/02/2021	24287	AP Pymt - HD Supply Ltd	DB		319.23	523,116.91
11/02/2021	11/02/2021	24288	AP Pymt - HD Supply Ltd	DB		174.88	522,942.03
11/02/2021	11/02/2021	24289	AP Pymt - HD Supply Ltd	DB		193.85	522,748.18
11/02/2021	11/02/2021	24290	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	DB		897.60	521,850.58
11/02/2021	11/02/2021	24291	AP Pymt - Rent Track	DB		39.00	521,811.58
11/02/2021	11/02/2021	24292	AP Pymt - Round The Clock Pest Control Inc	DB		515.00	521,296.58
11/02/2021	11/02/2021	24293	AP Pymt - So Cal Edison	DB		58.95	521,237.63
11/02/2021	11/02/2021	24294	AP Pymt - So Cal Edison	DB		2,162.59	519,075.04
11/02/2021	11/02/2021	24295	AP Pymt - SoCal Gas	DB		71.57	519,003.47
11/02/2021	11/02/2021	24296	AP Pymt - SoCal Gas	DB		344.08	518,659.39
11/02/2021	11/02/2021	51265	05/2022-402 Deposited 11/02/2021 Settlement:12860387769	OARB	501.00		519,160.39
11/02/2021	11/02/2021	51266	05/2022-403 Deposited 11/02/2021 Settlement:12851204141	OARB	9,915.00		529,075.39
11/03/2021	11/03/2021	51267	05/2022-404 Deposited 11/03/2021 Settlement:12867994165	OARB	4,110.00		533,185.39
11/04/2021	11/04/2021	51268	05/2022-405 Deposited 11/04/2021 Settlement:12886893041	OARB	650.00		533,835.39
11/04/2021	11/04/2021	51269	05/2022-406 Deposited 11/04/2021 Settlement:12882426041	OARB	3,864.00		537,699.39
11/04/2021	11/04/2021	AF	LOM 11.21 Subsidy Payment	GJ	18,360.50		556,059.89
11/05/2021	11/05/2021	51270	05/2022-407 Deposited 11/05/2021 Settlement:12901495145	OARB	310.00		556,369.89
11/05/2021	11/05/2021	51271	05/2022-408 Deposited 11/05/2021 Settlement:12895195233	OARB	1,130.00		557,499.89
11/08/2021	11/08/2021	51272	05/2022-409 Deposited 11/08/2021 Settlement:12922098037	OARB	325.00		557,824.89
11/09/2021	11/09/2021	24297	AP Pymt - CABRERA, CONCEPCION: Unit - LOM002-102B	DB		111.21	557,713.68
11/09/2021	11/09/2021	24298	AP Pymt - Humangood Affordable Housing	DB		17,551.98	540,161.70
11/09/2021	11/09/2021	51274	05/2022-411 Deposited 11/09/2021 Settlement:12934941437	OARB	353.00		540,514.70
11/10/2021	11/10/2021	51276	05/2022-413 Deposited 11/10/2021 Settlement:12943232625	OARB	444.00		540,958.70
11/22/2021	11/22/2021	Voided - 24266	AP Pymt - Home Depot Credit Services - Phoenix: Vendor did not received the check, lost in the mail.	DB	111.34		541,070.04
11/23/2021	11/23/2021	24299	AP Pymt - AT&T - Box 9011	DB		266.40	540,803.64
11/23/2021	11/23/2021	24300	AP Pymt - Bobs Lawn Service - Jesus Arias	DB		350.00	540,453.64
11/23/2021	11/23/2021	24301	AP Pymt - Community Controls	DB		419.51	540,034.13
11/23/2021	11/23/2021	24302	AP Pymt - Cosco Fire Protection Inc - Brea	DB		75.00	539,959.13
11/23/2021	11/23/2021	24303	AP Pymt - Ferguson Facilities Supply - Atlanta	DB		126.13	539,833.00
11/23/2021	11/23/2021	24304	AP Pymt - HD Supply Ltd	DB		376.92	539,456.08
11/23/2021	11/23/2021	24305	AP Pymt - HD Supply Ltd	DB		282.69	539,173.39
11/23/2021	11/23/2021	24306	AP Pymt - HD Supply Ltd	DB		223.00	538,950.39
11/23/2021	11/23/2021	24307	AP Pymt - Home Depot Credit Services - Phoenix	DB		111.34	538,839.05
11/23/2021	11/23/2021	24308	AP Pymt - Home Depot Credit Services - Phoenix	DB		108.09	538,730.96
11/23/2021	11/23/2021	24309	AP Pymt - RealPage Inc	DB		460.99	538,269.97
11/23/2021	11/23/2021	24310	AP Pymt - Round The Clock Pest Control Inc	DB		1,540.00	536,729.97
11/23/2021	11/23/2021	24311	AP Pymt - SoCal Gas	DB		79.29	536,650.68
11/23/2021	11/23/2021	24312	AP Pymt - SoCal Gas	DB		433.80	536,216.88
11/23/2021	11/23/2021	24313	AP Pymt - Staples - Dallas	DB		92.73	536,124.15
11/23/2021	11/23/2021	24314	AP Pymt - Sweinhart Elect Co Inc	DB		282.00	535,842.15
11/23/2021	11/23/2021	24315	AP Pymt - Swenson Group - Dallas	DB		405.05	535,437.10
11/30/2021	11/30/2021	51278	05/2022-414 Deposited 11/30/2021	OARB	1,897.00		537,334.10
11/30/2021	11/30/2021	51279	05/2022-415 Deposited 11/30/2021	OARB	385.00		537,719.10
11/30/2021	11/30/2021		Bank Interest Earned: LOM int earned op 11.21	DB	72.70		537,791.80
11/30/2021	11/30/2021		Bank Service Charge: LOM bk fees 11.21	DB		187.68	537,604.12
11/30/2021	11/30/2021	AF	LOM RP fees 11.21	GJ		87.71	537,516.41

**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (11/01/2021 to 11/30/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>Totals for 1120.000 - Cash - Operating</b>					<b>46,154.54</b>	<b>40,681.82</b>	<b>537,516.41</b>
<b>1130.000 - Accounts Receivable - Tenant Rent (Balance Forward As of 11/01/2021)</b>							<b>1.00</b>
11/01/2021	11/01/2021	FileID-5252673-1	Accounts Receivable - Tenant Rent	OARA	20,832.00		20,833.00
11/01/2021	11/01/2021	FileID-5256656-4	Accounts Receivable - Tenant Rent	OARA		10,193.00	10,640.00
11/02/2021	11/02/2021	FileID-5256656-3	Accounts Receivable - Tenant Rent	OARA		223.00	10,417.00
11/02/2021	11/02/2021	FileID-5260225-4	Accounts Receivable - Tenant Rent	OARA		3,628.00	6,789.00
11/03/2021	11/03/2021	FileID-5260225-3	Accounts Receivable - Tenant Rent	OARA		482.00	6,307.00
11/03/2021	11/03/2021	FileID-5264529-2	Accounts Receivable - Tenant Rent	OARA		4,514.00	1,793.00
11/04/2021	11/04/2021	FileID-5275967-2	Accounts Receivable - Tenant Rent	OARA		1,440.00	353.00
11/05/2021	11/05/2021	FileID-5275967-3	Accounts Receivable - Tenant Rent	OARA	293.00		646.00
11/05/2021	11/05/2021	FileID-5281864-2	Accounts Receivable - Tenant Rent	OARA		293.00	353.00
11/08/2021	11/08/2021	FileID-5285932-2	Accounts Receivable - Tenant Rent	OARA		353.00	0.00
11/09/2021	11/09/2021	FileID-5285932-3	Accounts Receivable - Tenant Rent	OARA	326.00		326.00
11/09/2021	11/09/2021	FileID-5294349-2	Accounts Receivable - Tenant Rent	OARA		326.00	0.00
<b>Totals for 1130.000 - Accounts Receivable - Tenant Rent</b>					<b>21,451.00</b>	<b>21,452.00</b>	<b>0.00</b>
<b>1191.000 - Cash - Security Deposits (Balance Forward As of 11/01/2021)</b>							<b>27,237.24</b>
11/08/2021	11/08/2021	51273	05/2022-410 Deposited 11/08/2021 Settlement:12922098029	OARB	372.00		27,609.24
11/10/2021	11/10/2021	51275	05/2022-412 Deposited 11/10/2021 Settlement:12943232617	OARB	491.00		28,100.24
11/30/2021	11/30/2021		Bank Interest Earned: LOM int earned sd 11.21	DB	3.64		28,103.88
<b>Totals for 1191.000 - Cash - Security Deposits</b>					<b>866.64</b>	<b>0.00</b>	<b>28,103.88</b>
<b>1200.001 - Prepaid Expense - Property Insurance (Balance Forward As of 11/01/2021)</b>							<b>13,454.98</b>
11/30/2021	11/30/2021	AF	LOM Earthquake Insurance Exp	GJ		1,223.18	12,231.80
<b>Totals for 1200.001 - Prepaid Expense - Property Insurance</b>					<b>0.00</b>	<b>1,223.18</b>	<b>12,231.80</b>
<b>1330.000 - Cash - Operating Reserve (Balance Forward As of 11/01/2021)</b>							<b>147,457.26</b>
<b>Totals for 1330.000 - Cash - Operating Reserve</b>					<b>0.00</b>	<b>0.00</b>	<b>147,457.26</b>
<b>1410.001 - Land Improvements (Balance Forward As of 11/01/2021)</b>							<b>83,660.00</b>
<b>Totals for 1410.001 - Land Improvements</b>					<b>0.00</b>	<b>0.00</b>	<b>83,660.00</b>
<b>1420.001 - Building Improvements (Balance Forward As of 11/01/2021)</b>							<b>122,253.46</b>
<b>Totals for 1420.001 - Building Improvements</b>					<b>0.00</b>	<b>0.00</b>	<b>122,253.46</b>
<b>1440.000 - Building Equipment (Balance Forward As of 11/01/2021)</b>							<b>25,391.00</b>
<b>Totals for 1440.000 - Building Equipment</b>					<b>0.00</b>	<b>0.00</b>	<b>25,391.00</b>
<b>1465.000 - Office Furniture &amp; Equipment (Balance Forward As of 11/01/2021)</b>							<b>15,480.47</b>
<b>Totals for 1465.000 - Office Furniture &amp; Equipment</b>					<b>0.00</b>	<b>0.00</b>	<b>15,480.47</b>
<b>1470.000 - Maintenance Equipment (Balance Forward As of 11/01/2021)</b>							<b>1,957.64</b>
<b>Totals for 1470.000 - Maintenance Equipment</b>					<b>0.00</b>	<b>0.00</b>	<b>1,957.64</b>
<b>1495.000 - Accum. Depr. - Land Improvements (Balance Forward As of 11/01/2021)</b>							<b>(27,886.80)</b>
11/01/2021	11/01/2021		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS-004914-161212	FA		464.78	(28,351.58)
<b>Totals for 1495.000 - Accum. Depr. - Land Improvements</b>					<b>0.00</b>	<b>464.78</b>	<b>(28,351.58)</b>
<b>1495.002 - Accum. Depr. - Building Improvements (Balance Forward As of 11/01/2021)</b>							<b>(63,583.67)</b>
11/01/2021	11/01/2021		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA		150.00	(63,733.67)
11/01/2021	11/01/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA		133.33	(63,867.00)
11/01/2021	11/01/2021		Depreciation for asset LOM-Awning Replacement, serial number AS-004963-170410	FA		122.50	(63,989.50)
11/01/2021	11/01/2021		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA		87.47	(64,076.97)
11/01/2021	11/01/2021		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA		25.00	(64,101.97)

**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (11/01/2021 to 11/30/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
11/01/2021	11/01/2021		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427	FA		152.48	(64,254.45)
11/01/2021	11/01/2021		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427	FA		69.17	(64,323.62)
11/01/2021	11/01/2021		Depreciation for asset LOM-Office Door, serial number AS-019679-210427	FA		29.77	(64,353.39)
11/01/2021	11/01/2021		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427	FA		132.81	(64,486.20)
11/01/2021	11/01/2021		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	FA		57.39	(64,543.59)
<b>Totals for 1495.002 - Accum. Depr. - Building Improvements</b>					<b>0.00</b>	<b>959.92</b>	<b>(64,543.59)</b>
<b>1495.003 - Accum. Depr. - Building Equipment (Balance Forward As of 11/01/2021)</b>							<b>(10,633.55)</b>
11/01/2021	11/01/2021		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	FA		132.95	(10,766.50)
<b>Totals for 1495.003 - Accum. Depr. - Building Equipment</b>					<b>0.00</b>	<b>132.95</b>	<b>(10,766.50)</b>
<b>1495.004 - Accum. Depr. - Office Furniture &amp; Equipment (Balance Forward As of 11/01/2021)</b>							<b>(9,482.11)</b>
11/01/2021	11/01/2021		Depreciation for asset LOM-Commonity Furniture, serial number AS-004912-161209	FA		98.34	(9,580.45)
<b>Totals for 1495.004 - Accum. Depr. - Office Furniture &amp; Equipment</b>					<b>0.00</b>	<b>98.34</b>	<b>(9,580.45)</b>
<b>1495.005 - Accum. Depr. - Maintenance Equipment (Balance Forward As of 11/01/2021)</b>							<b>(1,957.64)</b>
<b>Totals for 1495.005 - Accum. Depr. - Maintenance Equipment</b>					<b>0.00</b>	<b>0.00</b>	<b>(1,957.64)</b>
<b>2109.000 - Accounts Payable - Accrued Expenses (Balance Forward As of 11/01/2021)</b>							<b>(1,600.00)</b>
11/01/2021	11/01/2021	Reversed - AF	Reversed -- LOM Accr Water Exp 10.21	GJ	1,600.00		0.00
11/30/2021	11/30/2021	AF	LOM Accr Elec Exp 11.21	GJ		1,989.10	(1,989.10)
11/30/2021	11/30/2021	AF	LOM Accr Trash Exp 11.21	GJ		1,118.55	(3,107.65)
11/30/2021	11/30/2021	AF	LOM Accr Water Exp 11.21	GJ		3,556.28	(6,663.93)
<b>Totals for 2109.000 - Accounts Payable - Accrued Expenses</b>					<b>1,600.00</b>	<b>6,663.93</b>	<b>(6,663.93)</b>
<b>2110.000 - Accounts Payable - Operations (Balance Forward As of 11/01/2021)</b>							<b>(34,773.49)</b>
11/02/2021	11/02/2021	24274	AP Pymt - CalMet Services Inc: 1.00 1117.45 Trash Ser-DB vice 10.21	DB	1,117.45		(33,656.04)
11/02/2021	11/02/2021	24275	AP Pymt - Cleaner Image Inc: 1.00 1750.00 Cleaning Service Oct 1-22, 2021	DB	1,750.00		(31,906.04)
11/02/2021	11/02/2021	24275	AP Pymt - Cleaner Image Inc: 1.00 750.00 Cleaning Ser-DB vice Oct 25-31, 2021	DB	750.00		(31,156.04)
11/02/2021	11/02/2021	24276	AP Pymt - Cosco Fire Protection Inc - Brea: 1.00 4991.36 Annual Sprinkler Inspection Repairs	DB	4,991.36		(26,164.68)
11/02/2021	11/02/2021	24276	AP Pymt - Cosco Fire Protection Inc - Brea: 1.00 795.00 Annual Hydrant Inspection Repairs	DB	795.00		(25,369.68)
11/02/2021	11/02/2021	24277	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 55.68 Supplies	DB	55.68		(25,314.00)
11/02/2021	11/02/2021	24277	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 83.78 LED Light Kit	DB	83.78		(25,230.22)
11/02/2021	11/02/2021	24278	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 181.88 Supplies	DB	181.88		(25,048.34)
11/02/2021	11/02/2021	24279	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 207.27 Office Lights	DB	207.27		(24,841.07)
11/02/2021	11/02/2021	24280	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 500.54 112A Supply	DB	500.54		(24,340.53)
11/02/2021	11/02/2021	24281	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 147.11 Supplies	DB	147.11		(24,193.42)
11/02/2021	11/02/2021	24282	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 1061.18 Heat PTAC 203B	DB	1,061.18		(23,132.24)
11/02/2021	11/02/2021	24283	AP Pymt - HD Supply Ltd: 1.00 166.86 Door Bottom Supply	DB	166.86		(22,965.38)
11/02/2021	11/02/2021	24284	AP Pymt - HD Supply Ltd: 1.00 174.56 Electrical Supplies	DB	174.56		(22,790.82)
11/02/2021	11/02/2021	24285	AP Pymt - HD Supply Ltd: 1.00 161.67 ADA Plugin Button 204B 309B	DB	161.67		(22,629.15)
11/02/2021	11/02/2021	24286	AP Pymt - HD Supply Ltd: 1.00 189.21 Electrical Supplies	DB	189.21		(22,439.94)
11/02/2021	11/02/2021	24287	AP Pymt - HD Supply Ltd: 1.00 319.23 Supplies	DB	319.23		(22,120.71)
11/02/2021	11/02/2021	24288	AP Pymt - HD Supply Ltd: 1.00 42.15 Gas Kit	DB	42.15		(22,078.56)
11/02/2021	11/02/2021	24288	AP Pymt - HD Supply Ltd: 1.00 53.37 ADA Door Knock Signaler 204B 309B	DB	53.37		(22,025.19)
11/02/2021	11/02/2021	24288	AP Pymt - HD Supply Ltd: 1.00 79.36 Cleaning Supplies	DB	79.36		(21,945.83)
11/02/2021	11/02/2021	24289	AP Pymt - HD Supply Ltd: 1.00 193.85 Cleaning Supplies	DB	193.85		(21,751.98)
11/02/2021	11/02/2021	24290	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 897.60 210A Repair Leaking Shower Pipe	DB	897.60		(20,854.38)
11/02/2021	11/02/2021	24291	AP Pymt - Rent Track: 1.00 39.00 Monthly Reporting	DB	39.00		(20,815.38)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
			Service Fee				
11/02/2021	11/02/2021	24292	AP Pymt - Round The Clock Pest Control Inc: 1.00	DB	515.00		(20,300.38)
			515.00 Pest Control Service				
11/02/2021	11/02/2021	24293	AP Pymt - So Cal Edison: 1.00 58.95 Manager Unit Elec-DB		58.95		(20,241.43)
			trical Service 09.15.21-10.14.21				
11/02/2021	11/02/2021	24294	AP Pymt - So Cal Edison: 1.00 2162.59 Electrical Ser-	DB	2,162.59		(18,078.84)
			vice 09.15.21-10.14.21				
11/02/2021	11/02/2021	24295	AP Pymt - SoCal Gas: 1.00 71.57 Gas Service A blding	DB	71.57		(18,007.27)
			08.31.21-10.01.21				
11/02/2021	11/02/2021	24296	AP Pymt - SoCal Gas: 1.00 344.08 Gas Service B Blding	DB	344.08		(17,663.19)
			08.31.21-10.01.21				
11/09/2021	11/09/2021	24297	AP Pymt - CABRERA, CONCEPCION: Pet Deposit Re-	DB	75.00		(17,588.19)
			fund Bldg LOM002 - Unit 102B				
11/09/2021	11/09/2021	24297	AP Pymt - CABRERA, CONCEPCION: Deposit Refund	DB	36.21		(17,551.98)
			Bldg LOM002 - Unit 102B				
11/09/2021	11/09/2021	24298	AP Pymt - Humangood Affordable Housing: Beacon	DB	17,551.98		0.00
			Communities Advances for the Month of September				
			2021.				
11/10/2021	09/30/2021	23706	AP Invoice - Sweinhart Elect Co Inc	APA		282.00	(282.00)
11/10/2021	10/29/2021	81788	AP Invoice - Round The Clock Pest Control Inc	APA		1,400.00	(1,682.00)
11/10/2021	11/02/2021	82005	AP Invoice - Round The Clock Pest Control Inc	APA		140.00	(1,822.00)
11/10/2021	10/25/2021	1031211	AP Invoice - Bobs Lawn Service - Jesus Arias	APA		350.00	(2,172.00)
11/10/2021	10/19/2021	7090578	AP Invoice - Home Depot Credit Services - Phoenix	APA		88.09	(2,260.09)
11/10/2021	10/28/2021	17242731	AP Invoice - AT&T - Box 9011	APA		266.40	(2,526.49)
11/10/2021	11/01/2021	30387019	AP Invoice - Swenson Group - Dallas	APA		405.05	(2,931.54)
11/10/2021	11/01/2021	1000537388	AP Invoice - Cosco Fire Protection Inc - Brea	APA		75.00	(3,006.54)
11/10/2021	10/31/2021	8064129965	AP Invoice - Staples - Dallas	APA		92.73	(3,099.27)
11/10/2021	10/25/2021	9196786022	AP Invoice - HD Supply Ltd	APA		376.92	(3,476.19)
11/10/2021	10/25/2021	9196786201	AP Invoice - HD Supply Ltd	APA		49.49	(3,525.68)
11/10/2021	10/26/2021	9196852598	AP Invoice - HD Supply Ltd	APA		282.69	(3,808.37)
11/10/2021	11/03/2021	9197104747	AP Invoice - HD Supply Ltd	APA		173.51	(3,981.88)
11/10/2021	11/04/2021	01350501803/1	AP Invoice - SoCal Gas	APA		79.29	(4,061.17)
			0-11.21				
11/10/2021	11/04/2021	11430501061/1	AP Invoice - SoCal Gas	APA		433.80	(4,494.97)
			0-11.21				
11/10/2021	11/03/2021	AAAO567534	AP Invoice - Community Controls	APA		419.51	(4,914.48)
11/10/2021	10/17/2021	FCH007511301	AP Invoice - Home Depot Credit Services - Phoenix	APA		20.00	(4,934.48)
11/10/2021	10/19/2021	I2110018882	AP Invoice - RealPage Inc	APA		460.99	(5,395.47)
11/10/2021	10/20/2021	WC507029	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		126.13	(5,521.60)
11/22/2021	11/16/2021	82	AP Invoice - Humangood Affordable Housing: Beacon	APA		21,541.83	(27,063.43)
			Communities advance for the month of October 2021				
11/22/2021	11/22/2021	Voided - 24266	AP Pymt - Home Depot Credit Services - Phoenix: 1.00	DB		35.00	(27,098.43)
			35.00 Late Fee				
11/22/2021	11/22/2021	Voided - 24266	AP Pymt - Home Depot Credit Services - Phoenix: 1.00	DB		76.34	(27,174.77)
			76.34 Supplies Stock				
11/23/2021	11/23/2021	24299	AP Pymt - AT&T - Box 9011: 1.00 266.40 Phone Service	DB	266.40		(26,908.37)
			09.28.21-10.27.21				
11/23/2021	11/23/2021	24300	AP Pymt - Bobs Lawn Service - Jesus Arias: 1.00 350.00	DB	350.00		(26,558.37)
			Landscaping Service				
11/23/2021	11/23/2021	24301	AP Pymt - Community Controls: 1.00 419.51 Stock-	DB	419.51		(26,138.86)
			Remotes and Key Cards				
11/23/2021	11/23/2021	24302	AP Pymt - Cosco Fire Protection Inc - Brea: 1.00 75.00	DB	75.00		(26,063.86)
			Monitoring Service				
11/23/2021	11/23/2021	24303	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00	DB	126.13		(25,937.73)
			126.13 Supplies				
11/23/2021	11/23/2021	24304	AP Pymt - HD Supply Ltd: 1.00 376.92 Stock Disposer	DB	376.92		(25,560.81)
11/23/2021	11/23/2021	24305	AP Pymt - HD Supply Ltd: 1.00 282.69 Stock Disposer	DB	282.69		(25,278.12)
11/23/2021	11/23/2021	24306	AP Pymt - HD Supply Ltd: 1.00 173.51 Supplies HVAC	DB	173.51		(25,104.61)
			Broan				
11/23/2021	11/23/2021	24306	AP Pymt - HD Supply Ltd: 1.00 49.49 Stock Shower Rod	DB	49.49		(25,055.12)
11/23/2021	11/23/2021	24307	AP Pymt - Home Depot Credit Services - Phoenix: 1.00	DB	35.00		(25,020.12)
			35.00 Late Fee				
11/23/2021	11/23/2021	24307	AP Pymt - Home Depot Credit Services - Phoenix: 1.00	DB	76.34		(24,943.78)
			76.34 Supplies Stock				
11/23/2021	11/23/2021	24308	AP Pymt - Home Depot Credit Services - Phoenix: 1.00	DB	20.00		(24,923.78)
			20.00 Late fee				
11/23/2021	11/23/2021	24308	AP Pymt - Home Depot Credit Services - Phoenix: 1.00	DB	88.09		(24,835.69)
			88.09 Supplies				
11/23/2021	11/23/2021	24309	AP Pymt - RealPage Inc: 1.00 124.80 12.21 Phone	DB	124.80		(24,710.89)
			emergency calls				
11/23/2021	11/23/2021	24309	AP Pymt - RealPage Inc: 1.00 290.93 12.21 Dues and	DB	290.93		(24,419.96)
			Fees				
11/23/2021	11/23/2021	24309	AP Pymt - RealPage Inc: 1.00 45.26 12.21 Other renting	DB	45.26		(24,374.70)
			exp crd cks				
11/23/2021	11/23/2021	24310	AP Pymt - Round The Clock Pest Control Inc: 1.00	DB	140.00		(24,234.70)
			140.00 Pest Control Service				
11/23/2021	11/23/2021	24310	AP Pymt - Round The Clock Pest Control Inc: 1.00	DB	1,400.00		(22,834.70)
			1400.00 310A Bed Bug Treatment				

