

Cindy Segawa, Chair
Barry Waite, Vice-Chair
James Gazeley, Commissioner
Bill Uphoff, Commissioner
Mark A. Waronek, Commissioner
Vacant, Commissioner
Vacant, Commissioner



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

Next Resolution No. HA 2022-01

AGENDA
REGULAR MEETING
LOMITA HOUSING AUTHORITY
TUESDAY, DECEMBER 6, 2022
5:45 P.M.
24300 NARBONNE AVENUE, LOMITA, CA 90717
COUNCIL CHAMBERS/HYBRID MEETING

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/88496868114>.

You may enter your name when prompted to 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: 884 9686 8114 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.

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 Agenda Items 4 a-d be approved.

- a) Regular Housing Authority Minutes of November 1, 2022

RECOMMENDED ACTION: Approve minutes.

- b) Lomita Manor October 2022 Financial Documents

RECOMMENDED ACTION: Approve the monthly financial documents.

- c) Lomita Manor November 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

5. DISCUSSION AND CONSIDERATION TO CANCEL THE JANUARY 3, 2023, HOUSING AUTHORITY MEETING (No staff report)

Presented by Ryan Smoot, Executive Director

RECOMMENDED ACTION: Cancel meeting due to holiday closure.

PUBLIC HEARINGS

None scheduled.

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/.

Date Posted: December 2, 2022



Kathleen Horn Gregory, MMC, City Clerk



**MINUTES OF THE
LOMITA HOUSING AUTHORITY
REGULAR MEETING
TUESDAY, NOVEMBER 1, 2022**

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 regular meeting of the Lomita Housing Authority was called to order by Chair Segawa at 5:45 p.m. on Tuesday, November 1, 2022.

b. Roll Call

PRESENT: Commissioners: Hart, Louviere and Waronek participated via Zoom; Commissioner Uphoff, Vice-Chair Waite, and Chair Segawa were present in the Upstairs Assembly Room

ABSENT: Commissioner Gazeley

STAFF PRESENT: Executive Director Smoot was present in the Upstairs Assembly Room; Deputy Executive Director Sugano, and Deputy Secretary Gregory participated via Zoom

2. ORAL COMMUNICATIONS

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

3. COMMISSIONER COMMENTS

Commissioner Hart thanked the Council for the certificate acknowledging former Commissioner Elaine Breitman's 95th birthday and those who were able to attend. She thanked Vice-Chair Waite for his quartet group coming to sing. She also reported that there was a Halloween witch's stew and bingo party, they are planning bread and coffee for Day of the Dead, and there will be a Thanksgiving dinner on November 7, 2022. She stated that the tenant commissioners have not been reelected yet, but that they enjoy serving. She asked that staff look into the increasing dryer fees at Lomita Manor, as they are constantly increasing, and it currently costs \$1.75 to dry for 50 minutes.

Commissioner Waite expressed how much his group enjoyed singing for the birthday celebration. He also noted the misspelling of the word quartet in the October 4, 2022, minutes.

4. CONSENT AGENDA

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

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

MOTION CARRIED by the following roll call vote:

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

NOES: None

ABSENT: Gazeley

Approved the following Consent Agenda items:

- a) Regular Housing Authority Minutes of October 4, 2022

RECOMMENDED ACTION: Approve minutes.

- b) Lomita Manor September 2022 Financial Documents

RECOMMENDED ACTION: Approve the monthly financial documents.

- c) Lomita Manor October 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

None scheduled.

5. ADJOURNMENT

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

Respectfully Submitted,

Kathleen Horn Gregory, MMC
Deputy Secretary
Adopted:

DRAFT



**HOUSING AUTHORITY
COMMISSIONERS**



**BOARD CHAIRPERSON
CINDY SEGAWA**

**EXECUTIVE DIRECTOR
RYAN SMOOT**

BARRY WAITE
JAMES GAZELEY
BILL UPHOFF
MARK WARONEK

Item No. 4b

December 6, 2022

Housing Authority of the City of Lomita
Board of Commissioners

Re: Lomita Manor Monthly Financial Documents – October 2022 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,

A handwritten signature in black ink, appearing to read "Susan Kamada".