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
11/23/2021	11/23/2021	24311	AP Pymt - SoCal Gas: 1.00 79.29 Gas Service A bldg	DB	79.29		(22,755.41)
			10.01.21-11.02.21				
11/23/2021	11/23/2021	24312	AP Pymt - SoCal Gas: 1.00 433.80 Gas Service B bldg-	DB	433.80		(22,321.61)
			ing 10.01.21-11.02.21				
11/23/2021	11/23/2021	24313	AP Pymt - Staples - Dallas: 1.00 92.73 Office Supplies	DB	92.73		(22,228.88)
11/23/2021	11/23/2021	24314	AP Pymt - Schweinhart Elect Co Inc: 1.00 282.00 ER	DB	282.00		(21,946.88)
			Power System Monthly Service				
11/23/2021	11/23/2021	24315	AP Pymt - Swenson Group - Dallas: 1.00 405.05 Leased	DB	405.05		(21,541.83)
			Copy Machine Fee				
11/30/2021	11/30/2021	85-37-5371437-39	AP Invoice - Artidiello, Maria	APA		242.57	(21,784.40)
<b>Totals for 2110.000 - Accounts Payable - Operations</b>					<b>40,406.43</b>	<b>27,417.34</b>	<b>(21,784.40)</b>
<b>2114.000 - Accounts Payable - Beacon Communities (Balance Forward As of 11/01/2021)</b>							<b>(21,541.83)</b>
11/01/2021	11/01/2021	RC	HGAH 11.2021 Prop Liab Ins	GJ		1,381.57	(22,923.40)
11/01/2021	11/01/2021	RC	HGAH 11.2021 Workers Comp	GJ		302.00	(23,225.40)
11/13/2021	11/13/2021	RC	HGAH 11.13.21 Payroll	GJ		4,502.79	(27,728.19)
11/19/2021	11/19/2021	RC	HGAH FEDEX 757115865	GJ		15.87	(27,744.06)
11/22/2021	11/16/2021	82	AP Invoice - Humangood Affordable Housing: Beacon	APA	21,541.83		(6,202.23)
			Communities advance for the month of October 2021				
11/27/2021	11/27/2021	RC	HGAH 11.27.21 Payroll	GJ		7,960.63	(14,162.86)
11/30/2021	11/30/2021	QN	11.2021 Mgmt & Bkpk Fees	GJ		4,427.50	(18,590.36)
11/30/2021	11/30/2021	RC	HGAH 11.2021 Benefits	GJ		1,446.00	(20,036.36)
11/30/2021	11/30/2021	RC	HGAH 11.2021 Computer Lease	GJ		388.76	(20,425.12)
11/30/2021	11/30/2021	RC	HGAH 11.2021 Concur - Pcards	GJ		186.16	(20,611.28)
<b>Totals for 2114.000 - Accounts Payable - Beacon Communities</b>					<b>21,541.83</b>	<b>20,611.28</b>	<b>(20,611.28)</b>
<b>2118.000 - Escheat Checks Payable (Balance Forward As of 11/01/2021)</b>							<b>(150.00)</b>
<b>Totals for 2118.000 - Escheat Checks Payable</b>					<b>0.00</b>	<b>0.00</b>	<b>(150.00)</b>
<b>2120.000 - Accrued Vacation Payable (Balance Forward As of 11/01/2021)</b>							<b>(15,235.18)</b>
11/01/2021	11/01/2021	Reversed - RC	Reversed -- HGAH 10.2021 Vacation Accruals	GJA	15,235.18		0.00
11/30/2021	11/30/2021	RC	HGAH 11.2021 Vacation Accruals	GJA		13,070.29	(13,070.29)
<b>Totals for 2120.000 - Accrued Vacation Payable</b>					<b>15,235.18</b>	<b>13,070.29</b>	<b>(13,070.29)</b>
<b>2126.000 - Accrued Payroll (Balance Forward As of 11/01/2021)</b>							<b>(299.71)</b>
11/01/2021	11/01/2021	Reversed - RC	Reversed -- HGAH 10.2021 Payroll Accruals	GJA	299.71		0.00
11/30/2021	11/30/2021	RC	HGAH 11.2021 Payroll Accruals	GJA		899.12	(899.12)
<b>Totals for 2126.000 - Accrued Payroll</b>					<b>299.71</b>	<b>899.12</b>	<b>(899.12)</b>
<b>2190.000 - Deposit Refund in Transit (Balance Forward As of 11/01/2021)</b>							<b>0.00</b>
11/30/2021	11/30/2021	85-37-5371437-39	AP Invoice - Artidiello, Maria: Deposit Refund Bldg	APA	242.57		242.57
			LOM001 - Unit 112A				
11/30/2021	11/30/2021	FileID-5371449-4	Deposit Refund in Transit	OARA		242.57	0.00
<b>Totals for 2190.000 - Deposit Refund in Transit</b>					<b>242.57</b>	<b>242.57</b>	<b>0.00</b>
<b>2191.000 - Security Deposits Payable (Balance Forward As of 11/01/2021)</b>							<b>(22,470.00)</b>
11/08/2021	11/08/2021	51273	05/2022-410 Deposited 11/08/2021 Settlement:12922098029	OARB		372.00	(22,842.00)
11/10/2021	11/10/2021	51275	05/2022-412 Deposited 11/10/2021 Settlement:12943232617	OARB		491.00	(23,333.00)
11/30/2021	11/30/2021	51277	05/2022-935 Adjustment 11/30/2021	OARB		3.57	(23,336.57)
11/30/2021	11/30/2021	FileID-5371449-4	Security Deposits Payable	OARA	242.57		(23,094.00)
<b>Totals for 2191.000 - Security Deposits Payable</b>					<b>242.57</b>	<b>866.57</b>	<b>(23,094.00)</b>
<b>2191.001 - Security Deposit Interest Payable (Balance Forward As of 11/01/2021)</b>							<b>(1,196.93)</b>
11/30/2021	11/30/2021		Bank Interest Earned: Interest earned	DB		3.64	(1,200.57)
11/30/2021	11/30/2021	FileID-5371449-4	Security Deposit Interest Payable	OARA	3.57		(1,197.00)
<b>Totals for 2191.001 - Security Deposit Interest Payable</b>					<b>3.57</b>	<b>3.64</b>	<b>(1,197.00)</b>
<b>2210.000 - Prepaid Revenue (Balance Forward As of 11/01/2021)</b>							<b>0.00</b>
11/01/2021	11/01/2021	51263	05/2022-400 Deposited 11/01/2021 Settlement:12835700401	OARB		887.00	(887.00)
11/01/2021	11/01/2021	51264	05/2022-401 Deposited 11/01/2021 Settlement:12822500913	OARB		2,839.00	(3,726.00)
11/01/2021	11/01/2021	FileID-5252673-1	Prepaid Revenue	OARA	3,726.00		0.00
11/01/2021	11/01/2021	FileID-5256656-4	Prepaid Revenue	OARA	10,193.00		10,193.00
11/02/2021	11/02/2021	51265	05/2022-402 Deposited 11/02/2021 Settlement:12860387769	OARB		501.00	9,692.00
11/02/2021	11/02/2021	51266	05/2022-403 Deposited 11/02/2021 Settlement:	OARB		9,915.00	(223.00)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
11/02/2021	11/02/2021	FileID-5256656-3	ment:12851204141 Prepaid Revenue	OARA	223.00		0.00
11/02/2021	11/02/2021	FileID-5260225-4	Prepaid Revenue	OARA	3,628.00		3,628.00
11/03/2021	11/03/2021	51267	05/2022-404 Deposited 11/03/2021 Settlement:12867994165	OARB		4,110.00	(482.00)
11/03/2021	11/03/2021	FileID-5260225-3	Prepaid Revenue	OARA	482.00		0.00
11/03/2021	11/03/2021	FileID-5264529-2	Prepaid Revenue	OARA	4,514.00		4,514.00
11/04/2021	11/04/2021	51268	05/2022-405 Deposited 11/04/2021 Settlement:12886893041	OARB		650.00	3,864.00
11/04/2021	11/04/2021	51269	05/2022-406 Deposited 11/04/2021 Settlement:12882426041	OARB		3,864.00	0.00
11/04/2021	11/04/2021	FileID-5275967-2	Prepaid Revenue	OARA	1,440.00		1,440.00
11/05/2021	11/05/2021	51270	05/2022-407 Deposited 11/05/2021 Settlement:12901495145	OARB		310.00	1,130.00
11/05/2021	11/05/2021	51271	05/2022-408 Deposited 11/05/2021 Settlement:12895195233	OARB		1,130.00	0.00
11/05/2021	11/05/2021	FileID-5281864-2	Prepaid Revenue	OARA	293.00		293.00
11/08/2021	11/08/2021	51272	05/2022-409 Deposited 11/08/2021 Settlement:12922098037	OARB		325.00	(32.00)
11/08/2021	11/08/2021	FileID-5285932-2	Prepaid Revenue	OARA	353.00		321.00
11/09/2021	11/09/2021	51274	05/2022-411 Deposited 11/09/2021 Settlement:12934941437	OARB		353.00	(32.00)
11/09/2021	11/09/2021	FileID-5294349-2	Prepaid Revenue	OARA	326.00		294.00
11/10/2021	11/10/2021	51276	05/2022-413 Deposited 11/10/2021 Settlement:12943232625	OARB		444.00	(150.00)
11/30/2021	11/30/2021	51277	05/2022-935 Adjustment 11/30/2021	OARB	3.57		(146.43)
11/30/2021	11/30/2021	51278	05/2022-414 Deposited 11/30/2021	OARB		1,897.00	(2,043.43)
11/30/2021	11/30/2021	51279	05/2022-415 Deposited 11/30/2021	OARB		385.00	(2,428.43)
11/30/2021	11/30/2021	FileID-5371449-4	Prepaid Revenue	OARA		3.57	(2,432.00)
<b>Totals for 2210.000 - Prepaid Revenue</b>					<b>25,181.57</b>	<b>27,613.57</b>	<b>(2,432.00)</b>
<b>3131.000 - Unrestricted Net Assets (Balance Forward As of 11/01/2021)</b>							<b>(147,457.26)</b>
<b>Totals for 3131.000 - Unrestricted Net Assets</b>					<b>0.00</b>	<b>0.00</b>	<b>(147,457.26)</b>
<b>3140.000 - Retained Earnings - Profit or Loss (Balance Forward As of 11/01/2021)</b>							<b>(631,855.44)</b>
<b>Totals for 3140.000 - Retained Earnings - Profit or Loss</b>					<b>0.00</b>	<b>0.00</b>	<b>(631,855.44)</b>
<b>5120.000 - Rent Revenue - Gross Potential (Balance Forward As of 11/01/2021)</b>							<b>(99,854.00)</b>
11/01/2021	11/01/2021	FileID-5252673-1	Rent Revenue - Gross Potential	OARA		24,558.00	(124,412.00)
11/05/2021	11/05/2021	FileID-5275967-3	Rent Revenue - Gross Potential	OARA		293.00	(124,705.00)
11/09/2021	11/09/2021	FileID-5285932-3	Rent Revenue - Gross Potential	OARA		326.00	(125,031.00)
11/30/2021	11/30/2021	FileID-5371449-4	Rent Revenue - Gross Potential	OARA		150.00	(125,181.00)
<b>Totals for 5120.000 - Rent Revenue - Gross Potential</b>					<b>0.00</b>	<b>25,327.00</b>	<b>(125,181.00)</b>
<b>5121.000 - Tenant Assistance Payments (Balance Forward As of 11/01/2021)</b>							<b>(73,009.50)</b>
11/04/2021	11/04/2021	AF	LOM 11.21 Subsidy Payment	GJ		18,360.50	(91,370.00)
<b>Totals for 5121.000 - Tenant Assistance Payments</b>					<b>0.00</b>	<b>18,360.50</b>	<b>(91,370.00)</b>
<b>5220.000 - Vacancies (Balance Forward As of 11/01/2021)</b>							<b>182.00</b>
11/30/2021	11/30/2021	FileID-5371449-4	Vacancies	OARA	150.00		332.00
<b>Totals for 5220.000 - Vacancies</b>					<b>150.00</b>	<b>0.00</b>	<b>332.00</b>
<b>5410.000 - Interest Revenue - Project Operations (Balance Forward As of 11/01/2021)</b>							<b>(300.49)</b>
11/30/2021	11/30/2021		Bank Interest Earned: Interest earned	DB		72.70	(373.19)
<b>Totals for 5410.000 - Interest Revenue - Project Operations</b>					<b>0.00</b>	<b>72.70</b>	<b>(373.19)</b>
<b>5910.000 - Laundry Revenue (Balance Forward As of 11/01/2021)</b>							<b>(1,328.25)</b>
<b>Totals for 5910.000 - Laundry Revenue</b>					<b>0.00</b>	<b>0.00</b>	<b>(1,328.25)</b>
<b>5970.002 - Grant (Balance Forward As of 11/01/2021)</b>							<b>(1,468.12)</b>
<b>Totals for 5970.002 - Grant</b>					<b>0.00</b>	<b>0.00</b>	<b>(1,468.12)</b>

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>6203.000 - Training/Meeting/Conferences (Balance Forward As of 11/01/2021)</b>							<b>0.00</b>
11/30/2021	11/30/2021	RC	HGAH 11.2021 Concur - Pcards - Saghari	GJ	31.85		31.85
<b>Totals for 6203.000 - Training/Meeting/Conferences</b>					<b>31.85</b>	<b>0.00</b>	<b>31.85</b>
<b>6204.000 - Management Consultants (Balance Forward As of 11/01/2021)</b>							<b>30,000.00</b>
<b>Totals for 6204.000 - Management Consultants</b>					<b>0.00</b>	<b>0.00</b>	<b>30,000.00</b>
<b>6205.000 - IT Support Services (Balance Forward As of 11/01/2021)</b>							<b>1,615.16</b>
11/30/2021	11/30/2021	RC	HGAH 11.2021 Computer Lease	GJ	388.76		2,003.92
<b>Totals for 6205.000 - IT Support Services</b>					<b>388.76</b>	<b>0.00</b>	<b>2,003.92</b>
<b>6210.000 - Advertising and Marketing (Balance Forward As of 11/01/2021)</b>							<b>234.00</b>
<b>Totals for 6210.000 - Advertising and Marketing</b>					<b>0.00</b>	<b>0.00</b>	<b>234.00</b>
<b>6250.000 - Other Renting Expenses (Balance Forward As of 11/01/2021)</b>							<b>211.04</b>
11/10/2021	10/19/2021	I2110018882	AP Invoice - RealPage Inc: 1.00 45.26 12.21 Other rent- APA ing exp crd cks		45.26		256.30
<b>Totals for 6250.000 - Other Renting Expenses</b>					<b>45.26</b>	<b>0.00</b>	<b>256.30</b>
<b>6311.000 - Office Supplies (Balance Forward As of 11/01/2021)</b>							<b>971.32</b>
11/10/2021	10/31/2021	8064129965	AP Invoice - Staples - Dallas: 1.00 92.73 Office Supplies APA		92.73		1,064.05
<b>Totals for 6311.000 - Office Supplies</b>					<b>92.73</b>	<b>0.00</b>	<b>1,064.05</b>
<b>6311.001 - Office Equipment Lease Expense (Balance Forward As of 11/01/2021)</b>							<b>1,792.42</b>
11/10/2021	11/01/2021	30387019	AP Invoice - Swenson Group - Dallas: 1.00 405.05 Leased Copy Machine Fee	APA	405.05		2,197.47
<b>Totals for 6311.001 - Office Equipment Lease Expense</b>					<b>405.05</b>	<b>0.00</b>	<b>2,197.47</b>
<b>6311.002 - Telephone/Fax/Cell Phone/Elevator (Balance Forward As of 11/01/2021)</b>							<b>2,715.77</b>
11/10/2021	10/28/2021	17242731	AP Invoice - AT&T - Box 9011: 1.00 266.40 Phone Ser- vice 09.28.21-10.27.21	APA	266.40		2,982.17
11/10/2021	10/19/2021	I2110018882	AP Invoice - RealPage Inc: 1.00 124.80 12.21 Phone emergency calls	APA	124.80		3,106.97
<b>Totals for 6311.002 - Telephone/Fax/Cell Phone/Elevator</b>					<b>391.20</b>	<b>0.00</b>	<b>3,106.97</b>
<b>6311.003 - Postage/FedEx/UPS (Balance Forward As of 11/01/2021)</b>							<b>121.45</b>
11/19/2021	11/19/2021	RC	HGAH FEDEX 757115865	GJ	15.87		137.32
<b>Totals for 6311.003 - Postage/FedEx/UPS</b>					<b>15.87</b>	<b>0.00</b>	<b>137.32</b>
<b>6311.004 - Dues &amp; Fees (Balance Forward As of 11/01/2021)</b>							<b>1,646.07</b>
11/10/2021	10/19/2021	I2110018882	AP Invoice - RealPage Inc: 1.00 290.93 12.21 Dues and Fees	APA	290.93		1,937.00
11/30/2021	11/30/2021	AF	LOM RP fees 11.21	GJ	87.71		2,024.71
<b>Totals for 6311.004 - Dues &amp; Fees</b>					<b>378.64</b>	<b>0.00</b>	<b>2,024.71</b>
<b>6311.006 - Bank Fees (Balance Forward As of 11/01/2021)</b>							<b>647.70</b>
11/30/2021	11/30/2021		Bank Service Charge: Service charge	DB	187.68		835.38
<b>Totals for 6311.006 - Bank Fees</b>					<b>187.68</b>	<b>0.00</b>	<b>835.38</b>
<b>6311.009 - Miscellaneous Supplies (Balance Forward As of 11/01/2021)</b>							<b>133.94</b>
<b>Totals for 6311.009 - Miscellaneous Supplies</b>					<b>0.00</b>	<b>0.00</b>	<b>133.94</b>
<b>6311.011 - Resident Activities (Balance Forward As of 11/01/2021)</b>							<b>1,567.35</b>
<b>Totals for 6311.011 - Resident Activities</b>					<b>0.00</b>	<b>0.00</b>	<b>1,567.35</b>
<b>6320.000 - Management Fee (Balance Forward As of 11/01/2021)</b>							<b>15,400.00</b>
11/30/2021	11/30/2021	QN	11.2021 Management Fee	GJ	3,850.00		19,250.00
<b>Totals for 6320.000 - Management Fee</b>					<b>3,850.00</b>	<b>0.00</b>	<b>19,250.00</b>
<b>6330.000 - Manager Salaries (Balance Forward As of 11/01/2021)</b>							<b>18,188.54</b>
11/01/2021	11/01/2021	Reversed - RC	Reversed -- HGAH 10.2021 Payroll Accruals	GJA		160.12	18,028.42
11/13/2021	11/13/2021	RC	HGAH 11.13.21 Payroll	GJ	2,241.61		20,270.03
11/27/2021	11/27/2021	RC	HGAH 11.27.21 Payroll	GJ	2,017.61		22,287.64
11/30/2021	11/30/2021	RC	HGAH 11.2021 Payroll Accruals	GJA	480.34		22,767.98
<b>Totals for 6330.000 - Manager Salaries</b>					<b>4,739.56</b>	<b>160.12</b>	<b>22,767.98</b>
<b>6330.001 - Manager Salaries - Non-prod (Vacation) (Balance Forward As of 11/01/2021)</b>							<b>1,900.29</b>
11/01/2021	11/01/2021	Reversed - RC	Reversed -- HGAH 10.2021 Vacation Accruals	GJA		6,450.73	(4,550.44)
11/27/2021	11/27/2021	RC	HGAH 11.27.21 Payroll	GJ	2,464.00		(2,086.44)
11/30/2021	11/30/2021	RC	HGAH 11.2021 Vacation Accruals	GJA	4,779.13		2,692.69
<b>Totals for 6330.001 - Manager Salaries - Non-prod (Vacation)</b>					<b>7,243.13</b>	<b>6,450.73</b>	<b>2,692.69</b>

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>6351.000 - Bookkeeping Fees (Balance Forward As of 11/01/2021)</b>							<b>2,310.00</b>
11/30/2021	11/30/2021	QN	11.2021 Bookkeeping Fee	GJ	577.50		2,887.50
<b>Totals for 6351.000 - Bookkeeping Fees</b>					<b>577.50</b>	<b>0.00</b>	<b>2,887.50</b>
<b>6450.000 - Electricity (Balance Forward As of 11/01/2021)</b>							<b>10,369.18</b>
11/30/2021	11/30/2021	AF	LOM Accr Elec Exp 11.21	GJ	1,989.10		12,358.28
<b>Totals for 6450.000 - Electricity</b>					<b>1,989.10</b>	<b>0.00</b>	<b>12,358.28</b>
<b>6451.000 - Water (Balance Forward As of 11/01/2021)</b>							<b>6,847.00</b>
11/01/2021	11/01/2021	Reversed - AF	Reversed -- LOM Accr Water Exp 10.21	GJ		1,600.00	5,247.00
11/30/2021	11/30/2021	AF	LOM Accr Water Exp 11.21	GJ	3,556.28		8,803.28
<b>Totals for 6451.000 - Water</b>					<b>3,556.28</b>	<b>1,600.00</b>	<b>8,803.28</b>
<b>6452.000 - Gas (Balance Forward As of 11/01/2021)</b>							<b>1,649.99</b>
11/10/2021	11/04/2021	01350501803/1	AP Invoice - SoCal Gas: 1.00 79.29 Gas Service A bld- ing 10.01.21-11.02.21	APA	79.29		1,729.28
11/10/2021	11/04/2021	11430501061/1	AP Invoice - SoCal Gas: 1.00 433.80 Gas Service B bldgng 10.01.21-11.02.21	APA	433.80		2,163.08
<b>Totals for 6452.000 - Gas</b>					<b>513.09</b>	<b>0.00</b>	<b>2,163.08</b>
<b>6510.000 - Maintenance Salaries (Balance Forward As of 11/01/2021)</b>							<b>14,826.93</b>
11/01/2021	11/01/2021	Reversed - RC	Reversed -- HGAH 10.2021 Payroll Accruals	GJA		139.59	14,687.34
11/13/2021	11/13/2021	RC	HGAH 11.13.21 Payroll	GJ	1,954.32		16,641.66
11/27/2021	11/27/2021	RC	HGAH 11.27.21 Payroll	GJ	1,565.48		18,207.14
11/30/2021	11/30/2021	RC	HGAH 11.2021 Payroll Accruals	GJA	418.78		18,625.92
<b>Totals for 6510.000 - Maintenance Salaries</b>					<b>3,938.58</b>	<b>139.59</b>	<b>18,625.92</b>
<b>6510.001 - Maintenance Salaries - Non-prod (Vacation) (Balance Forward As of 11/01/2021)</b>							<b>1,882.54</b>
11/01/2021	11/01/2021	Reversed - RC	Reversed -- HGAH 10.2021 Vacation Accruals	GJA		8,784.45	(6,901.91)
11/27/2021	11/27/2021	RC	HGAH 11.27.21 Payroll	GJ	1,360.94		(5,540.97)
11/30/2021	11/30/2021	RC	HGAH 11.2021 Vacation Accruals	GJA	8,291.16		2,750.19
<b>Totals for 6510.001 - Maintenance Salaries - Non-prod (Vacation)</b>					<b>9,652.10</b>	<b>8,784.45</b>	<b>2,750.19</b>
<b>6515.000 - Janitorial/Cleaning Supplies (Balance Forward As of 11/01/2021)</b>							<b>4,911.23</b>
11/10/2021	10/19/2021	7090578	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 88.09 Supplies	APA	88.09		4,999.32
11/10/2021	10/17/2021	FCH007511301	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 20.00 Late fee	APA	20.00		5,019.32
11/10/2021	10/20/2021	WC507029	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 126.13 Supplies	APA	126.13		5,145.45
<b>Totals for 6515.000 - Janitorial/Cleaning Supplies</b>					<b>234.22</b>	<b>0.00</b>	<b>5,145.45</b>
<b>6515.003 - Maintenance Uniforms (Balance Forward As of 11/01/2021)</b>							<b>230.37</b>
<b>Totals for 6515.003 - Maintenance Uniforms</b>					<b>0.00</b>	<b>0.00</b>	<b>230.37</b>
<b>6515.004 - Plumbing Supplies (Balance Forward As of 11/01/2021)</b>							<b>2,854.22</b>
11/10/2021	10/25/2021	9196786022	AP Invoice - HD Supply Ltd: 1.00 376.92 Stock Disposer	APA	376.92		3,231.14
11/10/2021	10/25/2021	9196786201	AP Invoice - HD Supply Ltd: 1.00 49.49 Stock Shower Rod	APA	49.49		3,280.63
11/10/2021	10/26/2021	9196852598	AP Invoice - HD Supply Ltd: 1.00 282.69 Stock Disposer	APA	282.69		3,563.32
<b>Totals for 6515.004 - Plumbing Supplies</b>					<b>709.10</b>	<b>0.00</b>	<b>3,563.32</b>
<b>6515.005 - Electrical Supplies (Balance Forward As of 11/01/2021)</b>							<b>2,868.98</b>
11/10/2021	11/03/2021	AAAO567534	AP Invoice - Community Controls: 1.00 419.51 Stock- Remotes and Key Cards	APA	419.51		3,288.49
<b>Totals for 6515.005 - Electrical Supplies</b>					<b>419.51</b>	<b>0.00</b>	<b>3,288.49</b>
<b>6520.000 - Maintenance Contracts (Balance Forward As of 11/01/2021)</b>							<b>31,039.60</b>
11/10/2021	09/30/2021	23706	AP Invoice - Sweinhart Elect Co Inc: 1.00 282.00 ER Power System Monthly Service	APA	282.00		31,321.60
11/10/2021	11/01/2021	1000537388	AP Invoice - Cosco Fire Protection Inc - Brea: 1.00 75.00APA Monitoring Service	APA	75.00		31,396.60
11/30/2021	11/30/2021	RC	HGAH 11.2021 Concur - Pcards - Uribe	GJ	154.31		31,550.91
<b>Totals for 6520.000 - Maintenance Contracts</b>					<b>511.31</b>	<b>0.00</b>	<b>31,550.91</b>
<b>6520.001 - Janitorial/Cleaning Contract (Balance Forward As of 11/01/2021)</b>							<b>2,250.00</b>
<b>Totals for 6520.001 - Janitorial/Cleaning Contract</b>					<b>0.00</b>	<b>0.00</b>	<b>2,250.00</b>
<b>6520.002 - Elevator Contract (Balance Forward As of 11/01/2021)</b>							<b>2,080.35</b>
<b>Totals for 6520.002 - Elevator Contract</b>					<b>0.00</b>	<b>0.00</b>	<b>2,080.35</b>
<b>6520.003 - Exterminating Contract (Balance Forward As of 11/01/2021)</b>							<b>1,075.00</b>
11/10/2021	10/29/2021	81788	AP Invoice - Round The Clock Pest Control Inc: 1.00 1400.00 310A Bed Bug Treatment	APA	1,400.00		2,475.00



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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
11/10/2021	11/02/2021	82005	AP Invoice - Round The Clock Pest Control Inc: 1.00 140.00 Pest Control Service	APA	140.00		2,615.00
<b>Totals for 6520.003 - Exterminating Contract</b>					<b>1,540.00</b>	<b>0.00</b>	<b>2,615.00</b>
<b>6520.004 - Grounds Contract (Balance Forward As of 11/01/2021)</b>							<b>2,250.00</b>
11/10/2021	10/25/2021	1031211	AP Invoice - Bobs Lawn Service - Jesus Arias: 1.00 350.00 Landscaping Service	APA	350.00		2,600.00
<b>Totals for 6520.004 - Grounds Contract</b>					<b>350.00</b>	<b>0.00</b>	<b>2,600.00</b>
<b>6525.000 - Garbage &amp; Trash Removal (Balance Forward As of 11/01/2021)</b>							<b>4,470.90</b>
11/30/2021	11/30/2021	AF	LOM Accr Trash Exp 11.21	GJ	1,118.55		5,589.45
<b>Totals for 6525.000 - Garbage &amp; Trash Removal</b>					<b>1,118.55</b>	<b>0.00</b>	<b>5,589.45</b>
<b>6546.000 - HVAC Repairs &amp; Maintenance (Balance Forward As of 11/01/2021)</b>							<b>1,309.91</b>
11/10/2021	11/03/2021	9197104747	AP Invoice - HD Supply Ltd: 1.00 173.51 Supplies HVAC Broan	APA	173.51		1,483.42
<b>Totals for 6546.000 - HVAC Repairs &amp; Maintenance</b>					<b>173.51</b>	<b>0.00</b>	<b>1,483.42</b>
<b>6600.000 - Depr. Expense - Land Improvements (Balance Forward As of 11/01/2021)</b>							<b>1,859.12</b>
11/01/2021	11/01/2021		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS-004914-161212	FA	464.78		2,323.90
<b>Totals for 6600.000 - Depr. Expense - Land Improvements</b>					<b>464.78</b>	<b>0.00</b>	<b>2,323.90</b>
<b>6600.002 - Depr. Expense - Building Improvements (Balance Forward As of 11/01/2021)</b>							<b>3,920.42</b>
11/01/2021	11/01/2021		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA	150.00		4,070.42
11/01/2021	11/01/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA	133.33		4,203.75
11/01/2021	11/01/2021		Depreciation for asset LOM-Awning Replacement, serial number AS-004963-170410	FA	122.50		4,326.25
11/01/2021	11/01/2021		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA	87.47		4,413.72
11/01/2021	11/01/2021		Depreciation for asset LOM-Furnace - 101B, serial num- ber AS-019680-210427	FA	25.00		4,438.72
11/01/2021	11/01/2021		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427	FA	152.48		4,591.20
11/01/2021	11/01/2021		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427	FA	69.17		4,660.37
11/01/2021	11/01/2021		Depreciation for asset LOM-Office Door, serial number AS-019679-210427	FA	29.77		4,690.14
11/01/2021	11/01/2021		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427	FA	132.81		4,822.95
11/01/2021	11/01/2021		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	FA	57.39		4,880.34
<b>Totals for 6600.002 - Depr. Expense - Building Improvements</b>					<b>959.92</b>	<b>0.00</b>	<b>4,880.34</b>
<b>6600.003 - Depr. Expense - Building Equipment (Balance Forward As of 11/01/2021)</b>							<b>531.80</b>
11/01/2021	11/01/2021		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	FA	132.95		664.75
<b>Totals for 6600.003 - Depr. Expense - Building Equipment</b>					<b>132.95</b>	<b>0.00</b>	<b>664.75</b>
<b>6600.004 - Depr. Expense - Office Furniture &amp; Equipment (Balance Forward As of 11/01/2021)</b>							<b>393.36</b>
11/01/2021	11/01/2021		Depreciation for asset LOM-Commonity Furniture, serial number AS-004912-161209	FA	98.34		491.70
<b>Totals for 6600.004 - Depr. Expense - Office Furniture &amp; Equipment</b>					<b>98.34</b>	<b>0.00</b>	<b>491.70</b>
<b>6711.000 - Payroll Taxes (FICA) (Balance Forward As of 11/01/2021)</b>							<b>2,778.54</b>
11/13/2021	11/13/2021	RC	HGAH 11.13.21 Payroll	GJ	306.86		3,085.40
11/27/2021	11/27/2021	RC	HGAH 11.27.21 Payroll	GJ	552.60		3,638.00
<b>Totals for 6711.000 - Payroll Taxes (FICA)</b>					<b>859.46</b>	<b>0.00</b>	<b>3,638.00</b>
<b>6720.000 - Property &amp; Liability Insurance (Hazard) (Balance Forward As of 11/01/2021)</b>							<b>10,221.23</b>
11/01/2021	11/01/2021	RC	HGAH 11.2021 Prop Liab Ins	GJ	1,381.57		11,602.80
11/30/2021	11/30/2021	AF	LOM Earthquake Insurance EXPENSE	GJ	1,223.18		12,825.98
<b>Totals for 6720.000 - Property &amp; Liability Insurance (Hazard)</b>					<b>2,604.75</b>	<b>0.00</b>	<b>12,825.98</b>
<b>6722.000 - Workman's Compensation (Balance Forward As of 11/01/2021)</b>							<b>1,208.00</b>
11/01/2021	11/01/2021	RC	HGAH 11.2021 Workers Comp	GJ	302.00		1,510.00
<b>Totals for 6722.000 - Workman's Compensation</b>					<b>302.00</b>	<b>0.00</b>	<b>1,510.00</b>
<b>6723.000 - Health Insurance (Balance Forward As of 11/01/2021)</b>							<b>4,442.33</b>
11/30/2021	11/30/2021	RC	HGAH 11.2021 Benefits	GJ	1,233.00		5,675.33
<b>Totals for 6723.000 - Health Insurance</b>					<b>1,233.00</b>	<b>0.00</b>	<b>5,675.33</b>

**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (11/01/2021 to 11/30/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>6723.001 - Retirement (Balance Forward As of 11/01/2021)</b>							<b>981.63</b>
11/30/2021	11/30/2021	RC	HGAH 11.2021 Benefits	GJ	184.00		1,165.63
<b>Totals for 6723.001 - Retirement</b>					<b>184.00</b>	<b>0.00</b>	<b>1,165.63</b>
<b>6723.002 - Unemployment Insurance (Balance Forward As of 11/01/2021)</b>							<b>130.00</b>
11/30/2021	11/30/2021	RC	HGAH 11.2021 Benefits	GJ	29.00		159.00
<b>Totals for 6723.002 - Unemployment Insurance</b>					<b>29.00</b>	<b>0.00</b>	<b>159.00</b>
<b>6936.004 - Service Coordinator Expenses - Membership Dues (Balance Forward As of 11/01/2021)</b>							<b>127.55</b>
<b>Totals for 6936.004 - Service Coordinator Expenses - Membership Dues</b>					<b>0.00</b>	<b>0.00</b>	<b>127.55</b>
<b>Grand Total</b>					<b>223,296.39</b>	<b>223,296.39</b>	<b>0.00</b>

## Lomita Manor Senior Housing

### Vendor Aging Report

Based on: GL posting Date As of: 11/30/2021

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	82	No	11/22/2021	11/16/2021	12/16/2021	8	21,541.83	0.00	0.00	0.00	0.00	21,541.83
	TEMP255512936	Artidiello, Maria	85-37-53 71437-39	No	11/30/2021	11/30/2021	12/05/2021	0	242.57	0.00	0.00	0.00	0.00	242.57
<b>Total for Normal</b>									<b>21,784.40</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>21,784.40</b>
<b>Grand Totals</b>									<b>21,784.40</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>21,784.40</b>

## Lomita Manor Senior Housing Check Register

Date	Vendor	Document No	Amount Cleared
<b>Bank: LOM Operating - Wells Fargo Bank</b>		<b>Account No: 4124301342</b>	
11/02/2021	CASE90723--CalMet Services Inc	24274	1,117.45 11/30/2021
11/02/2021	CLIM90277--Cleaner Image Inc	24275	2,500.00 In Transit
11/02/2021	CFPR92821--Cosco Fire Protection Inc - Brea	24276	5,786.36 11/30/2021
11/02/2021	FFSU30384--Ferguson Facilities Supply - Atlanta	24277	139.46 11/30/2021
11/02/2021	FFSU30384--Ferguson Facilities Supply - Atlanta	24278	181.88 11/30/2021
11/02/2021	FFSU30384--Ferguson Facilities Supply - Atlanta	24279	207.27 11/30/2021
11/02/2021	FFSU30384--Ferguson Facilities Supply - Atlanta	24280	500.54 11/30/2021
11/02/2021	FFSU30384--Ferguson Facilities Supply - Atlanta	24281	147.11 11/30/2021
11/02/2021	FFSU30384--Ferguson Facilities Supply - Atlanta	24282	1,061.18 11/30/2021
11/02/2021	HDSU92150--HD Supply Ltd	24283	166.86 11/30/2021
11/02/2021	HDSU92150--HD Supply Ltd	24284	174.56 11/30/2021
11/02/2021	HDSU92150--HD Supply Ltd	24285	161.67 11/30/2021
11/02/2021	HDSU92150--HD Supply Ltd	24286	189.21 11/30/2021
11/02/2021	HDSU92150--HD Supply Ltd	24287	319.23 11/30/2021
11/02/2021	HDSU92150--HD Supply Ltd	24288	174.88 11/30/2021
11/02/2021	HDSU92150--HD Supply Ltd	24289	193.85 11/30/2021
11/02/2021	JMPL90505--J. McKeeve Plumbing, Inc. Sewer & Drain Clean- ing	24290	897.60 11/30/2021
11/02/2021	RENT55416--Rent Track	24291	39.00 11/30/2021
11/02/2021	RCPC91351--Round The Clock Pest Control Inc	24292	515.00 11/30/2021
11/02/2021	SCED91771-0001--So Cal Edison	24293	58.95 11/30/2021
11/02/2021	SCED91772-0001--So Cal Edison	24294	2,162.59 11/30/2021
11/02/2021	GASC91756--SoCal Gas	24295	71.57 11/30/2021
11/02/2021	GASC91756--SoCal Gas	24296	344.08 11/30/2021
11/09/2021	TEMP255512935--CABRERA, CONCEPCION	24297	111.21 In Transit
11/09/2021	HGAH94588--Humangood Affordable Housing	24298	17,551.98 11/30/2021
11/23/2021	ATT60197-9011--AT&T - Box 9011	24299	266.40 In Transit
11/23/2021	BLSE90501--Bobs Lawn Service - Jesus Arias	24300	350.00 11/30/2021
11/23/2021	COCO84120--Community Controls	24301	419.51 In Transit
11/23/2021	CFPR92821--Cosco Fire Protection Inc - Brea	24302	75.00 11/30/2021
11/23/2021	FFSU30384--Ferguson Facilities Supply - Atlanta	24303	126.13 11/30/2021
11/23/2021	HDSU92150--HD Supply Ltd	24304	376.92 11/30/2021
11/23/2021	HDSU92150--HD Supply Ltd	24305	282.69 11/30/2021
11/23/2021	HDSU92150--HD Supply Ltd	24306	223.00 11/30/2021
11/23/2021	HDCS85062--Home Depot Credit Services - Phoenix	24307	111.34 11/30/2021
11/23/2021	HDCS85062--Home Depot Credit Services - Phoenix	24308	108.09 In Transit
11/23/2021	REPA75267--RealPage Inc	24309	460.99 11/30/2021
11/23/2021	RCPC91351--Round The Clock Pest Control Inc	24310	1,540.00 11/30/2021
11/23/2021	GASC91756--SoCal Gas	24311	79.29 In Transit
11/23/2021	GASC91756--SoCal Gas	24312	433.80 In Transit
11/23/2021	STCC75266--Staples - Dallas	24313	92.73 In Transit
11/23/2021	SWEL90621--Sweinhart Elect Co Inc	24314	282.00 In Transit
11/23/2021	SWGR75266--Swenson Group - Dallas	24315	405.05 11/30/2021
11/22/2021	HDCS85062--Home Depot Credit Services - Phoenix	Voided - 24266	(111.34) 11/30/2021
<b>Total for LOM Operating</b>			<b><u>40,295.09</u></b>
		<b>Total:</b>	<b><u>40,295.09</u></b>
		<b>Grand Total:</b>	<b><u>40,295.09</u></b>

# Commercial Checking Acct W Interest

Account number: [REDACTED] ■ November 1, 2021 - November 30, 2021 ■ Page 1 of 2



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

## Questions?

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

Online: [wellsfargo.com](http://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]	\$547,895.39	\$43,928.06	-\$51,427.98	\$540,395.47

## Interest summary

Annual percentage yield earned this period	0.16%
Interest earned during this period	\$72.70
Year to date interest and bonuses paid	\$817.65

## Credits

### Deposits

Effective date	Posted date	Amount	Transaction detail
11/09	11/10	166.86	Reversal of Check Posted 11-09-21 Reposted 11-10-21 as Serial 0000024283 Our Ref: 11-09-21 00000000
		\$166.86	Total deposits

### Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
11/02		2,839.00	Lomita Manor Settlement 110221 000012822500913 Humangood Affordable H
11/03		9,915.00	Lomita Manor Settlement 110321 000012851204141 Humangood Affordable H
11/04		18,360.50	Hud Treas 310 Misc Pay 110421 xxxxx0103 RMT*VV*09901379699*****Hud Operating Fund CA13
11/04		4,110.00	Lomita Manor Settlement 110421 000012867994165 Humangood Affordable H
11/04		887.00	Lomita Manor Settlement 110421 000012835700401 Humangood Affordable H
11/05		3,864.00	Lomita Manor Settlement 110521 000012882426041 Humangood Affordable H
11/05		501.00	Lomita Manor Settlement 110521 000012860387769 Humangood Affordable H
11/08		1,130.00	Lomita Manor Settlement 110821 000012895195233 Humangood Affordable H
11/09		650.00	Lomita Manor Settlement 110921 000012886893041 Humangood Affordable H
11/10		310.00	Lomita Manor Settlement 111021 000012901495145 Humangood Affordable H
11/12		325.00	Lomita Manor Settlement 111221 000012922098037 Humangood Affordable H



*Electronic deposits/bank credits (continued)*

<i>Effective date</i>	<i>Posted date</i>	<i>Amount</i>	<i>Transaction detail</i>
	11/15	353.00	Lomita Manor Settlement 111521 000012934941437 Humangood Affordable H
	11/16	444.00	Lomita Manor Settlement 111621 000012943232625 Humangood Affordable H
	11/30	72.70	Interest Payment
		\$43,761.20	Total electronic deposits/bank credits
		\$43,928.06	Total credits

**Debits**

Electronic debits/bank debits

<i>Effective date</i>	<i>Posted date</i>	<i>Amount</i>	<i>Transaction detail</i>
	11/12	187.68	Client Analysis Srv Chrg 211110 Svc Chge 1021 000004124301342
	11/17	87.71	Rpi Transbilling Sigonfile 111721 2Ccg48 Lomita Manor
		\$275.39	Total electronic debits/bank debits

Checks paid

<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>
2428	166.86	11/09	24284	174.56	11/09	24296	344.08	11/15
24272*	194.13	11/12	24285	161.67	11/09	24298*	17,551.98	11/15
24273	14,678.20	11/03	24286	189.21	11/09	24300*	350.00	11/29
24274	1,117.45	11/10	24287	319.23	11/09	24302*	75.00	11/29
24276*	5,786.36	11/09	24288	174.88	11/09	24303	126.13	11/29
24277	139.46	11/09	24289	193.85	11/09	24304	376.92	11/29
24278	181.88	11/09	24290	897.60	11/12	24305	282.69	11/29
24279	207.27	11/09	24291	39.00	11/12	24306	223.00	11/29
24280	500.54	11/09	24292	515.00	11/08	24307	111.34	11/30
24281	147.11	11/09	24293	58.95	11/09	24309*	460.99	11/30
24282	1,061.18	11/09	24294	2,162.59	11/09	24310	1,540.00	11/29
24283	166.86	11/10	24295	71.57	11/15	24315*	405.05	11/29
		\$51,152.59	Total checks paid					

\* Gap in check sequence.

\$51,427.98 Total debits

**Daily ledger balance summary**

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
10/31	547,895.39	11/08	574,308.69	11/16	544,361.60
11/02	550,734.39	11/09	563,333.09	11/17	544,273.89
11/03	545,971.19	11/10	562,525.64	11/29	540,895.10
11/04	569,328.69	11/12	561,532.23	11/30	540,395.47
11/05	573,693.69	11/15	543,917.60		
Average daily ledger balance		\$552,771.89			

# Lomita Manor Senior Housing Reconciliation Report

As Of 11/30/2021  
Account: Cash - Operating

Statement Ending Balance	540,395.47
Deposits in Transit	2,282.00
Outstanding Checks and Charges	(5,161.06)
Excluded amount	0.00
Adjusted Bank Balance	537,516.41
Book Balance	537,516.41
Adjustments*	0.00
Adjusted Book Balance	537,516.41

<b>Total Checks and Charges Cleared</b>	<b>51,261.12</b>	<b>Total Deposits Cleared</b>	<b>43,761.20</b>
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## Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
General Ledger Entry	05/2022-400 Deposited 11/01/2021 Settlement:12835700401	11/01/2021	51263	887.00	
General Ledger Entry	05/2022-401 Deposited 11/01/2021 Settlement:12822500913	11/01/2021	51264	2,839.00	
General Ledger Entry	05/2022-402 Deposited 11/02/2021 Settlement:12860387769	11/02/2021	51265	501.00	
General Ledger Entry	05/2022-403 Deposited 11/02/2021 Settlement:12851204141	11/02/2021	51266	9,915.00	
General Ledger Entry	05/2022-404 Deposited 11/03/2021 Settlement:12867994165	11/03/2021	51267	4,110.00	
General Ledger Entry	05/2022-405 Deposited 11/04/2021 Settlement:12886893041	11/04/2021	51268	650.00	
General Ledger Entry	05/2022-406 Deposited 11/04/2021 Settlement:12882426041	11/04/2021	51269	3,864.00	
General Ledger Entry	LOM 11.21 Subsidy Payment	11/04/2021		18,360.50	
General Ledger Entry	05/2022-407 Deposited 11/05/2021 Settlement:12901495145	11/05/2021	51270	310.00	
General Ledger Entry	05/2022-408 Deposited 11/05/2021 Settlement:12895195233	11/05/2021	51271	1,130.00	
General Ledger Entry	05/2022-409 Deposited 11/08/2021 Settlement:12922098037	11/08/2021	51272	325.00	
General Ledger Entry	05/2022-411 Deposited 11/09/2021 Settlement:12934941437	11/09/2021	51274	353.00	
General Ledger Entry	05/2022-413 Deposited 11/10/2021 Settlement:12943232625	11/10/2021	51276	444.00	
General Ledger Entry	05/2022-414 Deposited 11/30/2021	11/30/2021	51278		1,897.00
General Ledger Entry	05/2022-415 Deposited 11/30/2021	11/30/2021	51279		385.00
	LOM int earned op 11.21	11/30/2021		72.70	
<b>Total Deposits</b>				<b>43,761.20</b>	<b>2,282.00</b>

## Checks and Charges

Name	Memo	Date	Check No	Cleared	Outstanding
AT&T Uverse - PO Box 5014		12/17/2019	23562		13.39

# Lomita Manor Senior Housing Reconciliation Report

As Of 11/30/2021

Account: Cash - Operating

Ferguson Facilities Supply - Atlanta		12/17/2019	23565		289.03
Office Depot - Phoenix Box 29248		12/17/2019	23569		362.74
ANDRE, DORCEL	Unit -LOM001-110A	03/18/2021	24007		76.06
FLETCHER, DONNA T	Unit -LOM001-303A	06/10/2021	24117		126.81
Home Depot Credit Services - Phoenix		10/12/2021	24266	111.34	
LEE, SHUEH CHYNN	Unit -LOM001-109A	10/27/2021	24272	194.13	
Lockton Insurance Brokers LLC		10/28/2021	24273	14,678.20	
CalMet Services Inc		11/02/2021	24274	1,117.45	
Cleaner Image Inc		11/02/2021	24275		2,500.00
Cosco Fire Protection Inc - Brea		11/02/2021	24276	5,786.36	
Ferguson Facilities Supply - Atlanta		11/02/2021	24277	139.46	
Ferguson Facilities Supply - Atlanta		11/02/2021	24278	181.88	
Ferguson Facilities Supply - Atlanta		11/02/2021	24279	207.27	
Ferguson Facilities Supply - Atlanta		11/02/2021	24280	500.54	
Ferguson Facilities Supply - Atlanta		11/02/2021	24281	147.11	
Ferguson Facilities Supply - Atlanta		11/02/2021	24282	1,061.18	
HD Supply Ltd		11/02/2021	24283	166.86	
HD Supply Ltd		11/02/2021	24284	174.56	
HD Supply Ltd		11/02/2021	24285	161.67	
HD Supply Ltd		11/02/2021	24286	189.21	
HD Supply Ltd		11/02/2021	24287	319.23	
HD Supply Ltd		11/02/2021	24288	174.88	
HD Supply Ltd		11/02/2021	24289	193.85	
J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning		11/02/2021	24290	897.60	
Rent Track		11/02/2021	24291	39.00	
Round The Clock Pest Control Inc		11/02/2021	24292	515.00	
So Cal Edison		11/02/2021	24293	58.95	
So Cal Edison		11/02/2021	24294	2,162.59	
SoCal Gas		11/02/2021	24295	71.57	
SoCal Gas		11/02/2021	24296	344.08	
CABRERA, CONCEPCION	Unit -LOM002-102B	11/09/2021	24297		111.21
Humangood Affordable Housing		11/09/2021	24298	17,551.98	
Home Depot Credit Services - Phoenix	Vendor did not received the check, lost in the mail.	11/22/2021	Voided - 24266	(111.34)	
AT&T - Box 9011		11/23/2021	24299		266.40
Bobs Lawn Service - Jesus Arias		11/23/2021	24300	350.00	
Community Controls		11/23/2021	24301		419.51
Cosco Fire Protection Inc - Brea		11/23/2021	24302	75.00	
Ferguson Facilities Supply - Atlanta		11/23/2021	24303	126.13	
HD Supply Ltd		11/23/2021	24304	376.92	
HD Supply Ltd		11/23/2021	24305	282.69	
HD Supply Ltd		11/23/2021	24306	223.00	
Home Depot Credit Services - Phoenix		11/23/2021	24307	111.34	
Home Depot Credit Services - Phoenix		11/23/2021	24308		108.09
RealPage Inc		11/23/2021	24309	460.99	
Round The Clock Pest		11/23/2021	24310	1,540.00	



# Lomita Manor Senior Housing Reconciliation Report

As Of 11/30/2021

Account: Cash - Operating

Control Inc	11/23/2021	24311		79.29
SoCal Gas	11/23/2021	24312		433.80
SoCal Gas	11/23/2021	24313		92.73
Staples - Dallas	11/23/2021	24314		282.00
Sweinhart Elect Co Inc	11/23/2021	24315		
Swenson Group - Dallas	11/23/2021		405.05	
General Ledger Entry	LOM RP fees 11.21	11/30/2021	87.71	
	LOM bk fees 11.21	11/30/2021	187.68	
<b>Total Checks and Charges</b>			<b>51,261.12</b>	<b>5,161.06</b>