Susan Kamada
Administrative Services Director

Attachments



HUMANGOOD
 LOMITA MANOR SENIOR HOUSING
 MONTHLY REPORT FOR ESTABLISHING NET INCOME
 October 31, 2022

PROJECT NUMBER: 41 PROJECT NAME: LOMITA MANOR

Operating Cash - Beginning of Month		863,050
Amounts Received:		
Rent - Current	26,897	
HUD Operating Subsidy	15,165	
Interest earned on Operating Account	786	
Total Receipts		42,848
Disbursements:		
A/P Checks Disbursement (Incl Contract Billing)	(37,575)	
Misc Other/Bank fees	(315)	
Total Disbursements		(37,891)
Operating Cash - End of Month		868,007
TOTAL CASH, END OF MONTH		868,007

ACCOUNT TYPE	BANK NAME	BEGINNING BALANCE	DEPOSITS / INTEREST	CHECKS/DEBITS WITHDRAWAL	ENDING BALANCE
Operating	Wells Fargo	863,050	42,848	(37,891)	868,007
		863,050	42,848	(37,891)	868,007
Security Deposit	Wells Fargo	30,232	27		30,258
		30,232	27	-	30,258
TOTAL CASH		893,281	42,875	(37,891)	898,265

Prepared by: Audrey Fong
 Title: Accountant
 Date: 11/8/22

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended October 31, 2022

	CURRENT MONTH October 31, 2022				YEAR TO DATE October 31, 2022				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
Revenue									
Rental Revenue									
5120.000 - Rent Revenue - Gross Potential	26,376	23,544	2,832	12.02	105,789	94,176	11,613	12.33	282,528
5121.000 - Tenant Assistance Payments	15,165	14,667	498	3.39	61,308	58,667	2,641	4.50	176,000
Total Rental Revenue	41,541	38,211	3,330	8.71	167,097	152,843	14,254	9.32	458,528
Financial Revenue									
5410.000 - Interest Revenue - Project Operations	786	0	786	100.00	1,970	0	1,970	100.00	0
Total Financial Revenue	786	0	786	100.00	1,970	0	1,970	100.00	0
Other Revenue									
Miscellaneous Revenue									
5910.000 - Laundry Revenue	0	330	(330)	(100.00)	408	1,320	(911)	(69.03)	3,960
5970.002 - Grant	0	0	0	0.00	211,458	0	211,458	100.00	0
Total Miscellaneous Revenue	0	330	(330)	(100.00)	211,866	1,320	210,547	15,950.51	3,960
Total Other Revenue	0	330	(330)	(100.00)	211,866	1,320	210,547	15,950.51	3,960
Total Revenue	42,327	38,541	3,786	9.82	380,933	154,163	226,771	147.09	462,488
Operating Expenses									
Administrative Expenses									
6203.000 - Training/Meeting/Conferences	148	0	(148)	(100.00)	148	0	(148)	(100.00)	0
6204.000 - Management Consultants	0	0	0	0.00	0	0	0	0.00	30,000
6205.000 - IT Support Services	409	479	71	14.70	1,517	1,916	399	20.83	5,748
6205.001 - IT Equipment	0	83	83	100.00	0	332	332	100.00	996
6210.000 - Advertising and Marketing	0	0	0	0.00	234	100	(134)	(134.00)	100
6250.000 - Other Renting Expenses	0	25	25	100.00	206	100	(106)	(106.04)	300
6311.000 - Office Supplies	0	250	250	100.00	520	1,000	479	47.96	3,000
6311.001 - Office Equipment Lease Expense	0	558	558	100.00	1,427	2,232	806	36.08	6,696
6311.002 - Telephone/Fax/Cell Phone/Elevator	69	572	502	87.88	2,328	2,288	(41)	(1.78)	6,864
6311.003 - Postage/FedEx/UPS	40	0	(39)	(100.00)	95	100	5	5.15	100
6311.004 - Dues & Fees	509	376	(134)	(35.51)	1,999	1,504	(494)	(32.86)	4,512
6311.005 - Tax Return Fees	0	0	0	0.00	0	130	130	100.00	130
6311.006 - Bank Fees	274	107	(166)	(155.49)	1,027	428	(600)	(140.08)	1,284
6311.008 - Payroll Fees	0	10	10	100.00	0	40	40	100.00	120
6311.011 - Resident Activities	0	0	0	0.00	1,107	0	(1,106)	(100.00)	0
6320.000 - Management Fee	3,850	0	(3,850)	(100.00)	15,400	0	(15,400)	(100.00)	0
6330.000 - Manager Salaries	1,412	5,606	4,193	74.80	15,432	22,424	6,991	31.17	67,272
6330.001 - Manager Salaries - Non-prod (Vacation)	981	454	(527)	(116.34)	3,861	1,813	(2,048)	(112.99)	5,438
6350.000 - Audit/Tax Return Expense	0	125	125	100.00	0	500	500	100.00	1,500
6351.000 - Bookkeeping Fees	577	580	2	0.43	2,310	2,320	10	0.43	6,960
6370.000 - Bad Debts Expense	8	0	(8)	(100.00)	8	0	(8)	(100.00)	0
6390.001 - Business Travel & Entertainment	34	0	(33)	(100.00)	124	0	(124)	(100.00)	0
Total Administrative Expenses	8,311	9,225	914	9.90	47,743	37,227	(10,517)	(28.24)	141,020
Utilities									
6450.000 - Electricity	3,000	1,500	(1,500)	(100.00)	15,190	6,000	(9,190)	(153.16)	18,000