**HUMANGOOD  
LOMITA MANOR SENIOR HOUSING  
MONTHLY REPORT FOR ESTABLISHING NET INCOME  
December 31, 2021**

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

<b>Operating Cash - Beginning of Month</b>			<b>537,516</b>
<b>Amounts Received:</b>			
	Rent - Current	22,918	
	HUD Operating Subsidy	20,405	
	Interest earned on Operating Account	<u>77</u>	
<b>Total Receipts</b>			<b>43,400</b>
<b>Disbursements:</b>			
	A/P Checks Disbursement (Incl Contract Billing)	(47,916)	
	Misc Other/Bank fees	<u>(242)</u>	
<b>Total Disbursements</b>			<b>(48,158)</b>
<b>Operating Cash - End of Month</b>			<b>532,758</b>
<b>TOTAL CASH, END OF MONTH</b>			<b>532,758</b>

ACCOUNT TYPE	BANK NAME	BEGINNING BALANCE	DEPOSITS / INTEREST	CHECKS/DEBITS WITHDRAWAL	ENDING BALANCE
Operating	Wells Fargo	537,516	43,400	(48,158)	532,758
		<u>537,516</u>	<u>43,400</u>	<u>(48,158)</u>	<u>532,758</u>
Security Deposit	Wells Fargo	28,104	111		28,215
		<u>28,104</u>	<u>111</u>	<u>-</u>	<u>28,215</u>
<b>TOTAL CASH</b>		<u><u>565,620</u></u>	<u><u>43,511</u></u>	<u><u>(48,158)</u></u>	<u><u>560,973</u></u>

Prepared by: Audrey Fong  
 Title: Accountant  
 Date: 1/12/22

**Lomita Manor**  
**Income Statement Actual vs. Budget**  
**For the Period Ended December 31, 2021**

	CURRENT MONTH December 31, 2021				YEAR TO DATE December 31, 2021				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
<b>Revenue</b>									
<b>Rental Revenue</b>									
5120.000 - Rent Revenue - Gross Potential	25,193	23,544	1,649	7.00	150,374	141,264	9,110	6.44	282,528
5121.000 - Tenant Assistance Payments	20,405	14,665	5,740	39.14	111,775	87,998	23,777	27.01	176,000
5220.000 - Vacancies	(285)	(120)	(165)	(137.50)	(617)	(720)	103	14.30	(1,440)
<b>Total Rental Revenue</b>	<b>45,313</b>	<b>38,089</b>	<b>7,224</b>	<b>18.96</b>	<b>261,532</b>	<b>228,542</b>	<b>32,990</b>	<b>14.43</b>	<b>457,088</b>
<b>Financial Revenue</b>									
5410.000 - Interest Revenue - Project Operations	77	0	77	(100.00)	450	0	450	(100.00)	0
<b>Total Financial Revenue</b>	<b>77</b>	<b>0</b>	<b>77</b>	<b>(100.00)</b>	<b>450</b>	<b>0</b>	<b>450</b>	<b>(100.00)</b>	<b>0</b>
<b>Other Revenue</b>									
<b>Miscellaneous Revenue</b>									
5910.000 - Laundry Revenue	0	330	(330)	(100.00)	1,328	1,980	(652)	(32.91)	3,960
5970.002 - Grant	0	0	0	0.00	1,468	0	1,468	(100.00)	0
<b>Total Miscellaneous Revenue</b>	<b>0</b>	<b>330</b>	<b>(330)</b>	<b>(100.00)</b>	<b>2,796</b>	<b>1,980</b>	<b>816</b>	<b>41.23</b>	<b>3,960</b>
<b>Total Other Revenue</b>	<b>0</b>	<b>330</b>	<b>(330)</b>	<b>(100.00)</b>	<b>2,796</b>	<b>1,980</b>	<b>816</b>	<b>41.23</b>	<b>3,960</b>
<b>Total Revenue</b>	<b>45,390</b>	<b>38,419</b>	<b>6,971</b>	<b>18.14</b>	<b>264,778</b>	<b>230,522</b>	<b>34,256</b>	<b>14.86</b>	<b>461,048</b>
<b>Operating Expenses</b>									
<b>Administrative Expenses</b>									
6203.000 - Training/Meeting/Conferences	314	0	(314)	(100.00)	345	0	(345)	(100.00)	0
6204.000 - Management Consultants	0	0	0	0.00	30,000	0	(30,000)	(100.00)	30,000
6205.000 - IT Support Services	471	479	8	1.70	2,475	2,874	399	13.89	5,748
6205.001 - IT Equipment	0	83	83	100.00	0	498	498	100.00	996
6210.000 - Advertising and Marketing	0	0	0	0.00	234	100	(134)	(134.00)	100
6250.000 - Other Renting Expenses	145	25	(120)	(481.04)	402	150	(252)	(167.70)	300
6311.000 - Office Supplies	332	250	(82)	(32.74)	1,396	1,500	104	6.93	3,000
6311.001 - Office Equipment Lease Expense	450	558	108	19.40	2,647	3,348	701	20.93	6,696
6311.002 - Telephone/Fax/Cell Phone/Elevator	547	572	25	4.25	3,654	3,432	(222)	(6.48)	6,864
6311.003 - Postage/FedEx/UPS	61	0	(61)	(100.00)	199	100	(99)	(98.23)	100
6311.004 - Dues & Fees	1,633	376	(1,257)	(334.14)	3,657	2,256	(1,401)	(62.10)	4,512
6311.005 - Tax Return Fees	0	0	0	0.00	0	130	130	100.00	130
6311.006 - Bank Fees	199	107	(92)	(86.34)	1,035	642	(393)	(61.17)	1,284
6311.009 - Miscellaneous Supplies	156	0	(156)	(100.00)	289	0	(289)	(100.00)	0
6311.011 - Resident Activities	2,660	330	(2,330)	(706.10)	4,228	1,980	(2,248)	(113.51)	3,960
6320.000 - Management Fee	3,850	3,850	0	0.00	23,100	23,100	0	0.00	46,200
6330.000 - Manager Salaries	4,847	4,853	6	0.13	27,615	29,120	1,505	5.16	58,240
6330.001 - Manager Salaries - Non-prod (Vacation)	1,090	374	(717)	(192.02)	3,783	2,240	(1,543)	(68.88)	4,480
6330.002 - Manager Salaries - Incentive, Bonus, Award	3,000	0	(3,000)	(100.00)	3,000	0	(3,000)	(100.00)	0
6350.000 - Audit/Tax Return Expense	0	125	125	100.00	0	750	750	100.00	1,500
6351.000 - Bookkeeping Fees	578	580	3	0.43	3,465	3,480	15	0.43	6,960
6390.001 - Business Travel & Entertainment	8	0	(8)	(100.00)	8	0	(8)	(100.00)	0
<b>Total Administrative Expenses</b>	<b>20,341</b>	<b>12,562</b>	<b>(7,779)</b>	<b>(61.92)</b>	<b>111,532</b>	<b>75,700</b>	<b>(35,832)</b>	<b>(47.33)</b>	<b>181,070</b>

**Lomita Manor**  
**Income Statement Actual vs. Budget**  
**For the Period Ended December 31, 2021**

	CURRENT MONTH December 31, 2021				YEAR TO DATE December 31, 2021				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
<b>Utilities</b>									
6450.000 - Electricity	1,806	1,500	(306)	(20.39)	14,164	9,000	(5,164)	(57.38)	18,000
6451.000 - Water	1,500	1,600	100	6.25	10,303	9,600	(703)	(7.32)	19,200
6452.000 - Gas	563	517	(47)	(8.99)	2,727	3,102	375	12.10	6,204
<b>Total Utilities Expense</b>	<b>3,869</b>	<b>3,617</b>	<b>(253)</b>	<b>(6.97)</b>	<b>27,194</b>	<b>21,702</b>	<b>(5,492)</b>	<b>(25.30)</b>	<b>43,404</b>
<b>Maintenance Expenses</b>									
6510.000 - Maintenance Salaries	4,036	4,212	177	4.19	22,661	25,272	2,611	10.33	50,544
6510.001 - Maintenance Salaries - Non-prod (Vacation)	726	405	(321)	(79.37)	3,477	2,430	(1,047)	(43.07)	4,860
6510.002 - Maintenance Salaries - Incentive, Bonus, Award	500	0	(500)	(100.00)	500	0	(500)	(100.00)	0
6515.000 - Janitorial/Cleaning Supplies	1,239	360	(880)	(244.26)	6,385	2,160	(4,225)	(195.59)	4,320
6515.003 - Maintenance Uniforms	0	0	0	0.00	230	300	70	23.21	600
6515.004 - Plumbing Supplies	747	380	(366)	(96.39)	4,310	2,280	(2,030)	(89.01)	4,560
6515.005 - Electrical Supplies	2,476	350	(2,127)	(607.56)	5,764	2,100	(3,665)	(174.52)	4,200
6525.000 - Garbage & Trash Removal	1,118	1,010	(107)	(10.63)	6,707	6,060	(646)	(10.67)	12,120
6546.000 - HVAC Repairs & Maintenance	262	0	(263)	(100.00)	1,747	1,980	233	11.81	3,960
<b>Total Maintenance Expenses</b>	<b>11,104</b>	<b>6,717</b>	<b>(4,387)</b>	<b>(65.31)</b>	<b>51,781</b>	<b>42,582</b>	<b>(9,199)</b>	<b>(21.60)</b>	<b>85,164</b>
<b>Maintenance Contracts</b>									
6520.000 - Maintenance Contracts	7,971	3,750	(4,220)	(112.53)	39,521	22,500	(17,021)	(75.64)	45,000
6520.001 - Janitorial/Cleaning Contract	0	500	500	100.00	2,250	3,000	750	25.00	6,000
6520.002 - Elevator Contract	730	0	(730)	(100.00)	2,810	1,520	(1,290)	(84.91)	3,040
6520.003 - Exterminating Contract	140	192	52	27.08	2,755	1,152	(1,603)	(139.14)	2,304
6520.004 - Grounds Contract	350	360	10	2.77	2,950	2,160	(790)	(36.57)	4,320
<b>Total Maintenance Contract Expense</b>	<b>9,191</b>	<b>4,802</b>	<b>(4,388)</b>	<b>(91.38)</b>	<b>50,286</b>	<b>30,332</b>	<b>(19,954)</b>	<b>(65.78)</b>	<b>60,664</b>
<b>Service Coordinator Expenses</b>									
6935.000 - Service Coordinator Salary	0	1,605	1,606	100.00	0	9,635	9,634	100.00	19,269
6935.001 - Service Coordinator Salaries - Non-prod (Vacation)	0	155	154	100.00	0	926	927	100.00	1,853
6936.002 - Service Coordinator Expenses - Software License (Pangea)	0	0	0	0.00	0	595	595	100.00	595
6936.004 - Service Coordinator Expenses - Membership Dues	0	0	0	0.00	128	0	(128)	(100.00)	0
<b>Total Service Coordinator Expenses</b>	<b>0</b>	<b>1,760</b>	<b>1,760</b>	<b>100.00</b>	<b>128</b>	<b>11,156</b>	<b>11,028</b>	<b>98.85</b>	<b>21,717</b>
<b>Taxes and Insurance</b>									
6711.000 - Payroll Taxes (FICA)	910	851	(59)	(6.87)	4,547	5,107	559	10.94	10,214
6720.000 - Property & Liability Insurance (Hazard)	2,604	1,416	(1,188)	(83.94)	15,431	8,496	(6,934)	(81.61)	16,992
6722.000 - Workman's Compensation	302	320	17	5.46	1,812	1,917	105	5.46	3,834
6723.000 - Health Insurance	1,310	1,576	266	16.88	6,986	9,457	2,472	26.13	18,915
6723.001 - Retirement	17	288	271	94.13	1,182	1,727	544	31.52	3,454
6723.002 - Unemployment Insurance	30	30	1	1.54	189	183	(6)	(3.38)	365
<b>Total Taxes and Insurance</b>	<b>5,173</b>	<b>4,481</b>	<b>(692)</b>	<b>(15.44)</b>	<b>30,147</b>	<b>26,887</b>	<b>(3,260)</b>	<b>(12.12)</b>	<b>53,774</b>
<b>Total Operating Expenses</b>	<b>49,678</b>	<b>33,939</b>	<b>(15,739)</b>	<b>(46.37)</b>	<b>271,068</b>	<b>208,359</b>	<b>(62,709)</b>	<b>(30.09)</b>	<b>445,793</b>
<b>Total Net Operating Income/(Loss)</b>	<b>(4,288)</b>	<b>4,480</b>	<b>(8,768)</b>	<b>(195.71)</b>	<b>(6,290)</b>	<b>22,163</b>	<b>(28,453)</b>	<b>(128.38)</b>	<b>15,255</b>

**Lomita Manor**  
**Income Statement Actual vs. Budget**  
**For the Period Ended December 31, 2021**

	CURRENT MONTH December 31, 2021				YEAR TO DATE December 31, 2021				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
<b>Total Project Expense</b>	<b>49,678</b>	<b>33,939</b>	<b>15,739</b>	<b>46.37</b>	<b>271,069</b>	<b>208,359</b>	<b>62,709</b>	<b>30.09</b>	<b>445,793</b>
<b>Total Project Income Group (Before Reserves &amp; CapEx)</b>	<b>(4,288)</b>	<b>4,480</b>	<b>(8,768)</b>	<b>(195.71)</b>	<b>(6,290)</b>	<b>22,163</b>	<b>(28,453)</b>	<b>(128.38)</b>	<b>15,255</b>
<b>Total Cost of Operations</b>	<b>49,678</b>	<b>33,939</b>	<b>15,739</b>	<b>46.37</b>	<b>271,069</b>	<b>208,359</b>	<b>62,709</b>	<b>30.09</b>	<b>445,793</b>
<b>Net Income (Loss) (on Operations)</b>	<b>(4,288)</b>	<b>4,480</b>	<b>(8,768)</b>	<b>(195.71)</b>	<b>(6,290)</b>	<b>22,163</b>	<b>(28,453)</b>	<b>(128.38)</b>	<b>15,255</b>
<b>Other Non-Cash Expenses &amp; Revenue</b>									
Depreciation Expense	1,656	916	740	80.78	10,017	5,496	4,521	82.25	10,992
Other Non-Cash Expenses & Revenue	1,656	916	740	80.78	10,017	5,496	4,521	82.25	10,992
<b>GAAP Net Income (Loss)</b>	<b>(5,944)</b>	<b>3,564</b>	<b>(9,508)</b>	<b>(266.77)</b>	<b>(16,307)</b>	<b>16,667</b>	<b>(32,974)</b>	<b>(197.84)</b>	<b>4,263</b>
<b>Cash Flow</b>									
<b>Total Project Net Income</b>	<b>(4,288)</b>	<b>4,480</b>	<b>(8,768)</b>	<b>(195.71)</b>	<b>(6,290)</b>	<b>22,163</b>	<b>(28,453)</b>	<b>(128.38)</b>	<b>15,255</b>
<b>Add (Subtract)</b>	<b>470</b>	<b>0</b>	<b>(470)</b>	<b>(100.00)</b>	<b>(393)</b>	<b>0</b>	<b>393</b>	<b>(100.00)</b>	<b>0</b>
<b>Increase (Decrease) in Operating Cash</b>	<b>(4,758)</b>	<b>4,480</b>	<b>(9,238)</b>	<b>(206.21)</b>	<b>(5,897)</b>	<b>22,163</b>	<b>(28,060)</b>	<b>(126.60)</b>	<b>15,255</b>
<b>Increase (decrease) in Ops Cash per Bal Sheet</b>	<b>(4,758)</b>	<b>0</b>	<b>(4,758)</b>	<b>100.00</b>	<b>(5,897)</b>	<b>0</b>	<b>(5,897)</b>	<b>100.00</b>	<b>0</b>

**Lomita Manor  
Balance Sheet  
December 31, 2021**

	December 31, 2021	November 30, 2021	Period Difference
<b>Assets</b>			
<b>Current Assets</b>			
<b>Cash</b>			
1120.000 - Cash - Operating	532,758.15	537,516.41	(4,758.26)
<b>Total Cash</b>	<b>532,758.15</b>	<b>537,516.41</b>	<b>(4,758.26)</b>
<b>Other Restricted Cash</b>			
1191.000 - Cash - Security Deposits	28,214.70	28,103.88	110.82
<b>Total Other Restricted Cash</b>	<b>28,214.70</b>	<b>28,103.88</b>	<b>110.82</b>
<b>Prepaid Expenses and Deposits</b>			
1200.001 - Prepaid Expense - Property Insurance	11,008.62	12,231.80	(1,223.18)
<b>Total Prepaid Expenses and Deposits</b>	<b>11,008.62</b>	<b>12,231.80</b>	<b>(1,223.18)</b>
<b>Reserves &amp; Impounds - Restricted Cash</b>			
1330.000 - Cash - Operating Reserve	147,457.26	147,457.26	0.00
<b>Total Reserves &amp; Impounds - Restricted Cash</b>	<b>147,457.26</b>	<b>147,457.26</b>	<b>0.00</b>
<b>Total Current Assets</b>	<b>719,438.73</b>	<b>725,309.35</b>	<b>(5,870.62)</b>
<b>Net Fixed Assets</b>			
<b>Fixed Assets</b>			
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
<b>Total Fixed Assets</b>	<b>248,742.57</b>	<b>248,742.57</b>	<b>0.00</b>
<b>Accumulated Depreciation</b>			
1495.000 - Accum. Depr. - Land Improvements	28,816.36	28,351.58	464.78
1495.002 - Accum. Depr. - Building Improvements	65,503.51	64,543.59	959.92
1495.003 - Accum. Depr. - Building Equipment	10,899.45	10,766.50	132.95
1495.004 - Accum. Depr. - Office Furniture & Equipment	9,678.79	9,580.45	98.34
1495.005 - Accum. Depr. - Maintenance Equipment	1,957.64	1,957.64	0.00
<b>Total Accumulated Depreciation</b>	<b>116,855.75</b>	<b>115,199.76</b>	<b>1,655.99</b>
<b>Net Fixed Assets</b>	<b>131,886.82</b>	<b>133,542.81</b>	<b>(1,655.99)</b>
<b>Total Assets</b>	<b>851,325.55</b>	<b>858,852.16</b>	<b>(7,526.61)</b>

**Liabilities & Equity**

**Liabilities**

**Current Liabilities**

2109.000 - Accounts Payable - Accrued Expenses	3,869.42	6,663.93	(2,794.51)
2110.000 - Accounts Payable - Operations	20,611.28	21,784.40	(1,173.12)
2114.000 - Accounts Payable - Beacon Communities	22,716.87	20,611.28	2,105.59
2118.000 - Escheat Checks Payable	150.00	150.00	0.00
2120.000 - Accrued Vacation Payable	14,266.40	13,070.29	1,196.11
2126.000 - Accrued Payroll	1,861.78	899.12	962.66
<b>Total Current Liabilities</b>	<b>63,475.75</b>	<b>63,179.02</b>	<b>296.73</b>

**Lomita Manor  
Balance Sheet  
December 31, 2021**

	December 31, 2021	November 30, 2021	Period Difference
<b>Other Current Liabilities</b>			
2210.000 - Prepaid Revenue	442.00	2,432.00	(1,990.00)
<b>Total Other Current Liabilities</b>	<b>442.00</b>	<b>2,432.00</b>	<b>(1,990.00)</b>
<b>Other Liabilities</b>			
2191.000 - Security Deposits Payable	23,201.00	23,094.00	107.00
2191.001 - Security Deposit Interest Payable	1,200.82	1,197.00	3.82
<b>Total Other Liabilities</b>	<b>24,401.82</b>	<b>24,291.00</b>	<b>110.82</b>
<b>Total Liabilities</b>	<b>88,319.57</b>	<b>89,902.02</b>	<b>(1,582.45)</b>
<b>Equity</b>			
3131.000 - Unrestricted Net Assets	147,457.26	147,457.26	0.00
3140.000 - Retained Earnings - Profit or Loss	631,855.44	631,855.44	0.00
<b>Current Net Income</b>	<b>(16,306.72)</b>	<b>(10,362.56)</b>	<b>(5,944.16)</b>
<b>Total Equity</b>	<b>763,005.98</b>	<b>768,950.14</b>	<b>(5,944.16)</b>
<b>Total Liabilities &amp; Equity</b>	<b>851,325.55</b>	<b>858,852.16</b>	<b>(7,526.61)</b>

**Lomita Manor  
CONTRACT BILLING  
December 31, 2021**

DESCRIPTION	Amount
Employees' Wages/Salaries for the month	12,949.76
Work Comp, Unemployment Ins, Pension & Health Benefits	1,658.87
Computer Lease	388.76
Property Liability Insurance	1,381.57
Concur Purchases	500.51
Other-AP transactions-	1,409.90
Bookkeeping Fees (77 units* \$7.50)	577.50
Rental Housing Mgmt fees (\$50*77 units)	3,850.00
<b>TOTAL DUE TO Beacon For the Month</b>	<b>22,716.87</b>
<b>Recap:</b>	
<b>Balance as of 6/30/2021</b>	17,754.67
July Charges	17,248.95
July Repayment to Beacon	(17,754.67)
<b>Ending Balance @ 07/31/21</b>	<b>17,248.95</b>
August Charges	17,035.31
August Repayment to Beacon	(17,248.95)
<b>Ending Balance @ 08/31/21</b>	<b>17,035.31</b>
September Charges	17,551.98
September Repayment to Beacon	(17,035.31)
<b>Ending Balance @ 09/30/21</b>	<b>17,551.98</b>
October Charges	21,541.83
October Repayment to Beacon	(17,551.98)
<b>Ending Balance @ 10/31/21</b>	<b>21,541.83</b>
November Charges	20,611.28
November Repayment to Beacon	(21,541.83)
<b>Ending Balance @ 11/30/21</b>	<b>20,611.28</b>
December Charges	22,716.87
December Repayment to Beacon	(20,611.28)
<b>Ending Balance @ 12/31/21</b>	<b>22,716.87</b>



**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (12/01/2021 to 12/31/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>1120.000 - Cash - Operating (Balance Forward As of 12/01/2021)</b>							<b>537,516.41</b>
12/01/2021	12/01/2021	51280	06/2022-400 Deposited 12/01/2021 Settlement:13108384225	OARB	864.00		538,380.41
12/01/2021	12/01/2021	51281	06/2022-401 Deposited 12/01/2021 Settlement:13108378297	OARB	1,927.00		540,307.41
12/02/2021	12/02/2021	51282	06/2022-402 Deposited 12/02/2021 Settlement:13128774057	OARB	1,229.00		541,536.41
12/02/2021	12/02/2021	51283	06/2022-403 Deposited 12/02/2021 Settlement:13124126113	OARB	7,298.00		548,834.41
12/03/2021	12/03/2021	51284	06/2022-404 Deposited 12/03/2021 Settlement:13139898137	OARB	3,861.00		552,695.41
12/06/2021	12/06/2021	24316	AP Pymt - Artidiello, Maria: Unit -LOM001-112A	DB		242.57	552,452.84
12/06/2021	12/06/2021	24317	AP Pymt - AT&T Uverse - PO Box 5014	DB		89.65	552,363.19
12/06/2021	12/06/2021	24318	AP Pymt - CalMet Services Inc	DB		1,118.55	551,244.64
12/06/2021	12/06/2021	24319	AP Pymt - City Lomita Water Dept	DB		3,101.06	548,143.58
12/06/2021	12/06/2021	24320	AP Pymt - City Lomita Water Dept	DB		455.22	547,688.36
12/06/2021	12/06/2021	24321	AP Pymt - Cleaner Image Inc	DB		2,250.00	545,438.36
12/06/2021	12/06/2021	24322	AP Pymt - Ferguson Facilities Supply - Atlanta	DB		470.64	544,967.72
12/06/2021	12/06/2021	24323	AP Pymt - HD Supply Ltd	DB		693.58	544,274.14
12/06/2021	12/06/2021	24324	AP Pymt - HD Supply Ltd	DB		272.96	544,001.18
12/06/2021	12/06/2021	24325	AP Pymt - HD Supply Ltd	DB		132.13	543,869.05
12/06/2021	12/06/2021	24326	AP Pymt - HD Supply Ltd	DB		262.73	543,606.32
12/06/2021	12/06/2021	24327	AP Pymt - HD Supply Ltd	DB		249.01	543,357.31
12/06/2021	12/06/2021	24328	AP Pymt - HD Supply Ltd	DB		194.78	543,162.53
12/06/2021	12/06/2021	24329	AP Pymt - HD Supply Ltd	DB		278.07	542,884.46
12/06/2021	12/06/2021	24330	AP Pymt - HM Carpet Inc - HM Flooring Group	DB		3,022.00	539,862.46
12/06/2021	12/06/2021	24331	AP Pymt - Humangood Affordable Housing	DB		21,541.83	518,320.63
12/06/2021	12/06/2021	24332	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	DB		275.50	518,045.13
12/06/2021	12/06/2021	24333	AP Pymt - Lesley Uribe	DB		1,540.81	516,504.32
12/06/2021	12/06/2021	24334	AP Pymt - Lesley Uribe	DB		275.36	516,228.96
12/06/2021	12/06/2021	24335	AP Pymt - Lesley Uribe	DB		403.86	515,825.10
12/06/2021	12/06/2021	24336	AP Pymt - Lesley Uribe	DB		440.12	515,384.98
12/06/2021	12/06/2021	24337	AP Pymt - Rent Track	DB		39.00	515,345.98
12/06/2021	12/06/2021	24338	AP Pymt - So Cal Edison	DB		1,989.10	513,356.88
12/06/2021	12/06/2021	51285	06/2022-405 Deposited 12/06/2021 Settlement:13174103417	OARB	329.00		513,685.88
12/06/2021	12/06/2021	51286	06/2022-406 Deposited 12/06/2021 Settlement:13167501597	OARB	6,780.00		520,465.88
12/06/2021	12/06/2021	AF	LOM 12.21 Subsidy Payment	GJ	20,405.00		540,870.88
12/07/2021	12/07/2021	51287	06/2022-407 Deposited 12/07/2021 Settlement:13186938809	OARB	235.00		541,105.88
12/13/2021	12/13/2021	24339	AP Pymt - Amtech Elevator Services	DB		730.35	540,375.53
12/13/2021	12/13/2021	24340	AP Pymt - AT&T - Box 9011	DB		264.87	540,110.66
12/13/2021	12/13/2021	24341	AP Pymt - Bobs Lawn Service - Jesus Arias	DB		350.00	539,760.66
12/13/2021	12/13/2021	24342	AP Pymt - CalMet Services Inc	DB		1,117.45	538,643.21
12/13/2021	12/13/2021	24343	AP Pymt - HD Supply Ltd	DB		641.50	538,001.71
12/13/2021	12/13/2021	24344	AP Pymt - HD Supply Ltd	DB		91.22	537,910.49
12/13/2021	12/13/2021	24345	AP Pymt - Home Depot Credit Services - Phoenix	DB		282.08	537,628.41
12/13/2021	12/13/2021	24346	AP Pymt - Home Depot Credit Services - Phoenix	DB		141.26	537,487.15
12/13/2021	12/13/2021	24347	AP Pymt - Home Depot Credit Services - Phoenix	DB		234.85	537,252.30
12/13/2021	12/13/2021	24348	AP Pymt - Home Depot Credit Services - Phoenix	DB		149.58	537,102.72
12/13/2021	12/13/2021	24349	AP Pymt - Home Depot Credit Services - Phoenix	DB		69.19	537,033.53
12/13/2021	12/13/2021	24350	AP Pymt - Home Depot Credit Services - Phoenix	DB		143.24	536,890.29
12/13/2021	12/13/2021	24351	AP Pymt - Home Depot Credit Services - Phoenix	DB		418.05	536,472.24
12/13/2021	12/13/2021	24352	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	DB		927.80	535,544.44
12/13/2021	12/13/2021	24353	AP Pymt - Just Doors	DB		1,494.86	534,049.58
12/13/2021	12/13/2021	24354	AP Pymt - RealPage Inc	DB		560.99	533,488.59
12/13/2021	12/13/2021	24355	AP Pymt - Rent Track	DB		39.00	533,449.59
12/13/2021	12/13/2021	24356	AP Pymt - Round The Clock Pest Control Inc	DB		140.00	533,309.59
12/13/2021	12/13/2021	24357	AP Pymt - Staples - Dallas	DB		331.87	532,977.72
12/13/2021	12/13/2021	24358	AP Pymt - Swenson Group - Dallas	DB		449.71	532,528.01
12/27/2021	12/27/2021	51288	06/2022-408 Deposited 12/27/2021 Settlement:13338402749	OARB	335.00		532,863.01
12/31/2021	12/31/2021	51289	06/2022-409 Deposited 12/31/2021	OARB	60.00		532,923.01
12/31/2021	12/31/2021		Bank Interest Earned: LOM int earned op 12.21	DB	76.93		532,999.94
12/31/2021	12/31/2021		Bank Service Charge: LOM bk fees 12.21	DB		199.39	532,800.55
12/31/2021	12/31/2021	AF	LOM RP fees 12.21	GJ		42.40	532,758.15
<b>Totals for 1120.000 - Cash - Operating</b>					<b>43,399.93</b>	<b>48,158.19</b>	<b>532,758.15</b>
<b>1130.000 - Accounts Receivable - Tenant Rent (Balance Forward As of 12/01/2021)</b>							<b>0.00</b>
12/01/2021	12/01/2021	FileID-5387647-2	Accounts Receivable - Tenant Rent	OARA	11,539.00		11,539.00
12/02/2021	12/02/2021	FileID-5397929-1	Accounts Receivable - Tenant Rent	OARA		3,861.00	7,678.00
12/03/2021	12/03/2021	FileID-	Accounts Receivable - Tenant Rent	OARA		6,125.00	1,553.00

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
12/04/2021	12/04/2021	5403209-3 FileID-	Accounts Receivable - Tenant Rent	OARA		984.00	569.00
12/06/2021	12/06/2021	5403209-2 FileID-	Accounts Receivable - Tenant Rent	OARA		235.00	334.00
12/27/2021	12/27/2021	5407041-2 FileID-	Accounts Receivable - Tenant Rent	OARA		334.00	0.00
12/30/2021	12/30/2021	5495516-1 FileID-	Accounts Receivable - Tenant Rent	OARA	4.00		4.00
12/30/2021	12/30/2021	5502160-1 FileID-	Accounts Receivable - Tenant Rent	OARA		4.00	0.00
		5502239-5					
<b>Totals for 1130.000 - Accounts Receivable - Tenant Rent</b>					<b>11,543.00</b>	<b>11,543.00</b>	<b>0.00</b>
<b>1191.000 - Cash - Security Deposits (Balance Forward As of 12/01/2021)</b>							<b>28,103.88</b>
12/31/2021	12/31/2021	51290	06/2022-410 Deposited 12/31/2021	OARB	107.00		28,210.88
12/31/2021	12/31/2021		Bank Interest Earned: LOM int earned sd 11.21	DB	3.82		28,214.70
<b>Totals for 1191.000 - Cash - Security Deposits</b>					<b>110.82</b>	<b>0.00</b>	<b>28,214.70</b>
<b>1200.001 - Prepaid Expense - Property Insurance (Balance Forward As of 12/01/2021)</b>							<b>12,231.80</b>
12/31/2021	12/31/2021	AF	LOM Earthquake Insurance Exp	GJ		1,223.18	11,008.62
<b>Totals for 1200.001 - Prepaid Expense - Property Insurance</b>					<b>0.00</b>	<b>1,223.18</b>	<b>11,008.62</b>
<b>1330.000 - Cash - Operating Reserve (Balance Forward As of 12/01/2021)</b>							<b>147,457.26</b>
<b>Totals for 1330.000 - Cash - Operating Reserve</b>					<b>0.00</b>	<b>0.00</b>	<b>147,457.26</b>
<b>1410.001 - Land Improvements (Balance Forward As of 12/01/2021)</b>							<b>83,660.00</b>
<b>Totals for 1410.001 - Land Improvements</b>					<b>0.00</b>	<b>0.00</b>	<b>83,660.00</b>
<b>1420.001 - Building Improvements (Balance Forward As of 12/01/2021)</b>							<b>122,253.46</b>
<b>Totals for 1420.001 - Building Improvements</b>					<b>0.00</b>	<b>0.00</b>	<b>122,253.46</b>
<b>1440.000 - Building Equipment (Balance Forward As of 12/01/2021)</b>							<b>25,391.00</b>
<b>Totals for 1440.000 - Building Equipment</b>					<b>0.00</b>	<b>0.00</b>	<b>25,391.00</b>
<b>1465.000 - Office Furniture &amp; Equipment (Balance Forward As of 12/01/2021)</b>							<b>15,480.47</b>
<b>Totals for 1465.000 - Office Furniture &amp; Equipment</b>					<b>0.00</b>	<b>0.00</b>	<b>15,480.47</b>
<b>1470.000 - Maintenance Equipment (Balance Forward As of 12/01/2021)</b>							<b>1,957.64</b>
<b>Totals for 1470.000 - Maintenance Equipment</b>					<b>0.00</b>	<b>0.00</b>	<b>1,957.64</b>
<b>1495.000 - Accum. Depr. - Land Improvements (Balance Forward As of 12/01/2021)</b>							<b>(28,351.58)</b>
12/01/2021	12/01/2021		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS-004914-161212	FA		464.78	(28,816.36)
<b>Totals for 1495.000 - Accum. Depr. - Land Improvements</b>					<b>0.00</b>	<b>464.78</b>	<b>(28,816.36)</b>
<b>1495.002 - Accum. Depr. - Building Improvements (Balance Forward As of 12/01/2021)</b>							<b>(64,543.59)</b>
12/01/2021	12/01/2021		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA		150.00	(64,693.59)
12/01/2021	12/01/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA		133.33	(64,826.92)
12/01/2021	12/01/2021		Depreciation for asset LOM-Awning Replacement, serial number AS-004963-170410	FA		122.50	(64,949.42)
12/01/2021	12/01/2021		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA		87.47	(65,036.89)
12/01/2021	12/01/2021		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA		25.00	(65,061.89)
12/01/2021	12/01/2021		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427	FA		152.48	(65,214.37)
12/01/2021	12/01/2021		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427	FA		69.17	(65,283.54)
12/01/2021	12/01/2021		Depreciation for asset LOM-Office Door, serial number AS-019679-210427	FA		29.77	(65,313.31)
12/01/2021	12/01/2021		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427	FA		132.81	(65,446.12)
12/01/2021	12/01/2021		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	FA		57.39	(65,503.51)
<b>Totals for 1495.002 - Accum. Depr. - Building Improvements</b>					<b>0.00</b>	<b>959.92</b>	<b>(65,503.51)</b>
<b>1495.003 - Accum. Depr. - Building Equipment (Balance Forward As of 12/01/2021)</b>							<b>(10,766.50)</b>
12/01/2021	12/01/2021		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	FA		132.95	(10,899.45)
<b>Totals for 1495.003 - Accum. Depr. - Building Equipment</b>					<b>0.00</b>	<b>132.95</b>	<b>(10,899.45)</b>
<b>1495.004 - Accum. Depr. - Office Furniture &amp; Equipment (Balance Forward As of 12/01/2021)</b>							<b>(9,580.45)</b>

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
12/01/2021	12/01/2021		Depreciation for asset LOM-Commonity Furniture, serial FA number AS-004912-161209			98.34	(9,678.79)
<b>Totals for 1495.004 - Accum. Depr. - Office Furniture &amp; Equipment</b>					<b>0.00</b>	<b>98.34</b>	<b>(9,678.79)</b>
<b>1495.005 - Accum. Depr. - Maintenance Equipment (Balance Forward As of 12/01/2021)</b>							<b>(1,957.64)</b>
<b>Totals for 1495.005 - Accum. Depr. - Maintenance Equipment</b>					<b>0.00</b>	<b>0.00</b>	<b>(1,957.64)</b>
<b>2109.000 - Accounts Payable - Accrued Expenses (Balance Forward As of 12/01/2021)</b>							<b>(6,663.93)</b>
12/01/2021	12/01/2021	Reversed - AF	Reversed -- LOM Accr Elec Exp 11.21	GJ	1,989.10		(4,674.83)
12/01/2021	12/01/2021	Reversed - AF	Reversed -- LOM Accr Trash Exp 11.21	GJ	1,118.55		(3,556.28)
12/01/2021	12/01/2021	Reversed - AF	Reversed -- LOM Accr Water Exp 11.21	GJ	3,556.28		0.00
12/31/2021	12/31/2021	AF	LOM Accr Elec Exp 12.21	GJ		1,805.94	(1,805.94)
12/31/2021	12/31/2021	AF	LOM Accr Gas Exp 12.21	GJ		563.48	(2,369.42)
12/31/2021	12/31/2021	AF	LOM Accr Water Exp 12.21	GJ		1,500.00	(3,869.42)
<b>Totals for 2109.000 - Accounts Payable - Accrued Expenses</b>					<b>6,663.93</b>	<b>3,869.42</b>	<b>(3,869.42)</b>
<b>2110.000 - Accounts Payable - Operations (Balance Forward As of 12/01/2021)</b>							<b>(21,784.40)</b>
12/02/2021	11/22/2021	37022	AP Invoice - Cleaner Image Inc	APA		1,750.00	(23,534.40)
12/02/2021	11/22/2021	37023	AP Invoice - Cleaner Image Inc	APA		500.00	(24,034.40)
12/02/2021	11/17/2021	62158	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	APA		275.50	(24,309.90)
12/02/2021	11/18/2021	103363	AP Invoice - HM Carpet Inc - HM Flooring Group	APA		1,250.00	(25,559.90)
12/02/2021	11/01/2021	104540	AP Invoice - HM Carpet Inc - HM Flooring Group	APA		1,772.00	(27,331.90)
12/02/2021	11/23/2021	134311	AP Invoice - Lesley Uribe	APA		275.36	(27,607.26)
12/02/2021	11/23/2021	8126883	AP Invoice - Lesley Uribe	APA		403.86	(28,011.12)
12/02/2021	11/23/2021	8153640	AP Invoice - Lesley Uribe	APA		440.12	(28,451.24)
12/02/2021	11/23/2021	8172653	AP Invoice - Lesley Uribe	APA		1,540.81	(29,992.05)
12/02/2021	10/31/2021	10310375	AP Invoice - Rent Track	APA		39.00	(30,031.05)
12/02/2021	10/31/2021	14431246	AP Invoice - CalMet Services Inc	APA		1,118.55	(31,149.60)
12/02/2021	11/08/2021	9197240875	AP Invoice - HD Supply Ltd	APA		693.58	(31,843.18)
12/02/2021	11/09/2021	9197307510	AP Invoice - HD Supply Ltd	APA		262.73	(32,105.91)
12/02/2021	11/11/2021	9197383586	AP Invoice - HD Supply Ltd	APA		69.57	(32,175.48)
12/02/2021	11/17/2021	9197575332	AP Invoice - HD Supply Ltd	APA		194.78	(32,370.26)
12/02/2021	11/18/2021	9197611929	AP Invoice - HD Supply Ltd	APA		272.96	(32,643.22)
12/02/2021	11/18/2021	9197611930	AP Invoice - HD Supply Ltd	APA		62.56	(32,705.78)
12/02/2021	11/22/2021	9197693160	AP Invoice - HD Supply Ltd	APA		278.07	(32,983.85)
12/02/2021	11/22/2021	91976931363	AP Invoice - HD Supply Ltd	APA		249.01	(33,232.86)
12/02/2021	11/06/2021	2853985/11-12.21	AP Invoice - AT&T Uverse - PO Box 5014	APA		89.65	(33,322.51)
12/02/2021	11/12/2021	660813002/09-1A	AP Invoice - City Lomita Water Dept	APA		3,101.06	(36,423.57)
12/02/2021	11/12/2021	660814002/09-1A	AP Invoice - City Lomita Water Dept	APA		455.22	(36,878.79)
12/02/2021	11/16/2021	700434346846/10-11.2	AP Invoice - So Cal Edison	APA		1,989.10	(38,867.89)
12/02/2021	11/07/2021	WC506249	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		235.39	(39,103.28)
12/02/2021	11/10/2021	WC522364	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		235.25	(39,338.53)
12/06/2021	12/06/2021	24316	AP Pymt - Artidiello, Maria: Deposit Refund Bldg LOM001 - Unit 112A	DB	242.57		(39,095.96)
12/06/2021	12/06/2021	24317	AP Pymt - AT&T Uverse - PO Box 5014: 1.00 89.65 Internet 11.07.21-12.06.21	DB	89.65		(39,006.31)
12/06/2021	12/06/2021	24318	AP Pymt - CalMet Services Inc: 1.00 1118.55 Trash Service 11.21	DB	1,118.55		(37,887.76)
12/06/2021	12/06/2021	24319	AP Pymt - City Lomita Water Dept: 1.00 3101.06 Water and Sewer 09.05.21-11.05.21	DB	3,101.06		(34,786.70)
12/06/2021	12/06/2021	24320	AP Pymt - City Lomita Water Dept: 1.00 455.22 Fire Lane 09.05.21-11.05.21	DB	455.22		(34,331.48)
12/06/2021	12/06/2021	24321	AP Pymt - Cleaner Image Inc: 1.00 1750.00 Cleaning Service Nov 1-23, 2021	DB	1,750.00		(32,581.48)
12/06/2021	12/06/2021	24321	AP Pymt - Cleaner Image Inc: 1.00 500.00 Cleaning Service Nov 24-30, 2021	DB	500.00		(32,081.48)
12/06/2021	12/06/2021	24322	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 235.25 Steam System Stock	DB	235.25		(31,846.23)
12/06/2021	12/06/2021	24322	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 235.39 Blower Kit	DB	235.39		(31,610.84)
12/06/2021	12/06/2021	24323	AP Pymt - HD Supply Ltd: 1.00 693.58 Fridge Unit 109A	DB	693.58		(30,917.26)
12/06/2021	12/06/2021	24324	AP Pymt - HD Supply Ltd: 1.00 272.96 Supplies Unit 112a	DB	272.96		(30,644.30)
12/06/2021	12/06/2021	24325	AP Pymt - HD Supply Ltd: 1.00 62.56 Supplies Unit 112a	DB	62.56		(30,581.74)
12/06/2021	12/06/2021	24325	AP Pymt - HD Supply Ltd: 1.00 69.57 Supplies Stock	DB	69.57		(30,512.17)
12/06/2021	12/06/2021	24326	AP Pymt - HD Supply Ltd: 1.00 262.73 Filters HVAC Stock	DB	262.73		(30,249.44)
12/06/2021	12/06/2021	24327	AP Pymt - HD Supply Ltd: 1.00 249.01 Supplies Unit 112A	DB	249.01		(30,000.43)
12/06/2021	12/06/2021	24328	AP Pymt - HD Supply Ltd: 1.00 194.78 Supplies Stock	DB	194.78		(29,805.65)
12/06/2021	12/06/2021	24329	AP Pymt - HD Supply Ltd: 1.00 278.07 LED Lights 112A	DB	278.07		(29,527.58)
12/06/2021	12/06/2021	24330	AP Pymt - HM Carpet Inc - HM Flooring Group: 1.00	DB	1,250.00		(28,277.58)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
			1250.00 107A VCT				
12/06/2021	12/06/2021	24330	AP Pymt - HM Carpet Inc - HM Flooring Group: 1.00	DB	1,772.00		(26,505.58)
			1772.00 109A VCT and Carpet				
12/06/2021	12/06/2021	24331	AP Pymt - Humangood Affordable Housing: Beacon	DB	21,541.83		(4,963.75)
			Communities advance for the month of October 2021				
12/06/2021	12/06/2021	24332	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain	DB	275.50		(4,688.25)
			Cleaning: 1.00 275.50 112A Kitchen Sink Clogged				
12/06/2021	12/06/2021	24333	AP Pymt - Lesley Uribe: 1.00 1540.81 Laundry Revenue	DB	1,540.81		(3,147.44)
			11/09/21 ck#8172653				
12/06/2021	12/06/2021	24334	AP Pymt - Lesley Uribe: 1.00 275.36 Laundry Settlement	DB	275.36		(2,872.08)
			Check 09/29/21 #134311				
12/06/2021	12/06/2021	24335	AP Pymt - Lesley Uribe: 1.00 403.86 Laundry Revenue	DB	403.86		(2,468.22)
			09/09/21 ck#8126883				
12/06/2021	12/06/2021	24336	AP Pymt - Lesley Uribe: 1.00 440.12 Laundry Revenue	DB	440.12		(2,028.10)
			10/14/21 ck#8153640				
12/06/2021	12/06/2021	24337	AP Pymt - Rent Track: 1.00 39.00 Monthly Service Fee	DB	39.00		(1,989.10)
12/06/2021	12/06/2021	24338	AP Pymt - So Cal Edison: 1.00 1989.10 Electrical Service	DB	1,989.10		0.00
			10.15.21-11.15.21				
12/09/2021	11/30/2021	13655	AP Invoice - Just Doors	APA		1,494.86	(1,494.86)
12/09/2021	11/29/2021	62206	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain	APA		927.80	(2,422.66)
			Cleaning				
12/09/2021	12/07/2021	83596	AP Invoice - Round The Clock Pest Control Inc	APA		140.00	(2,562.66)
12/09/2021	11/22/2021	113021	AP Invoice - Bobs Lawn Service - Jesus Arias	APA		350.00	(2,912.66)
12/09/2021	10/29/2021	620332	AP Invoice - Home Depot Credit Services - Phoenix	APA		143.24	(3,055.90)
12/09/2021	11/07/2021	1540754	AP Invoice - Home Depot Credit Services - Phoenix	APA		34.19	(3,090.09)
12/09/2021	11/26/2021	2041522	AP Invoice - Home Depot Credit Services - Phoenix	APA		418.05	(3,508.14)
12/09/2021	10/25/2021	4524129	AP Invoice - Home Depot Credit Services - Phoenix	APA		141.26	(3,649.40)
12/09/2021	11/23/2021	5360186	AP Invoice - Home Depot Credit Services - Phoenix	APA		149.58	(3,798.98)
12/09/2021	10/21/2021	8524496	AP Invoice - Home Depot Credit Services - Phoenix	APA		282.08	(4,081.06)
12/09/2021	11/19/2021	9013718	AP Invoice - Home Depot Credit Services - Phoenix	APA		234.85	(4,315.91)
12/09/2021	11/30/2021	11300374	AP Invoice - Rent Track	APA		39.00	(4,354.91)
12/09/2021	11/30/2021	14443875	AP Invoice - CalMet Services Inc	APA		1,117.45	(5,472.36)
12/09/2021	11/28/2021	17387018	AP Invoice - AT&T - Box 9011	APA		264.87	(5,737.23)
12/09/2021	11/30/2021	30581213	AP Invoice - Swenson Group - Dallas	APA		449.71	(6,186.94)
12/09/2021	11/30/2021	8064426077	AP Invoice - Staples - Dallas	APA		331.87	(6,518.81)
12/09/2021	11/23/2021	9197756517	AP Invoice - HD Supply Ltd	APA		91.22	(6,610.03)
12/09/2021	12/01/2021	9197926670	AP Invoice - HD Supply Ltd	APA		641.50	(7,251.53)
12/09/2021	11/23/2021	151400533594	AP Invoice - Amtech Elevator Services	APA		730.35	(7,981.88)
12/09/2021	11/17/2021	FCH-007530525	AP Invoice - Home Depot Credit Services - Phoenix	APA		35.00	(8,016.88)
12/09/2021	11/22/2021	I2111034362	AP Invoice - RealPage Inc	APA		560.99	(8,577.87)
12/13/2021	12/13/2021	24339	AP Pymt - Amtech Elevator Services: 1.00 730.35 Main-	DB	730.35		(7,847.52)
			tenance Service 10.01.21-12.31.21				
12/13/2021	12/13/2021	24340	AP Pymt - AT&T - Box 9011: 1.00 264.87 Phone Service	DB	264.87		(7,582.65)
			10.28.21-11.27.21				
12/13/2021	12/13/2021	24341	AP Pymt - Bobs Lawn Service - Jesus Arias: 1.00 350.00	DB	350.00		(7,232.65)
			Landscaping Service				
12/13/2021	12/13/2021	24342	AP Pymt - CalMet Services Inc: 1.00 1117.45 Trash Ser-	DB	1,117.45		(6,115.20)
			vice 12.21				
12/13/2021	12/13/2021	24343	AP Pymt - HD Supply Ltd: 1.00 641.50 109A Range	DB	641.50		(5,473.70)
12/13/2021	12/13/2021	24344	AP Pymt - HD Supply Ltd: 1.00 91.22 112A Vanity	DB	91.22		(5,382.48)
12/13/2021	12/13/2021	24345	AP Pymt - Home Depot Credit Services - Phoenix: 1.00	DB	282.08		(5,100.40)
			282.08 Supplies				
12/13/2021	12/13/2021	24346	AP Pymt - Home Depot Credit Services - Phoenix: 1.00	DB	141.26		(4,959.14)
			141.26 Supplies				
12/13/2021	12/13/2021	24347	AP Pymt - Home Depot Credit Services - Phoenix: 1.00	DB	234.85		(4,724.29)
			234.85 Supplies				
12/13/2021	12/13/2021	24348	AP Pymt - Home Depot Credit Services - Phoenix: 1.00	DB	149.58		(4,574.71)
			149.58 Supplies				
12/13/2021	12/13/2021	24349	AP Pymt - Home Depot Credit Services - Phoenix: 1.00	DB	34.19		(4,540.52)
			34.19 Supplies				
12/13/2021	12/13/2021	24349	AP Pymt - Home Depot Credit Services - Phoenix: 1.00	DB	35.00		(4,505.52)
			35.00 Late Fee				
12/13/2021	12/13/2021	24350	AP Pymt - Home Depot Credit Services - Phoenix: 1.00	DB	143.24		(4,362.28)
			143.24 Supplies				
12/13/2021	12/13/2021	24351	AP Pymt - Home Depot Credit Services - Phoenix: 1.00	DB	418.05		(3,944.23)
			418.05 Supplies				
12/13/2021	12/13/2021	24352	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain	DB	927.80		(3,016.43)
			Cleaning: 1.00 927.80 112A Fixed Leaking Valve				
12/13/2021	12/13/2021	24353	AP Pymt - Just Doors: 1.00 1494.86 112A Door	DB	1,494.86		(1,521.57)
12/13/2021	12/13/2021	24354	AP Pymt - RealPage Inc: 1.00 124.80 01.22 Phone	DB	124.80		(1,396.77)
			emergency calls				
12/13/2021	12/13/2021	24354	AP Pymt - RealPage Inc: 1.00 145.26 01.22 Other rent-	DB	145.26		(1,251.51)
			ing exp crdt cks				
12/13/2021	12/13/2021	24354	AP Pymt - RealPage Inc: 1.00 290.93 01.22 Dues and	DB	290.93		(960.58)
			Fee softwares				
12/13/2021	12/13/2021	24355	AP Pymt - Rent Track: 1.00 39.00 Monthly Service Fee	DB	39.00		(921.58)
12/13/2021	12/13/2021	24356	AP Pymt - Round The Clock Pest Control Inc: 1.00	DB	140.00		(781.58)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
			140.00 Pest Control 12.21				
12/13/2021	12/13/2021	24357	AP Pymt - Staples - Dallas: 1.00 331.87 Office/Rec Room Supplies	DB	331.87		(449.71)
12/13/2021	12/13/2021	24358	AP Pymt - Swenson Group - Dallas: 1.00 449.71 Leased DB Copy Machine		449.71		0.00
12/30/2021	12/17/2021	83 November 2021	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances for the month of November 2021.	APA		20,611.28	(20,611.28)
<b>Totals for 2110.000 - Accounts Payable - Operations</b>					<b>47,916.40</b>	<b>46,743.28</b>	<b>(20,611.28)</b>
<b>2114.000 - Accounts Payable - Beacon Communities (Balance Forward As of 12/01/2021)</b>							<b>(20,611.28)</b>
12/01/2021	12/01/2021	RC	HGAH 12.2021 Prop Liab Ins	GJ		1,381.57	(21,992.85)
12/01/2021	12/01/2021	RC	HGAH 12.2021 Workers Comp	GJ		302.00	(22,294.85)
12/08/2021	12/08/2021	RC	HGAH Leading Age CA Membership 2022	GJ		1,066.00	(23,360.85)
12/11/2021	12/11/2021	RC	HGAH 12.11.21 Payroll	GJ		8,270.56	(31,631.41)
12/17/2021	12/17/2021	RC	HGAH FedEx 758560413	GJ		38.45	(31,669.86)
12/20/2021	12/20/2021	RC	HGAH VCOM CUST11909920211126	GJ		34.16	(31,704.02)
12/25/2021	12/25/2021	RC	HGAH 12.25.21 Payroll	GJ		4,679.20	(36,383.22)
12/28/2021	12/28/2021	RC	HGAH 12.2021 Computer Lease	GJ		388.76	(36,771.98)
12/30/2021	12/17/2021	83 November 2021	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances for the month of November 2021.	APA	20,611.28		(16,160.70)
12/30/2021	12/30/2021	RC	HGAH VCOM CUST11909920211226	GJ		34.16	(16,194.86)
12/31/2021	12/31/2021	QN	12.2021 Mgmt & Bkpk Fees	GJ		4,427.50	(20,622.36)
12/31/2021	12/31/2021	RC	HGAH 12.2021 Benefits	GJ		1,527.00	(22,149.36)
12/31/2021	12/31/2021	RC	HGAH 12.2021 Pcards Concur	GJ		344.56	(22,493.92)
12/31/2021	12/31/2021	RC	HGAH 12.2021 Pcards WEX	GJ		155.95	(22,649.87)
12/31/2021	12/31/2021	RC	HGAH NRC Health 85540	GJ		155.07	(22,804.94)
12/31/2021	12/31/2021	RC	HGAH R/C P Kitahara Nov21 Training and Support	GJ		22.46	(22,827.40)
12/31/2021	12/31/2021	RC	HGAH R/C P Kitahara Oct21 Training and Support	GJ		22.46	(22,849.86)
12/31/2021	12/31/2021	RC	HGAH R/C ProLogistix Invoice 8407245833	GJ		7.07	(22,856.93)
12/31/2021	12/31/2021	RC	HGAH R/C ProLogistix Invoice 8407278958	GJ		7.86	(22,864.79)
12/31/2021	12/31/2021	RC	HGAH R/C ProLogistix Invoice 8407278959	GJ		3.54	(22,868.33)
12/31/2021	12/31/2021	RC	HGAH R/C ProLogistix Invoice 8407278960	GJ		12.38	(22,880.71)
12/31/2021	12/31/2021	RC	HGAH R/C ProLogistix Invoice 8407299598	GJ		6.29	(22,887.00)
12/31/2021	12/31/2021	RC	HGAH SRIP Liability Valuation	GJ	170.13		(22,716.87)
<b>Totals for 2114.000 - Accounts Payable - Beacon Communities</b>					<b>20,781.41</b>	<b>22,887.00</b>	<b>(22,716.87)</b>
<b>2118.000 - Escheat Checks Payable (Balance Forward As of 12/01/2021)</b>							<b>(150.00)</b>
<b>Totals for 2118.000 - Escheat Checks Payable</b>					<b>0.00</b>	<b>0.00</b>	<b>(150.00)</b>
<b>2120.000 - Accrued Vacation Payable (Balance Forward As of 12/01/2021)</b>							<b>(13,070.29)</b>
12/01/2021	12/01/2021	Reversed - RC	Reversed -- HGAH 11.2021 Vacation Accruals	GJA	13,070.29		0.00
12/31/2021	12/31/2021	RC	HGAH 12.2021 Vacation Accruals	GJA		14,266.40	(14,266.40)
<b>Totals for 2120.000 - Accrued Vacation Payable</b>					<b>13,070.29</b>	<b>14,266.40</b>	<b>(14,266.40)</b>
<b>2126.000 - Accrued Payroll (Balance Forward As of 12/01/2021)</b>							<b>(899.12)</b>
12/01/2021	12/01/2021	Reversed - RC	Reversed -- HGAH 11.2021 Payroll Accruals	GJA	899.12		0.00
12/31/2021	12/31/2021	RC	HGAH 12.2021 Payroll Accruals	GJA		1,861.78	(1,861.78)
<b>Totals for 2126.000 - Accrued Payroll</b>					<b>899.12</b>	<b>1,861.78</b>	<b>(1,861.78)</b>
<b>2191.000 - Security Deposits Payable (Balance Forward As of 12/01/2021)</b>							<b>(23,094.00)</b>
12/31/2021	12/31/2021	51290	06/2022-410 Deposited 12/31/2021	OARB		107.00	(23,201.00)
<b>Totals for 2191.000 - Security Deposits Payable</b>					<b>0.00</b>	<b>107.00</b>	<b>(23,201.00)</b>
<b>2191.001 - Security Deposit Interest Payable (Balance Forward As of 12/01/2021)</b>							<b>(1,197.00)</b>
12/31/2021	12/31/2021		Bank Interest Earned: Interest earned	DB		3.82	(1,200.82)
<b>Totals for 2191.001 - Security Deposit Interest Payable</b>					<b>0.00</b>	<b>3.82</b>	<b>(1,200.82)</b>
<b>2210.000 - Prepaid Revenue (Balance Forward As of 12/01/2021)</b>							<b>(2,432.00)</b>
12/01/2021	12/01/2021	51280	06/2022-400 Deposited 12/01/2021 Settlement:13108384225	OARB		864.00	(3,296.00)
12/01/2021	12/01/2021	51281	06/2022-401 Deposited 12/01/2021 Settlement:13108378297	OARB		1,927.00	(5,223.00)
12/01/2021	12/01/2021	FileID-5387647-2	Prepaid Revenue	OARA	13,365.00		8,142.00
12/02/2021	12/02/2021	51282	06/2022-402 Deposited 12/02/2021 Settlement:13128774057	OARB		1,229.00	6,913.00
12/02/2021	12/02/2021	51283	06/2022-403 Deposited 12/02/2021 Settlement:13124126113	OARB		7,298.00	(385.00)
12/02/2021	12/02/2021	FileID-5397929-1	Prepaid Revenue	OARA	3,861.00		3,476.00
12/03/2021	12/03/2021	51284	06/2022-404 Deposited 12/03/2021 Settlement:13139898137	OARB		3,861.00	(385.00)
12/03/2021	12/03/2021	FileID-5403209-3	Prepaid Revenue	OARA	6,125.00		5,740.00

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
12/04/2021	12/04/2021	FileID-5403209-2	Prepaid Revenue	OARA	984.00		6,724.00
12/06/2021	12/06/2021	51285	06/2022-405 Deposited 12/06/2021 Settlement:13174103417	OARB		329.00	6,395.00
12/06/2021	12/06/2021	51286	06/2022-406 Deposited 12/06/2021 Settlement:13167501597	OARB		6,780.00	(385.00)
12/06/2021	12/06/2021	FileID-5407041-2	Prepaid Revenue	OARA	235.00		(150.00)
12/07/2021	12/07/2021	51287	06/2022-407 Deposited 12/07/2021 Settlement:13186938809	OARB		235.00	(385.00)
12/27/2021	12/27/2021	51288	06/2022-408 Deposited 12/27/2021 Settlement:13338402749	OARB		335.00	(720.00)
12/27/2021	12/27/2021	FileID-5495516-1	Prepaid Revenue	OARA	334.00		(386.00)
12/30/2021	12/30/2021	FileID-5502239-5	Prepaid Revenue	OARA	4.00		(382.00)
12/31/2021	12/31/2021	51289	06/2022-409 Deposited 12/31/2021	OARB		60.00	(442.00)
<b>Totals for 2210.000 - Prepaid Revenue</b>					<b>24,908.00</b>	<b>22,918.00</b>	<b>(442.00)</b>
<b>3131.000 - Unrestricted Net Assets (Balance Forward As of 12/01/2021)</b>							<b>(147,457.26)</b>
<b>Totals for 3131.000 - Unrestricted Net Assets</b>					<b>0.00</b>	<b>0.00</b>	<b>(147,457.26)</b>
<b>3140.000 - Retained Earnings - Profit or Loss (Balance Forward As of 12/01/2021)</b>							<b>(631,855.44)</b>
<b>Totals for 3140.000 - Retained Earnings - Profit or Loss</b>					<b>0.00</b>	<b>0.00</b>	<b>(631,855.44)</b>
<b>5120.000 - Rent Revenue - Gross Potential (Balance Forward As of 12/01/2021)</b>							<b>(125,181.00)</b>
12/01/2021	12/01/2021	FileID-5387647-2	Rent Revenue - Gross Potential	OARA		24,904.00	(150,085.00)
12/30/2021	12/30/2021	FileID-5502160-1	Rent Revenue - Gross Potential	OARA		4.00	(150,089.00)
12/31/2021	12/31/2021	FileID-5502239-4	Rent Revenue - Gross Potential	OARA		285.00	(150,374.00)
<b>Totals for 5120.000 - Rent Revenue - Gross Potential</b>					<b>0.00</b>	<b>25,193.00</b>	<b>(150,374.00)</b>
<b>5121.000 - Tenant Assistance Payments (Balance Forward As of 12/01/2021)</b>							<b>(91,370.00)</b>
12/06/2021	12/06/2021	AF	LOM 12.21 Subsidy Payment	GJ		20,405.00	(111,775.00)
<b>Totals for 5121.000 - Tenant Assistance Payments</b>					<b>0.00</b>	<b>20,405.00</b>	<b>(111,775.00)</b>
<b>5220.000 - Vacancies (Balance Forward As of 12/01/2021)</b>							<b>332.00</b>
12/31/2021	12/31/2021	FileID-5502239-4	Vacancies	OARA	285.00		617.00
<b>Totals for 5220.000 - Vacancies</b>					<b>285.00</b>	<b>0.00</b>	<b>617.00</b>
<b>5410.000 - Interest Revenue - Project Operations (Balance Forward As of 12/01/2021)</b>							<b>(373.19)</b>
12/31/2021	12/31/2021		Bank Interest Earned: Interest earned	DB		76.93	(450.12)
<b>Totals for 5410.000 - Interest Revenue - Project Operations</b>					<b>0.00</b>	<b>76.93</b>	<b>(450.12)</b>
<b>5910.000 - Laundry Revenue (Balance Forward As of 12/01/2021)</b>							<b>(1,328.25)</b>
<b>Totals for 5910.000 - Laundry Revenue</b>					<b>0.00</b>	<b>0.00</b>	<b>(1,328.25)</b>
<b>5970.002 - Grant (Balance Forward As of 12/01/2021)</b>							<b>(1,468.12)</b>
<b>Totals for 5970.002 - Grant</b>					<b>0.00</b>	<b>0.00</b>	<b>(1,468.12)</b>
<b>6203.000 - Training/Meeting/Conferences (Balance Forward As of 12/01/2021)</b>							<b>31.85</b>
12/31/2021	12/31/2021	RC	HGAH 12.2021 Pcards Concur - Uribe	GJ	314.10		345.95
<b>Totals for 6203.000 - Training/Meeting/Conferences</b>					<b>314.10</b>	<b>0.00</b>	<b>345.95</b>
<b>6204.000 - Management Consultants (Balance Forward As of 12/01/2021)</b>							<b>30,000.00</b>
<b>Totals for 6204.000 - Management Consultants</b>					<b>0.00</b>	<b>0.00</b>	<b>30,000.00</b>
<b>6205.000 - IT Support Services (Balance Forward As of 12/01/2021)</b>							<b>2,003.92</b>
12/28/2021	12/28/2021	RC	HGAH 12.2021 Computer Lease	GJ	388.76		2,392.68
12/31/2021	12/31/2021	RC	HGAH R/C P Kitahara Nov21 Training and Support	GJ	22.46		2,415.14
12/31/2021	12/31/2021	RC	HGAH R/C P Kitahara Oct21 Training and Support	GJ	22.46		2,437.60
12/31/2021	12/31/2021	RC	HGAH R/C ProLogistix Invoice 8407245833	GJ	7.07		2,444.67
12/31/2021	12/31/2021	RC	HGAH R/C ProLogistix Invoice 8407278958	GJ	7.86		2,452.53
12/31/2021	12/31/2021	RC	HGAH R/C ProLogistix Invoice 8407278959	GJ	3.54		2,456.07
12/31/2021	12/31/2021	RC	HGAH R/C ProLogistix Invoice 8407278960	GJ	12.38		2,468.45
12/31/2021	12/31/2021	RC	HGAH R/C ProLogistix Invoice 8407299598	GJ	6.29		2,474.74
<b>Totals for 6205.000 - IT Support Services</b>					<b>470.82</b>	<b>0.00</b>	<b>2,474.74</b>
<b>6210.000 - Advertising and Marketing (Balance Forward As of 12/01/2021)</b>							<b>234.00</b>
<b>Totals for 6210.000 - Advertising and Marketing</b>					<b>0.00</b>	<b>0.00</b>	<b>234.00</b>

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>6250.000 - Other Renting Expenses (Balance Forward As of 12/01/2021)</b>							<b>256.30</b>
12/09/2021	11/22/2021	I2111034362	AP Invoice - RealPage Inc: 1.00 145.26 01.22 Other renting exp crdt cks	APA	145.26		401.56
<b>Totals for 6250.000 - Other Renting Expenses</b>					<b>145.26</b>	<b>0.00</b>	<b>401.56</b>
<b>6311.000 - Office Supplies (Balance Forward As of 12/01/2021)</b>							<b>1,064.05</b>
12/09/2021	11/30/2021	8064426077	AP Invoice - Staples - Dallas: 1.00 331.87 Office/Rec Room Supplies	APA	331.87		1,395.92
<b>Totals for 6311.000 - Office Supplies</b>					<b>331.87</b>	<b>0.00</b>	<b>1,395.92</b>
<b>6311.001 - Office Equipment Lease Expense (Balance Forward As of 12/01/2021)</b>							<b>2,197.47</b>
12/09/2021	11/30/2021	30581213	AP Invoice - Swenson Group - Dallas: 1.00 449.71 Leased Copy Machine	APA	449.71		2,647.18
<b>Totals for 6311.001 - Office Equipment Lease Expense</b>					<b>449.71</b>	<b>0.00</b>	<b>2,647.18</b>
<b>6311.002 - Telephone/Fax/Cell Phone/Elevator (Balance Forward As of 12/01/2021)</b>							<b>3,106.97</b>
12/02/2021	11/06/2021	2853985/11-12.21	AP Invoice - AT&T Uverse - PO Box 5014: 1.00 89.65 In-APA ternet 11.07.21-12.06.21		89.65		3,196.62
12/09/2021	11/28/2021	17387018	AP Invoice - AT&T - Box 9011: 1.00 264.87 Phone Service 10.28.21-11.27.21	APA	264.87		3,461.49
12/09/2021	11/22/2021	I2111034362	AP Invoice - RealPage Inc: 1.00 124.80 01.22 Phone emergency calls	APA	124.80		3,586.29
12/20/2021	12/20/2021	RC	HGAH VCOM CUST11909920211126 - Lesley Uribe	GJ	34.16		3,620.45
12/30/2021	12/30/2021	RC	HGAH VCOM CUST11909920211226 - Lesley Uribe	GJ	34.16		3,654.61
<b>Totals for 6311.002 - Telephone/Fax/Cell Phone/Elevator</b>					<b>547.64</b>	<b>0.00</b>	<b>3,654.61</b>
<b>6311.003 - Postage/FedEx/UPS (Balance Forward As of 12/01/2021)</b>							<b>137.32</b>
12/17/2021	12/17/2021	RC	HGAH FedEx 758560413	GJ	38.45		175.77
12/31/2021	12/31/2021	RC	HGAH 12.2021 Pcards Concur - Uribe	GJ	22.46		198.23
<b>Totals for 6311.003 - Postage/FedEx/UPS</b>					<b>60.91</b>	<b>0.00</b>	<b>198.23</b>
<b>6311.004 - Dues &amp; Fees (Balance Forward As of 12/01/2021)</b>							<b>2,024.71</b>
12/02/2021	10/31/2021	10310375	AP Invoice - Rent Track: 1.00 39.00 Monthly Service Fee	APA	39.00		2,063.71
12/08/2021	12/08/2021	RC	HGAH Leading Age CA Membership 2022	GJ	1,066.00		3,129.71
12/09/2021	11/30/2021	11300374	AP Invoice - Rent Track: 1.00 39.00 Monthly Service Fee	APA	39.00		3,168.71
12/09/2021	11/22/2021	I2111034362	AP Invoice - RealPage Inc: 1.00 290.93 01.22 Dues and Fee softwares	APA	290.93		3,459.64
12/31/2021	12/31/2021	AF	LOM RP fees 12.21	GJ	42.40		3,502.04
12/31/2021	12/31/2021	RC	HGAH NRC Health 85540	GJ	155.07		3,657.11
<b>Totals for 6311.004 - Dues &amp; Fees</b>					<b>1,632.40</b>	<b>0.00</b>	<b>3,657.11</b>
<b>6311.006 - Bank Fees (Balance Forward As of 12/01/2021)</b>							<b>835.38</b>
12/31/2021	12/31/2021		Bank Service Charge: Service charge	DB	199.39		1,034.77
<b>Totals for 6311.006 - Bank Fees</b>					<b>199.39</b>	<b>0.00</b>	<b>1,034.77</b>
<b>6311.009 - Miscellaneous Supplies (Balance Forward As of 12/01/2021)</b>							<b>133.94</b>
12/31/2021	12/31/2021	RC	HGAH 12.2021 Pcards WEX - URIBE	GJ	155.95		289.89
<b>Totals for 6311.009 - Miscellaneous Supplies</b>					<b>155.95</b>	<b>0.00</b>	<b>289.89</b>
<b>6311.011 - Resident Activities (Balance Forward As of 12/01/2021)</b>							<b>1,567.35</b>
12/02/2021	11/23/2021	134311	AP Invoice - Lesley Uribe: 1.00 275.36 Laundry Settlement Check 09/29/21 #134311	APA	275.36		1,842.71
12/02/2021	11/23/2021	8126883	AP Invoice - Lesley Uribe: 1.00 403.86 Laundry Revenue 09/09/21 ck#8126883	APA	403.86		2,246.57
12/02/2021	11/23/2021	8153640	AP Invoice - Lesley Uribe: 1.00 440.12 Laundry Revenue 10/14/21 ck#8153640	APA	440.12		2,686.69
12/02/2021	11/23/2021	8172653	AP Invoice - Lesley Uribe: 1.00 1540.81 Laundry Revenue 11/09/21 ck#8172653	APA	1,540.81		4,227.50
<b>Totals for 6311.011 - Resident Activities</b>					<b>2,660.15</b>	<b>0.00</b>	<b>4,227.50</b>
<b>6320.000 - Management Fee (Balance Forward As of 12/01/2021)</b>							<b>19,250.00</b>
12/31/2021	12/31/2021	QN	12.2021 Management Fee	GJ	3,850.00		23,100.00
<b>Totals for 6320.000 - Management Fee</b>					<b>3,850.00</b>	<b>0.00</b>	<b>23,100.00</b>
<b>6330.000 - Manager Salaries (Balance Forward As of 12/01/2021)</b>							<b>22,767.98</b>
12/01/2021	12/01/2021	Reversed - RC	Reversed -- HGAH 11.2021 Payroll Accruals	GJA		480.34	22,287.64
12/11/2021	12/11/2021	RC	HGAH 12.11.21 Payroll	GJ	2,241.61		24,529.25
12/25/2021	12/25/2021	RC	HGAH 12.25.21 Payroll	GJ	2,160.00		26,689.25
12/31/2021	12/31/2021	RC	HGAH 12.2021 Payroll Accruals	GJA	925.71		27,614.96
<b>Totals for 6330.000 - Manager Salaries</b>					<b>5,327.32</b>	<b>480.34</b>	<b>27,614.96</b>
<b>6330.001 - Manager Salaries - Non-prod (Vacation) (Balance Forward As of 12/01/2021)</b>							<b>2,692.69</b>
12/01/2021	12/01/2021	Reversed - RC	Reversed -- HGAH 11.2021 Vacation Accruals	GJA		4,779.13	(2,086.44)
12/25/2021	12/25/2021	RC	HGAH 12.25.21 Payroll	GJ	240.00		(1,846.44)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
12/31/2021	12/31/2021	RC	HGAH 12.2021 Payroll Accruals	GJA	102.85		(1,743.59)
12/31/2021	12/31/2021	RC	HGAH 12.2021 Vacation Accruals	GJA	5,526.50		3,782.91
<b>Totals for 6330.001 - Manager Salaries - Non-prod (Vacation)</b>					<b>5,869.35</b>	<b>4,779.13</b>	<b>3,782.91</b>
<b>6330.002 - Manager Salaries - Incentive, Bonus, Award (Balance Forward As of 12/01/2021)</b>							<b>0.00</b>
12/11/2021	12/11/2021	RC	HGAH 12.11.21 Payroll	GJ	3,000.00		3,000.00
<b>Totals for 6330.002 - Manager Salaries - Incentive, Bonus, Award</b>					<b>3,000.00</b>	<b>0.00</b>	<b>3,000.00</b>
<b>6351.000 - Bookkeeping Fees (Balance Forward As of 12/01/2021)</b>							<b>2,887.50</b>
12/31/2021	12/31/2021	QN	12.2021 Bookkeeping Fee	GJ	577.50		3,465.00
<b>Totals for 6351.000 - Bookkeeping Fees</b>					<b>577.50</b>	<b>0.00</b>	<b>3,465.00</b>
<b>6390.001 - Business Travel &amp; Entertainment (Balance Forward As of 12/01/2021)</b>							<b>0.00</b>
12/31/2021	12/31/2021	RC	HGAH 12.2021 Pcards Concur - Uribe	GJ	8.00		8.00
<b>Totals for 6390.001 - Business Travel &amp; Entertainment</b>					<b>8.00</b>	<b>0.00</b>	<b>8.00</b>
<b>6450.000 - Electricity (Balance Forward As of 12/01/2021)</b>							<b>12,358.28</b>
12/01/2021	12/01/2021	Reversed - AF	Reversed -- LOM Accr Elec Exp 11.21	GJ		1,989.10	10,369.18
12/02/2021	11/16/2021	700434346846/	AP Invoice - So Cal Edison: 1.00 1989.10 Electrical Ser-	APA	1,989.10		12,358.28
		10-11.2	vice 10.15.21-11.15.21				
12/31/2021	12/31/2021	AF	LOM Accr Elec Exp 12.21	GJ	1,805.94		14,164.22
<b>Totals for 6450.000 - Electricity</b>					<b>3,795.04</b>	<b>1,989.10</b>	<b>14,164.22</b>
<b>6451.000 - Water (Balance Forward As of 12/01/2021)</b>							<b>8,803.28</b>
12/01/2021	12/01/2021	Reversed - AF	Reversed -- LOM Accr Water Exp 11.21	GJ		3,556.28	5,247.00
12/02/2021	11/12/2021	660813002/09-1	AP Invoice - City Lomita Water Dept: 1.00 3101.06 Wa-	APA	3,101.06		8,348.06
		1.21	ter and Sewer 09.05.21-11.05.21				
12/02/2021	11/12/2021	660814002/09-1	AP Invoice - City Lomita Water Dept: 1.00 455.22 Fire	APA	455.22		8,803.28
		1.21	Lane 09.05.21-11.05.21				
12/31/2021	12/31/2021	AF	LOM Accr Water Exp 12.21	GJ	1,500.00		10,303.28
<b>Totals for 6451.000 - Water</b>					<b>5,056.28</b>	<b>3,556.28</b>	<b>10,303.28</b>
<b>6452.000 - Gas (Balance Forward As of 12/01/2021)</b>							<b>2,163.08</b>
12/31/2021	12/31/2021	AF	LOM Accr Gas Exp 12.21	GJ	563.48		2,726.56
<b>Totals for 6452.000 - Gas</b>					<b>563.48</b>	<b>0.00</b>	<b>2,726.56</b>
<b>6510.000 - Maintenance Salaries (Balance Forward As of 12/01/2021)</b>							<b>18,625.92</b>
12/01/2021	12/01/2021	Reversed - RC	Reversed -- HGAH 11.2021 Payroll Accruals	GJA		418.78	18,207.14
12/11/2021	12/11/2021	RC	HGAH 12.11.21 Payroll	GJ	1,954.32		20,161.46
12/25/2021	12/25/2021	RC	HGAH 12.25.21 Payroll	GJ	1,749.78		21,911.24
12/31/2021	12/31/2021	RC	HGAH 12.2021 Payroll Accruals	GJA	749.90		22,661.14
<b>Totals for 6510.000 - Maintenance Salaries</b>					<b>4,454.00</b>	<b>418.78</b>	<b>22,661.14</b>
<b>6510.001 - Maintenance Salaries - Non-prod (Vacation) (Balance Forward As of 12/01/2021)</b>							<b>2,750.19</b>
12/01/2021	12/01/2021	Reversed - RC	Reversed -- HGAH 11.2021 Vacation Accruals	GJA		8,291.16	(5,540.97)
12/25/2021	12/25/2021	RC	HGAH 12.25.21 Payroll	GJ	194.42		(5,346.55)
12/31/2021	12/31/2021	RC	HGAH 12.2021 Payroll Accruals	GJA	83.32		(5,263.23)
12/31/2021	12/31/2021	RC	HGAH 12.2021 Vacation Accruals	GJA	8,739.90		3,476.67
<b>Totals for 6510.001 - Maintenance Salaries - Non-prod (Vacation)</b>					<b>9,017.64</b>	<b>8,291.16</b>	<b>3,476.67</b>
<b>6510.002 - Maintenance Salaries - Incentive, Bonus, Award (Balance Forward As of 12/01/2021)</b>							<b>0.00</b>
12/11/2021	12/11/2021	RC	HGAH 12.11.21 Payroll	GJ	500.00		500.00
<b>Totals for 6510.002 - Maintenance Salaries - Incentive, Bonus, Award</b>					<b>500.00</b>	<b>0.00</b>	<b>500.00</b>
<b>6515.000 - Janitorial/Cleaning Supplies (Balance Forward As of 12/01/2021)</b>							<b>5,145.45</b>
12/02/2021	11/18/2021	9197611929	AP Invoice - HD Supply Ltd: 1.00 272.96 Supplies Unit	APA	272.96		5,418.41
			112a				
12/02/2021	11/18/2021	9197611930	AP Invoice - HD Supply Ltd: 1.00 62.56 Supplies Unit	APA	62.56		5,480.97
			112a				
12/02/2021	11/22/2021	91976931363	AP Invoice - HD Supply Ltd: 1.00 249.01 Supplies Unit	APA	249.01		5,729.98
			112A				
12/02/2021	11/07/2021	WC506249	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00	APA	235.39		5,965.37
			235.39 Blower Kit				
12/09/2021	11/23/2021	5360186	AP Invoice - Home Depot Credit Services - Phoenix:	APA	149.58		6,114.95
			1.00 149.58 Supplies				
12/09/2021	11/19/2021	9013718	AP Invoice - Home Depot Credit Services - Phoenix:	APA	234.85		6,349.80
			1.00 234.85 Supplies				
12/09/2021	11/17/2021	FCH-007530525	AP Invoice - Home Depot Credit Services - Phoenix:	APA	35.00		6,384.80
			1.00 35.00 Late Fee				
<b>Totals for 6515.000 - Janitorial/Cleaning Supplies</b>					<b>1,239.35</b>	<b>0.00</b>	<b>6,384.80</b>
<b>6515.003 - Maintenance Uniforms (Balance Forward As of 12/01/2021)</b>							<b>230.37</b>
<b>Totals for 6515.003 - Maintenance Uniforms</b>					<b>0.00</b>	<b>0.00</b>	<b>230.37</b>



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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>6515.004 - Plumbing Supplies (Balance Forward As of 12/01/2021)</b>							<b>3,563.32</b>
12/02/2021	11/17/2021	9197575332	AP Invoice - HD Supply Ltd: 1.00 194.78 Supplies Stock	APA	194.78		3,758.10
12/02/2021	11/10/2021	WC522364	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 235.25 Steam System Stock	APA	235.25		3,993.35
12/09/2021	11/07/2021	1540754	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 34.19 Supplies	APA	34.19		4,027.54
12/09/2021	10/21/2021	8524496	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 282.08 Supplies	APA	282.08		4,309.62
<b>Totals for 6515.004 - Plumbing Supplies</b>					<b>746.30</b>	<b>0.00</b>	<b>4,309.62</b>
<b>6515.005 - Electrical Supplies (Balance Forward As of 12/01/2021)</b>							<b>3,288.49</b>
12/02/2021	11/08/2021	9197240875	AP Invoice - HD Supply Ltd: 1.00 693.58 Fridge Unit 109A	APA	693.58		3,982.07
12/02/2021	11/11/2021	9197383586	AP Invoice - HD Supply Ltd: 1.00 69.57 Supplies Stock	APA	69.57		4,051.64
12/02/2021	11/22/2021	9197693160	AP Invoice - HD Supply Ltd: 1.00 278.07 LED Lights 112A	APA	278.07		4,329.71
12/09/2021	10/29/2021	620332	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 143.24 Supplies	APA	143.24		4,472.95
12/09/2021	11/26/2021	2041522	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 418.05 Supplies	APA	418.05		4,891.00
12/09/2021	10/25/2021	4524129	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 141.26 Supplies	APA	141.26		5,032.26
12/09/2021	11/23/2021	9197756517	AP Invoice - HD Supply Ltd: 1.00 91.22 112A Vanity	APA	91.22		5,123.48
12/09/2021	12/01/2021	9197926670	AP Invoice - HD Supply Ltd: 1.00 641.50 109A Range	APA	641.50		5,764.98
<b>Totals for 6515.005 - Electrical Supplies</b>					<b>2,476.49</b>	<b>0.00</b>	<b>5,764.98</b>
<b>6520.000 - Maintenance Contracts (Balance Forward As of 12/01/2021)</b>							<b>31,550.91</b>
12/02/2021	11/22/2021	37022	AP Invoice - Cleaner Image Inc: 1.00 1750.00 Cleaning Service Nov 1-23, 2021	APA	1,750.00		33,300.91
12/02/2021	11/22/2021	37023	AP Invoice - Cleaner Image Inc: 1.00 500.00 Cleaning Service Nov 24-30, 2021	APA	500.00		33,800.91
12/02/2021	11/17/2021	62158	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 275.50 112A Kitchen Sink Clogged	APA	275.50		34,076.41
12/02/2021	11/18/2021	103363	AP Invoice - HM Carpet Inc - HM Flooring Group: 1.00 1250.00 107A VCT	APA	1,250.00		35,326.41
12/02/2021	11/01/2021	104540	AP Invoice - HM Carpet Inc - HM Flooring Group: 1.00 1772.00 109A VCT and Carpet	APA	1,772.00		37,098.41
12/09/2021	11/30/2021	13655	AP Invoice - Just Doors: 1.00 1494.86 112A Door	APA	1,494.86		38,593.27
12/09/2021	11/29/2021	62206	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 927.80 112A Fixed Leaking Valve	APA	927.80		39,521.07
<b>Totals for 6520.000 - Maintenance Contracts</b>					<b>7,970.16</b>	<b>0.00</b>	<b>39,521.07</b>
<b>6520.001 - Janitorial/Cleaning Contract (Balance Forward As of 12/01/2021)</b>							<b>2,250.00</b>
<b>Totals for 6520.001 - Janitorial/Cleaning Contract</b>					<b>0.00</b>	<b>0.00</b>	<b>2,250.00</b>
<b>6520.002 - Elevator Contract (Balance Forward As of 12/01/2021)</b>							<b>2,080.35</b>
12/09/2021	11/23/2021	151400533594	AP Invoice - Amtech Elevator Services: 1.00 730.35 Maintenance Service 10.01.21-12.31.21	APA	730.35		2,810.70
<b>Totals for 6520.002 - Elevator Contract</b>					<b>730.35</b>	<b>0.00</b>	<b>2,810.70</b>
<b>6520.003 - Exterminating Contract (Balance Forward As of 12/01/2021)</b>							<b>2,615.00</b>
12/09/2021	12/07/2021	83596	AP Invoice - Round The Clock Pest Control Inc: 1.00 140.00 Pest Control 12.21	APA	140.00		2,755.00
<b>Totals for 6520.003 - Exterminating Contract</b>					<b>140.00</b>	<b>0.00</b>	<b>2,755.00</b>
<b>6520.004 - Grounds Contract (Balance Forward As of 12/01/2021)</b>							<b>2,600.00</b>
12/09/2021	11/22/2021	113021	AP Invoice - Bobs Lawn Service - Jesus Arias: 1.00 350.00 Landscaping Service	APA	350.00		2,950.00
<b>Totals for 6520.004 - Grounds Contract</b>					<b>350.00</b>	<b>0.00</b>	<b>2,950.00</b>
<b>6525.000 - Garbage &amp; Trash Removal (Balance Forward As of 12/01/2021)</b>							<b>5,589.45</b>
12/01/2021	12/01/2021	Reversed - AF	Reversed -- LOM Accr Trash Exp 11.21	GJ		1,118.55	4,470.90
12/02/2021	10/31/2021	14431246	AP Invoice - CalMet Services Inc: 1.00 1118.55 Trash Service 11.21	APA	1,118.55		5,589.45
12/09/2021	11/30/2021	14443875	AP Invoice - CalMet Services Inc: 1.00 1117.45 Trash Service 12.21	APA	1,117.45		6,706.90
<b>Totals for 6525.000 - Garbage &amp; Trash Removal</b>					<b>2,236.00</b>	<b>1,118.55</b>	<b>6,706.90</b>
<b>6546.000 - HVAC Repairs &amp; Maintenance (Balance Forward As of 12/01/2021)</b>							<b>1,483.42</b>
12/02/2021	11/09/2021	9197307510	AP Invoice - HD Supply Ltd: 1.00 262.73 Filters HVAC Stock	APA	262.73		1,746.15
<b>Totals for 6546.000 - HVAC Repairs &amp; Maintenance</b>					<b>262.73</b>	<b>0.00</b>	<b>1,746.15</b>
<b>6600.000 - Depr. Expense - Land Improvements (Balance Forward As of 12/01/2021)</b>							<b>2,323.90</b>
12/01/2021	12/01/2021		Depreciation for asset LOM-Replacem Fire Line/Pipe,	FA	464.78		2,788.68

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			serial number AS-004914-161212				
<b>Totals for 6600.000 - Depr. Expense - Land Improvements</b>					<b>464.78</b>	<b>0.00</b>	<b>2,788.68</b>
<b>6600.002 - Depr. Expense - Building Improvements (Balance Forward As of 12/01/2021)</b>							<b>4,880.34</b>
12/01/2021	12/01/2021		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA	150.00		5,030.34
12/01/2021	12/01/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA	133.33		5,163.67
12/01/2021	12/01/2021		Depreciation for asset LOM-Awning Replacement, serial number AS-004963-170410	FA	122.50		5,286.17
12/01/2021	12/01/2021		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA	87.47		5,373.64
12/01/2021	12/01/2021		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA	25.00		5,398.64
12/01/2021	12/01/2021		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427	FA	152.48		5,551.12
12/01/2021	12/01/2021		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427	FA	69.17		5,620.29
12/01/2021	12/01/2021		Depreciation for asset LOM-Office Door, serial number AS-019679-210427	FA	29.77		5,650.06
12/01/2021	12/01/2021		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427	FA	132.81		5,782.87
12/01/2021	12/01/2021		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	FA	57.39		5,840.26
<b>Totals for 6600.002 - Depr. Expense - Building Improvements</b>					<b>959.92</b>	<b>0.00</b>	<b>5,840.26</b>
<b>6600.003 - Depr. Expense - Building Equipment (Balance Forward As of 12/01/2021)</b>							<b>664.75</b>
12/01/2021	12/01/2021		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	FA	132.95		797.70
<b>Totals for 6600.003 - Depr. Expense - Building Equipment</b>					<b>132.95</b>	<b>0.00</b>	<b>797.70</b>
<b>6600.004 - Depr. Expense - Office Furniture &amp; Equipment (Balance Forward As of 12/01/2021)</b>							<b>491.70</b>
12/01/2021	12/01/2021		Depreciation for asset LOM-Community Furniture, serial number AS-004912-161209	FA	98.34		590.04
<b>Totals for 6600.004 - Depr. Expense - Office Furniture &amp; Equipment</b>					<b>98.34</b>	<b>0.00</b>	<b>590.04</b>
<b>6711.000 - Payroll Taxes (FICA) (Balance Forward As of 12/01/2021)</b>							<b>3,638.00</b>
12/11/2021	12/11/2021	RC	HGAH 12.11.21 Payroll	GJ	574.63		4,212.63
12/25/2021	12/25/2021	RC	HGAH 12.25.21 Payroll	GJ	335.00		4,547.63
<b>Totals for 6711.000 - Payroll Taxes (FICA)</b>					<b>909.63</b>	<b>0.00</b>	<b>4,547.63</b>
<b>6720.000 - Property &amp; Liability Insurance (Hazard) (Balance Forward As of 12/01/2021)</b>							<b>12,825.98</b>
12/01/2021	12/01/2021	RC	HGAH 12.2021 Prop Liab Ins	GJ	1,381.57		14,207.55
12/31/2021	12/31/2021	AF	LOM Earthquake Insurance EXPENSE	GJ	1,223.18		15,430.73
<b>Totals for 6720.000 - Property &amp; Liability Insurance (Hazard)</b>					<b>2,604.75</b>	<b>0.00</b>	<b>15,430.73</b>
<b>6722.000 - Workman's Compensation (Balance Forward As of 12/01/2021)</b>							<b>1,510.00</b>
12/01/2021	12/01/2021	RC	HGAH 12.2021 Workers Comp	GJ	302.00		1,812.00
<b>Totals for 6722.000 - Workman's Compensation</b>					<b>302.00</b>	<b>0.00</b>	<b>1,812.00</b>
<b>6723.000 - Health Insurance (Balance Forward As of 12/01/2021)</b>							<b>5,675.33</b>
12/31/2021	12/31/2021	RC	HGAH 12.2021 Benefits	GJ	1,310.00		6,985.33
<b>Totals for 6723.000 - Health Insurance</b>					<b>1,310.00</b>	<b>0.00</b>	<b>6,985.33</b>
<b>6723.001 - Retirement (Balance Forward As of 12/01/2021)</b>							<b>1,165.63</b>
12/31/2021	12/31/2021	RC	HGAH 12.2021 Benefits	GJ	187.00		1,352.63
12/31/2021	12/31/2021	RC	HGAH SRIP Liability Valuation	GJ		170.13	1,182.50
<b>Totals for 6723.001 - Retirement</b>					<b>187.00</b>	<b>170.13</b>	<b>1,182.50</b>
<b>6723.002 - Unemployment Insurance (Balance Forward As of 12/01/2021)</b>							<b>159.00</b>
12/31/2021	12/31/2021	RC	HGAH 12.2021 Benefits	GJ	30.00		189.00
<b>Totals for 6723.002 - Unemployment Insurance</b>					<b>30.00</b>	<b>0.00</b>	<b>189.00</b>
<b>6936.004 - Service Coordinator Expenses - Membership Dues (Balance Forward As of 12/01/2021)</b>							<b>127.55</b>
<b>Totals for 6936.004 - Service Coordinator Expenses - Membership Dues</b>					<b>0.00</b>	<b>0.00</b>	<b>127.55</b>
<b>Grand Total</b>					<b>241,715.46</b>	<b>241,715.46</b>	<b>0.00</b>

## Lomita Manor Senior Housing Vendor Aging Report

Based on: GL posting Date As of: 12/31/2021

Vendor Name	Vendor ID	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
Amtech Elevator Services	AESE91185	DVB26714 001	No	01/04/2022	12/03/2021	01/02/2022	-4	1,430.00	0.00	0.00	0.00	0.00	1,430.00
<b>Total for Amtech Elevator Services</b>								<b>1,430.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,430.00</b>
AT&T Uverse - PO Box 5014	ATUV60197	28539857 6/11.12. 06	No	01/04/2022	12/06/2021	01/05/2022	-4	220.62	0.00	0.00	0.00	0.00	220.62
<b>Total for AT&amp;T Uverse - PO Box 5014</b>								<b>220.62</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>220.62</b>
Barr Commercial Door Repair Inc	BCDR92806	72425	No	01/04/2022	12/13/2021	01/12/2022	-4	366.02	0.00	0.00	0.00	0.00	366.02
<b>Total for Barr Commercial Door Repair Inc</b>								<b>366.02</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>366.02</b>
Best Tec	BETE92211	58425YMC	No	01/04/2022	12/11/2021	01/10/2022	-4	960.00	0.00	0.00	0.00	0.00	960.00
<b>Total for Best Tec</b>								<b>960.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>960.00</b>
Cleaner Image Inc	CLIM90277	37151	No	01/04/2022	12/16/2021	01/15/2022	-4	1,750.00	0.00	0.00	0.00	0.00	1,750.00
		37152	No	01/04/2022	12/16/2021	01/15/2022	-4	500.00	0.00	0.00	0.00	0.00	500.00
<b>Total for Cleaner Image Inc</b>								<b>2,250.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,250.00</b>
Cosco Fire Protection Inc - Brea	CFPR92821	10005469 45	No	01/04/2022	12/27/2021	01/26/2022	-4	3,605.00	0.00	0.00	0.00	0.00	3,605.00
<b>Total for Cosco Fire Protection Inc - Brea</b>								<b>3,605.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,605.00</b>
Ferguson Facilities Supply - Atlanta	FFSU30384	WC539410	No	01/04/2022	12/16/2021	01/15/2022	-4	159.09	0.00	0.00	0.00	0.00	159.09
<b>Total for Ferguson Facilities Supply - Atlanta</b>								<b>159.09</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>159.09</b>
HD Supply Ltd	HDSU92150	91982993 22	No	01/04/2022	12/14/2021	01/13/2022	-4	257.29	0.00	0.00	0.00	0.00	257.29
		91928993 23	No	01/04/2022	12/14/2021	01/13/2022	-4	175.72	0.00	0.00	0.00	0.00	175.72
		91983811 13	No	01/04/2022	12/16/2021	01/15/2022	-4	119.01	0.00	0.00	0.00	0.00	119.01
		91983811 11	No	01/04/2022	12/16/2021	01/15/2022	-4	141.54	0.00	0.00	0.00	0.00	141.54
		91983811 15	No	01/04/2022	12/16/2021	01/15/2022	-4	689.47	0.00	0.00	0.00	0.00	689.47
		91984383 81	No	01/04/2022	12/17/2021	01/16/2022	-4	187.91	0.00	0.00	0.00	0.00	187.91
<b>Total for HD Supply Ltd</b>								<b>1,570.94</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,570.94</b>
Humangood Affordable Housing	HGAH94588	83 Novem ber 2021	No	12/30/2021	12/17/2021	01/16/2022	1	20,611.28	0.00	0.00	0.00	0.00	20,611.28
<b>Total for Humangood Affordable Housing</b>								<b>20,611.28</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>20,611.28</b>
J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	JMPL90505	62336	No	01/04/2022	12/15/2021	01/14/2022	-4	490.00	0.00	0.00	0.00	0.00	490.00
		62341	No	01/04/2022	12/21/2021	01/20/2022	-4	893.40	0.00	0.00	0.00	0.00	893.40
		62356	No	01/04/2022	12/21/2021	01/20/2022	-4	678.90	0.00	0.00	0.00	0.00	678.90
<b>Total for J. McKeeve Plumbing, Inc. Sewer &amp; Drain Cleaning</b>								<b>2,062.30</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,062.30</b>
So Cal Edison	SCED91772-0001	70043434 6846/11-12.2	No	01/04/2022	12/16/2021	01/15/2022	-4	1,786.14	0.00	0.00	0.00	0.00	1,786.14
	SCED91771-0001	70014326 6216/11-12.2	No	01/04/2022	12/16/2021	01/15/2022	-4	19.80	0.00	0.00	0.00	0.00	19.80

Report date 01/13/2022

## Lomita Manor Senior Housing Vendor Aging Report

Based on: GL posting Date As of: 12/31/2021

Vendor Name	Vendor ID	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
<b>Total for So Cal Edison</b>								<b>1,805.94</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,805.94</b>
SoCal Gas	GASC91756	01350501 803/11-1 2.21	No	01/04/2022	12/07/2021	01/06/2022	-4	89.65	0.00	0.00	0.00	0.00	<b>89.65</b>
		11430501 061/11-1 2.21	No	01/04/2022	12/07/2021	01/06/2022	-4	473.83	0.00	0.00	0.00	0.00	<b>473.83</b>
<b>Total for SoCal Gas</b>								<b>563.48</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>563.48</b>
<b>Grand Totals</b>								<b>35,604.67</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>35,604.67</b>

## Lomita Manor Senior Housing Check Register

Date	Vendor	Document No	Amount Cleared
<b>Bank: LOM Operating - Wells Fargo Bank</b>		<b>Account No: 4124301342</b>	
12/06/2021	TEMP255512936--Artidiello, Maria	24316	242.57 In Transit
12/06/2021	ATUV60197--AT&T Uverse - PO Box 5014	24317	89.65 12/31/2021
12/06/2021	CASE90723--CalMet Services Inc	24318	1,118.55 12/31/2021
12/06/2021	CLWD90717--City Lomita Water Dept	24319	3,101.06 12/31/2021
12/06/2021	CLWD90717--City Lomita Water Dept	24320	455.22 12/31/2021
12/06/2021	CLIM90277--Cleaner Image Inc	24321	2,250.00 In Transit
12/06/2021	FFSU30384--Ferguson Facilities Supply - Atlanta	24322	470.64 12/31/2021
12/06/2021	HDSU92150--HD Supply Ltd	24323	693.58 12/31/2021
12/06/2021	HDSU92150--HD Supply Ltd	24324	272.96 12/31/2021
12/06/2021	HDSU92150--HD Supply Ltd	24325	132.13 12/31/2021
12/06/2021	HDSU92150--HD Supply Ltd	24326	262.73 12/31/2021
12/06/2021	HDSU92150--HD Supply Ltd	24327	249.01 12/31/2021
12/06/2021	HDSU92150--HD Supply Ltd	24328	194.78 12/31/2021
12/06/2021	HDSU92150--HD Supply Ltd	24329	278.07 12/31/2021
12/06/2021	HMCA90248--HM Carpet Inc - HM Flooring Group	24330	3,022.00 12/31/2021
12/06/2021	HGAH94588--Humangood Affordable Housing	24331	21,541.83 In Transit
12/06/2021	JMPL90505--J. McKeeve Plumbing, Inc. Sewer & Drain Clean- ing	24332	275.50 In Transit
12/06/2021	URLE90717--Lesley Uribe	24333	1,540.81 In Transit
12/06/2021	URLE90717--Lesley Uribe	24334	275.36 In Transit
12/06/2021	URLE90717--Lesley Uribe	24335	403.86 In Transit
12/06/2021	URLE90717--Lesley Uribe	24336	440.12 In Transit
12/06/2021	RENT55416--Rent Track	24337	39.00 12/31/2021
12/06/2021	SCED91772-0001--So Cal Edison	24338	1,989.10 12/31/2021
12/13/2021	AESE91185--Amtech Elevator Services	24339	730.35 12/31/2021
12/13/2021	ATT60197-9011--AT&T - Box 9011	24340	264.87 12/31/2021
12/13/2021	BLSE90501--Bobs Lawn Service - Jesus Arias	24341	350.00 12/31/2021
12/13/2021	CASE90723--CalMet Services Inc	24342	1,117.45 12/31/2021
12/13/2021	HDSU92150--HD Supply Ltd	24343	641.50 12/31/2021
12/13/2021	HDSU92150--HD Supply Ltd	24344	91.22 12/31/2021
12/13/2021	HDCS85062--Home Depot Credit Services - Phoenix	24345	282.08 12/31/2021
12/13/2021	HDCS85062--Home Depot Credit Services - Phoenix	24346	141.26 12/31/2021
12/13/2021	HDCS85062--Home Depot Credit Services - Phoenix	24347	234.85 12/31/2021
12/13/2021	HDCS85062--Home Depot Credit Services - Phoenix	24348	149.58 12/31/2021
12/13/2021	HDCS85062--Home Depot Credit Services - Phoenix	24349	69.19 12/31/2021
12/13/2021	HDCS85062--Home Depot Credit Services - Phoenix	24350	143.24 12/31/2021
12/13/2021	HDCS85062--Home Depot Credit Services - Phoenix	24351	418.05 12/31/2021
12/13/2021	JMPL90505--J. McKeeve Plumbing, Inc. Sewer & Drain Clean- ing	24352	927.80 In Transit
12/13/2021	JUST91786--Just Doors	24353	1,494.86 12/31/2021
12/13/2021	REPA75267--RealPage Inc	24354	560.99 12/31/2021
12/13/2021	RENT55416--Rent Track	24355	39.00 12/31/2021
12/13/2021	RCPC91351--Round The Clock Pest Control Inc	24356	140.00 12/31/2021
12/13/2021	STCC75266--Staples - Dallas	24357	331.87 12/31/2021
12/13/2021	SWGR75266--Swenson Group - Dallas	24358	449.71 12/31/2021
<b>Total for LOM Operating</b>			<b>47,916.40</b>
		<b>Total:</b>	<b>47,916.40</b>
		<b>Grand Total:</b>	<b>47,916.40</b>

# Commercial Checking Acct W Interest

Account number: [REDACTED] ■ December 1, 2021 - December 31, 2021 ■ Page 1 of 3



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

## Questions?

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

Online: [wellsfargo.com](http://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]	\$540,395.47	\$45,711.58	-\$24,531.81	\$561,575.24

## Interest summary

Annual percentage yield earned this period	0.16%
Interest earned during this period	\$76.93
Year to date interest and bonuses paid	\$894.58

## Credits

### Deposits

Effective date	Posted date	Amount	Transaction detail
12/14	12/15	89.65	Reversal of Check Posted 12-14-21 Reposted 12-15-21 as Serial 0000024317 Our Ref: 12-14-21 00000000
		\$89.65	Total deposits

### Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
12/01		2,282.00	Lomita Manor Settlement 120121 000013083143257 Humangood Affordable H
12/02		1,927.00	Lomita Manor Settlement 120221 000013108378297 Humangood Affordable H
12/03		7,298.00	Lomita Manor Settlement 120321 000013124126113 Humangood Affordable H
12/06		20,405.00	Hud Treas 310 Misc Pay 120621 xxxxx0103 RMT*VV*09901387704*****Hud Operating Fund CA13
12/06		3,861.00	Lomita Manor Settlement 120621 000013139898137 Humangood Affordable H
12/06		864.00	Lomita Manor Settlement 120621 000013108384225 Humangood Affordable H
12/07		6,780.00	Lomita Manor Settlement 120721 000013167501597 Humangood Affordable H
12/07		1,229.00	Lomita Manor Settlement 120721 000013128774057 Humangood Affordable H
12/08		235.00	Lomita Manor Settlement 120821 000013186938809 Humangood Affordable H
12/09		329.00	Lomita Manor Settlement 120921 000013174103417 Humangood Affordable H



*Electronic deposits/bank credits (continued)*

<i>Effective date</i>	<i>Posted date</i>	<i>Amount</i>	<i>Transaction detail</i>
	12/28	335.00	Lomita Manor Settlement 122821 000013338402749 Humangood Affordable H
	12/31	76.93	Interest Payment
		\$45,621.93	Total electronic deposits/bank credits
		\$45,711.58	Total credits

**Debits**

Electronic debits/bank debits

<i>Effective date</i>	<i>Posted date</i>	<i>Amount</i>	<i>Transaction detail</i>
	12/13	199.39	Client Analysis Svc Chrg 211210 Svc Chge 1121 000004124301342
	12/17	42.40	Rpi Transbilling Sigonfile 121721 Cp4Q78 Lomita Manor
		\$241.79	Total electronic debits/bank debits

Checks paid

<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>
2417	89.65	12/14	24324	272.96	12/14	24344	91.22	12/21
24275*	2,500.00	12/06	24325	132.13	12/14	24345	282.08	12/24
24299*	266.40	12/01	24326	262.73	12/14	24346	141.26	12/24
24301*	419.51	12/01	24327	249.01	12/14	24347	234.85	12/23
24308*	108.09	12/01	24328	194.78	12/14	24348	149.58	12/24
24311*	79.29	12/06	24329	278.07	12/14	24349	69.19	12/24
24312	433.80	12/06	24330	3,022.00	12/13	24350	143.24	12/23
24313	92.73	12/02	24337*	39.00	12/20	24351	418.05	12/24
24314	282.00	12/03	24338	1,989.10	12/15	24353*	1,494.86	12/22
24317*	89.65	12/15	24339	730.35	12/21	24354	560.99	12/22
24318	1,118.55	12/13	24340	264.87	12/28	24355	39.00	12/22
24319	3,101.06	12/14	24341	350.00	12/27	24356	140.00	12/23
24320	455.22	12/14	24342	1,117.45	12/21	24357	331.87	12/24
24322*	470.64	12/14	24343	641.50	12/21	24358	449.71	12/27
24323	693.58	12/14						
		\$24,290.02						Total checks paid

\* Gap in check sequence.

\$24,531.81 Total debits

**Daily ledger balance summary**

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
11/30	540,395.47	12/07	580,859.65	12/15	568,894.78
12/01	541,883.47	12/08	581,094.65	12/17	568,852.38
12/02	543,717.74	12/09	581,423.65	12/20	568,813.38
12/03	550,733.74	12/13	577,083.71	12/21	566,232.86
12/06	572,850.65	12/14	570,883.88	12/22	564,138.01



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*Daily ledger balance summary (continued)*

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
12/23	563,619.92	12/27	561,428.18	12/31	561,575.24
12/24	562,227.89	12/28	561,498.31		
Average daily ledger balance		\$566,051.69			



# Lomita Manor Senior Housing Reconciliation Report

As Of 12/31/2021  
Account: Cash - Operating

Statement Ending Balance	561,575.24
Deposits in Transit	60.00
Outstanding Checks and Charges	(28,877.09)
Excluded amount	0.00
Adjusted Bank Balance	532,758.15
Book Balance	532,758.15
Adjustments*	0.00
Adjusted Book Balance	532,758.15

<b>Total Checks and Charges Cleared</b>	<b>24,442.16</b>	<b>Total Deposits Cleared</b>	<b>45,621.93</b>
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## Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
General Ledger Entry	05/2022-414 Deposited 11/30/2021	11/30/2021	51278	1,897.00	
General Ledger Entry	05/2022-415 Deposited 11/30/2021	11/30/2021	51279	385.00	
General Ledger Entry	06/2022-400 Deposited 12/01/2021 Settlement:13108384225	12/01/2021	51280	864.00	
General Ledger Entry	06/2022-401 Deposited 12/01/2021 Settlement:13108378297	12/01/2021	51281	1,927.00	
General Ledger Entry	06/2022-402 Deposited 12/02/2021 Settlement:13128774057	12/02/2021	51282	1,229.00	
General Ledger Entry	06/2022-403 Deposited 12/02/2021 Settlement:13124126113	12/02/2021	51283	7,298.00	
General Ledger Entry	06/2022-404 Deposited 12/03/2021 Settlement:13139898137	12/03/2021	51284	3,861.00	
General Ledger Entry	06/2022-405 Deposited 12/06/2021 Settlement:13174103417	12/06/2021	51285	329.00	
General Ledger Entry	06/2022-406 Deposited 12/06/2021 Settlement:13167501597	12/06/2021	51286	6,780.00	
General Ledger Entry	LOM 12.21 Subsidy Payment	12/06/2021		20,405.00	
General Ledger Entry	06/2022-407 Deposited 12/07/2021 Settlement:13186938809	12/07/2021	51287	235.00	
General Ledger Entry	06/2022-408 Deposited 12/27/2021 Settlement:13338402749	12/27/2021	51288	335.00	
General Ledger Entry	06/2022-409 Deposited 12/31/2021	12/31/2021	51289		60.00
	LOM int earned op 12.21	12/31/2021		76.93	
<b>Total Deposits</b>				<b>45,621.93</b>	<b>60.00</b>

## 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
ANDRE, DORCEL	Unit -LOM001-110A	03/18/2021	24007		76.06
FLETCHER, DONNA T	Unit -LOM001-303A	06/10/2021	24117		126.81
Cleaner Image Inc		11/02/2021	24275	2,500.00	

# Lomita Manor Senior Housing Reconciliation Report

As Of 12/31/2021

Account: Cash - Operating

CABRERA, CONCEPCION	Unit -LOM002-102B	11/09/2021	24297		111.21
AT&T - Box 9011		11/23/2021	24299	266.40	
Community Controls		11/23/2021	24301	419.51	
Home Depot Credit Services - Phoenix		11/23/2021	24308	108.09	
SoCal Gas		11/23/2021	24311	79.29	
SoCal Gas		11/23/2021	24312	433.80	
Staples - Dallas		11/23/2021	24313	92.73	
Sweinhart Elect Co Inc		11/23/2021	24314	282.00	
Artidiello, Maria	Unit -LOM001-112A	12/06/2021	24316		242.57
AT&T Uverse - PO Box 5014		12/06/2021	24317	89.65	
CalMet Services Inc		12/06/2021	24318	1,118.55	
City Lomita Water Dept		12/06/2021	24319	3,101.06	
City Lomita Water Dept		12/06/2021	24320	455.22	
Cleaner Image Inc		12/06/2021	24321		2,250.00
Ferguson Facilities Supply - Atlanta		12/06/2021	24322	470.64	
HD Supply Ltd		12/06/2021	24323	693.58	
HD Supply Ltd		12/06/2021	24324	272.96	
HD Supply Ltd		12/06/2021	24325	132.13	
HD Supply Ltd		12/06/2021	24326	262.73	
HD Supply Ltd		12/06/2021	24327	249.01	
HD Supply Ltd		12/06/2021	24328	194.78	
HD Supply Ltd		12/06/2021	24329	278.07	
HM Carpet Inc - HM		12/06/2021	24330	3,022.00	
Flooring Group					
Humangood Affordable Housing		12/06/2021	24331		21,541.83
J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning		12/06/2021	24332		275.50
Lesley Uribe		12/06/2021	24333		1,540.81
Lesley Uribe		12/06/2021	24334		275.36
Lesley Uribe		12/06/2021	24335		403.86
Lesley Uribe		12/06/2021	24336		440.12
Rent Track		12/06/2021	24337	39.00	
So Cal Edison		12/06/2021	24338	1,989.10	
Amtech Elevator Services		12/13/2021	24339	730.35	
AT&T - Box 9011		12/13/2021	24340	264.87	
Bobs Lawn Service - Jesus Arias		12/13/2021	24341	350.00	
CalMet Services Inc		12/13/2021	24342	1,117.45	
HD Supply Ltd		12/13/2021	24343	641.50	
HD Supply Ltd		12/13/2021	24344	91.22	
Home Depot Credit Services - Phoenix		12/13/2021	24345	282.08	
Home Depot Credit Services - Phoenix		12/13/2021	24346	141.26	
Home Depot Credit Services - Phoenix		12/13/2021	24347	234.85	
Home Depot Credit Services - Phoenix		12/13/2021	24348	149.58	
Home Depot Credit Services - Phoenix		12/13/2021	24349	69.19	
Home Depot Credit Services - Phoenix		12/13/2021	24350	143.24	
Home Depot Credit Services - Phoenix		12/13/2021	24351	418.05	
J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning		12/13/2021	24352		927.80
Just Doors		12/13/2021	24353	1,494.86	
RealPage Inc		12/13/2021	24354	560.99	
Rent Track		12/13/2021	24355	39.00	
Round The Clock Pest		12/13/2021	24356	140.00	

# Lomita Manor Senior Housing Reconciliation Report

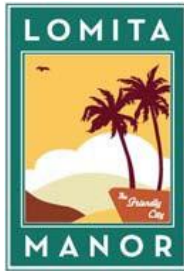
As Of 12/31/2021

Account: Cash - Operating

Control Inc				
Staples - Dallas	12/13/2021	24357	331.87	
Swenson Group - Dallas	12/13/2021	24358	449.71	
General Ledger Entry	LOM bk fees 12.21		199.39	
General Ledger Entry	LOM RP fees 12.21		42.40	
<b>Total Checks and Charges</b>			<u>24,442.16</u>	<u>28,877.09</u>



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## Housing Authority of the City of Lomita

Lomita Manor

January 2022

### VACANCIES

- 311A- Applicant in process
- 312A -Applicant in process

### ACTIVITIES

- Mondays:
  - 12:00-3:00pm Bingo-canceled until further notice
- Wednesdays:
  - 11:00am Exercise/Chair class- resumed no more than 10 residents
- Thursdays:
  - 12:00pm Coloring class- resumed no more than 10 residents
- 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
- Some Monthly activities have resumed
- January 7, 2022- Mini Rock Cactus Garden Craft

### MAINTENANCE / PROJECTS

- Annual Inspections –resumed and completed as of May 13, 2021
- REAC Repairs-in progress
- REAC Scheduled for-February 8, 2022





## CITY OF LOMITA HOUSING AUTHORITY REPORT

**TO:** Board of Commissioners **Item No. CC 4d**

**FROM:** Trevor Rusin, City Attorney, and Ryan Smoot, Executive Director

**MEETING DATE:** February 1, 2022

**SUBJECT:** Authorizing virtual Housing Authority meetings Pursuant to AB 361

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### **RECOMMENDATION**

Authorize remote teleconference/virtual meetings for the Housing Authority in accordance with Assembly Bill 361 ("AB 361"), by finding that: (1) a statewide state of emergency is currently in place; (2) state and local officials have imposed or recommended measures to promote social distancing in connection with COVID-19.

### **ANALYSIS AND OPTIONS**

All meetings of the City's legislative bodies are subject to the Ralph M. Brown Act (Gov. Code §§ 54950 *et seq.*) and must be open and public so that any member of the public may attend and participate in the meetings. Commencing in March of 2020, Governor Newsom issued a series of executive orders aimed at preventing the spread of a respiratory disease that came to be known as the novel coronavirus, "COVID-19." Among these were Executive Orders ("EO") N-25-20, N-29-20, and N-35-20 (collectively, the "Brown Act Orders") that waived the teleconferencing requirements of the Brown Act to allow legislative bodies to meet virtually.

On June 11, 2021, the Governor issued EO N-08-21 which rescinded these Brown Act Orders that had allowed remote meetings to occur, effective September 30, 2021. To replace those orders, on September 16, 2021, Governor Newsom signed AB 361, which became effective October 1, 2021, and amended the Brown Act to allow legislative bodies to meet virtually, without following the Brown Act's standard teleconferencing rules, provided that the legislative body makes specific findings, which include the following: (1) a statewide state of emergency is currently in place and (2) State or local officials have imposed or recommended measures to promote social distancing in connection with COVID-19 and/or (3) meeting in person would present imminent risks to the health or safety of attendees.

To comply with AB 361 the Housing Authority must make these findings at least every 30 days. All three findings under AB 361 can be made given the current circumstances. The Governor has proclaimed a state of emergency in response to the ongoing COVID-19 pandemic and the state of emergency currently remains in effect. Further, State officials, including the California Department of Public Health, have recommended measures to promote social distancing in connection with COVID-19, which are currently in place. Similarly, local officials, including the County Public Health Officer, have also recommended measures to promote social distancing in connection with COVID-19. In a recommendation dated September 28, 2021, the County Public Health Officer stated that “utilizing teleconferencing options for public meetings is an effective and recommended social distancing measure to facilitate participation in public affairs and encourage participants to protect themselves and others from the COVID-19 disease.” Finally, the City has determined that meeting in person would present imminent risks to the health or safety of attendees. Accordingly, all of the above-referenced AB 361 findings currently exist.

By taking the recommended action the current virtual meeting procedures may continue. If the Housing Authority does not make the findings pursuant to AB 361, the City would have to conduct its public meetings for the Housing Authority in person.

### **FISCAL IMPACT**

There is no fiscal impact associated with the recommended action.

Prepared by:



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Trevor Rusin  
City Attorney





## CITY OF LOMITA HOUSING AUTHORITY REPORT

**TO:** Board of Commissioners **Item No. PH 5**

**FROM:** Ryan Smoot, Executive Director

**PREPARED BY:** Lina Hernandez, Management Analyst

**MEETING DATE:** February 1, 2022

**SUBJECT:** Discussion and Consideration of Approval and Submission of the Annual Public Housing Agency (PHA) Plan to U.S. Housing and Urban Development (HUD)

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### **RECOMMENDATION**

After conducting a public hearing to allow for public input, approve the proposed Annual Public Housing Agency (PHA) Plan for submission to the Los Angeles Field Office of the U.S. Department of Housing and Urban Development (HUD).

### **BACKGROUND**

During the May 4, 2021 Meeting, the Housing Authority approved the Annual Certification Forms for FY 2020-2021 and the Annual PHA Plan for FY 2021-2022. All public housing agencies that receive funding from the U.S. Department of Housing and Urban Development (HUD) are required to submit certifications and documents on an annual basis indicating their compliance with the previous Board and HUD approved PHA Plan, Civil Rights and related regulations. Submittal of these certifications is mandatory to continue to qualify for funding from HUD.

Recently HUD advised the Housing Authority that a Public Hearing is required for the proposed Annual Plan relative to the 2020-2025 Five-Year Action Plan. The PHA Plan provides details about the PHA's operations, policies, programs and strategies for serving the needs of low-income residents. Staff has prepared the Annual PHA Plan that covers fiscal year 2021-2022 consistent with the Board approved Five-Year PHA Plan.

As required by HUD, a Tenant Advisory Board (TAB) consisting entirely of Lomita Manor residents was formed to assist in the review of the PHA Plan. A meeting to receive input from the TAB took place on December 6, 2021. One tenant attended the meeting in which comments were recorded as testimony for the Public Housing Agency Plan. In addition, a Public Notice was posted at Lomita City Hall and Lomita Manor and the PHA Plan was

made available for public comment for the mandated 45-day period commencing on December 3, 2021, and ending January 31, 2022.

**OPTIONS:**

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

**FISCAL IMPACT**

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

**ATTACHMENTS**

1. Form HUD-50075.1 Annual PHA Plan
2. Notice of Public Hearing
3. TAB Meeting Comments
4. Significant Amendment

Reviewed by:



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Gary Y. Sugano  
Assistant City Manager

Approved by:



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Ryan Smoot  
Executive Director

Prepared by:



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Lina Hernandez  
Management Analyst

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

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

**Definitions.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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**CITY OF LOMITA**

**PUBLIC NOTICE**  
**HOUSING AUTHORITY OF THE CITY OF LOMITA**  
**PROPOSED ANNUAL PLAN RELATIVE TO THE 2020-2025**  
**5-YEAR ACTION PLAN**

In accordance with Section 5A of the United States Housing Act of 1937 (USHA), as amended by Section 511 of the Quality Housing and Work Responsibility Act of 1998, the Housing Authority of the City of Lomita (Housing Authority) has prepared a draft Annual Plan for FY 2021-2022 for public review and comment.

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

**February 1, 2022**  
**5:45 p.m.**  
**24300 Narbonne Avenue, Lomita, CA 90717**

Pursuant to AB-361, the public and Commissioners may participate in this meeting via teleconference as social distancing measure are recommended by State and County officials. To participate in the meeting via a computer or smart device log in to ZOOM at the following link: <https://us02web.zoom.us/j/84896733028>. If you do not have the audio feature on your device, you will need to call (669) 900-6833 and enter ZOOM Meeting ID: 848 9673 3028 then press pound (#).

Copies of the proposed documents are available during a forty-five (45) day public review and comment period, from December 3, 2021, to January 31, 2022, at the following locations:

**Housing Authority of the City of Lomita**  
**City of Lomita, 24300 Narbonne Avenue, Lomita, CA 90717**

**Lomita Manor Housing Development**  
**24925 Walnut Street, Lomita, CA, 90717**

Citizens wishing to make written comments or questions about **public housing** may mail them to the Housing Authority of the City of Lomita (City of Lomita), 24300 Narbonne Avenue, Lomita, CA 90717 to the attention of Gary Sugano, Assistant City Manager. Those who wish to make comments by telephone may call 310-325-7110, x121.

Date posted: December 3, 2021

CITY HALL OFFICES • 24300 NARBONNE AVENUE, LOMITA • CALIFORNIA 90717  
 (310) 325-7110 • FAX (310) 325-4024 • [www.lomita.com/cityhall](http://www.lomita.com/cityhall)



**Town Hall Meeting  
December 6, 2021  
10:30am**

**Preface**

The Housing Authority of the City of Lomita manages a 78-unit senior/disabled building for the City of Lomita. The residents' main concern regarding the Annual Plan is more in regard to the Capital Fund Items the Housing Authority Selects each year. **One** tenant attended the meeting in which comments were recorded as testimony for the Public Agency to Plan.

**Agenda**

**1. Introductions**

Hello and thank you for joining us this morning. Today we will talk about the new Five-Year Agency Plan for the Housing Authority of the City of Lomita. Before we begin, a friendly reminder to keep all questions related to the agenda. Any items not on the agenda can be discussed separately or at the next Town Hall Meeting (TBA). Lina Hernandez, representative for the Housing Authority of the City of Lomita will be presenting the new Five-Year Agency Plan.

**2. Mission**

The Housing Authority of the City of Lomita will continue to meet the housing needs of economically disadvantaged seniors by providing accessible, safe, sanitary, affordable housing at the Lomita Manor Senior Housing Development. We continue to ensure full occupancy and a minimal wait time for applicants seeking housing. Through practices that are designed to preserve the development site, program available funding resources, apply for leveraging funds when available, and ensure continued compliance with regulatory requirements, the Housing Authority is able to offer Lomita citizens an opportunity to improve their quality of life through a housing development that affords them a government rental subsidy, thus reducing the impact of limited finances that many eligible tenants of Lomita Manor are faced with. The Housing Authority provides a suitable and desirable alternative to qualified Lomita citizens to continue to enjoy and participate in their community with similar tenants that can enjoy and provide those same benefits.

24925 WALNUT ST. LOMITA, CA 90717 T 310.325.7055 F 310.325.3519 TDD 1.800.545.1833, EXT. 478 HUMANGOOD.ORG



Lomita Manor does not discriminate on the basis of handicapped status in the admission or access to, or treatment or employment in its federally assisted programs and activities. Our Fair Housing Coordinator is designated to ensure compliance with the nondiscrimination requirements in Section 504 of the HUD Regulations and can be contacted at 516 Burchett St., Glendale, CA 91203; telephone 818.638.4546; TDD 711; SoCalsection504@humangood.org.



### 3. Goals and Objectives

The Housing Authority of the City of Lomita intends to continue to house 77 tenants within the 78-unit complex, which was completed in 1986, including one property management staff member residing on site.

In addition, the Housing Authority intends to maximize the modernization grant funding potential through the Capital Fund program by continuing with the strategic Green Physical Needs Assessment for Lomita Manor done by EMG in October 15, 2015. The Lomita PHA staff along with the current property management company, Human Good, intends to review the results of each REAC inspection score resulting from the PHAS process in order to continually address the highest priority needs that will ensure a safe, suitable living housing development. Pursuant to this objective, the PHA ensures a practical and efficient maintenance schedule to minimize any deficiencies and reduce or eliminate major deficiencies from ever developing by adhering to appropriate and routine maintenance schedules.

### 4. Progress Report

The Housing Authority of the City of Lomita and the contracted property management HUMANGOOD modernized/upgraded the fire sprinklers, elevators, fire panel, common areas such the lobby and the recreation room. Several items listed from the previous 5 Year PHA Plan and the Immediate Report/Assessment from EMG for Lomita Manor Senior Housing Development continue to be deferred due to urgent needs of the grounds and immediate repair/replacement needs as of results from the REAC inspections done in September 2014, September 2017 and September 2019.

### 5. Violence Against Women Act (VAWA) Goals

Housing Authority of the City of Lomita and Human Good have updated the Admission and Continued Occupancy Policy (ACOP) to include The Violence Against Women Act (VAWA) provides protections to women or men who are applicant to or residents of any “covered housing program” and who are the victims of domestic violence, dating violence, sexual assault and/or stalking – collectively referred to as VAWA crimes. The owner/agent understands that, regardless of whether state or local laws protect victims of VAWA crimes, people who have been victims of violence have certain rights under federal fair housing regulation.





# Lomita Manor

managed by human good

This policy is intended to support or assist victims of VAWA crimes and protect victims, as well as affiliated persons, from being denied housing or from losing their HUD assisted housing as a consequence of their status as a victim of VAWA crimes.

## 6. Questions

At this time, I would to open the floor for questions but please keep all question related to the agenda. Anything out of the Agenda we talk about a later time or discuss at the next Town Hall Meeting (TBA).

No questions.

## Closing Remarks

Thank you for coming today we really appreciate your patience during time. If you have any additional comments please come by the office during business hours. The new Five-Year Agency Plan is available through January 31, 2022.

24925 WALNUT ST. LOMITA, CA 90717 T 310.325.7055 F 310.325.3519 TDD 1.800.545.1833, EXT. 478 HUMANGOOD.ORG



Lomita Manor does not discriminate on the basis of handicapped status in the admission or access to, or treatment or employment in its federally assisted programs and activities. Our Fair Housing Coordinator is designated to ensure compliance with the nondiscrimination requirements in Section 504 of the HUD Regulations and can be contacted at 516 Burchett St., Glendale, CA 91203; telephone 818.638.4546; TDD 711; SoCalsection504@humangood.org.

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RYAN SMOOT

**HOUSING AUTHORITY  
of the  
CITY OF LOMITA**

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

WRITTEN STATEMENT DEFINING SIGNIFICANT AMENDMENT/MODIFICATION  
FY 21-22

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

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

Approved: by CA 139  
Ryan Smoot, Executive Director

\_\_\_\_\_

\_\_\_\_\_ Date