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended October 31, 2022

	CURRENT MONTH October 31, 2022				YEAR TO DATE October 31, 2022				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
6451.000 - Water	1,500	1,600	100	6.25	6,796	6,400	(396)	(6.19)	19,200
6452.000 - Gas	454	517	63	12.18	1,954	2,068	115	5.53	6,204
Total Utilities Expense	4,954	3,617	(1,337)	(36.96)	23,940	14,468	(9,472)	(65.46)	43,404
Maintenance Expenses									
6510.000 - Maintenance Salaries	4,336	4,550	214	4.70	17,138	18,200	1,062	5.83	54,600
6510.001 - Maintenance Salaries - Non-prod (Vacation)	25	437	412	94.16	638	1,750	1,112	63.54	5,250
6510.003 - Maintenance Salaries - Overtime, Double-Time	414	0	(414)	(100.00)	413	0	(413)	(100.00)	0
6515.000 - Janitorial/Cleaning Supplies	145	360	215	59.60	4,771	1,440	(3,331)	(231.28)	4,320
6515.003 - Maintenance Uniforms	0	0	0	0.00	138	300	162	54.06	600
6515.004 - Plumbing Supplies	1,097	380	(717)	(188.69)	3,821	1,520	(2,301)	(151.38)	4,560
6515.005 - Electrical Supplies	1,042	350	(692)	(197.65)	5,304	1,400	(3,904)	(278.89)	4,200
6515.006 - Decorating Supplies	180	0	(180)	(100.00)	180	0	(180)	(100.00)	0
6525.000 - Garbage & Trash Removal	1,157	1,010	(147)	(14.54)	4,909	4,040	(869)	(21.50)	12,120
6546.000 - HVAC Repairs & Maintenance	0	0	0	0.00	1,300	1,320	20	1.47	3,960
Total Maintenance Expenses	8,396	7,087	(1,309)	(18.45)	38,612	29,970	(8,642)	(28.83)	89,610
Maintenance Contracts									
6520.000 - Maintenance Contracts	0	3,750	3,750	100.00	29,548	15,000	(14,548)	(96.98)	45,000
6520.001 - Janitorial/Cleaning Contract	0	500	500	100.00	0	2,000	2,000	100.00	6,000
6520.002 - Elevator Contract	0	760	760	100.00	1,519	1,520	1	0.06	3,040
6520.003 - Exterminating Contract	140	192	52	27.08	3,745	768	(2,977)	(387.63)	2,304
6520.004 - Grounds Contract	0	360	360	100.00	3,650	1,440	(2,210)	(153.47)	4,320
Total Maintenance Contract Expense	140	5,562	5,422	97.48	38,462	20,728	(17,734)	(85.55)	60,664
Service Coordinator Expenses									
6935.000 - Service Coordinator Salary	0	1,911	1,911	100.00	0	7,644	7,644	100.00	22,932
6936.002 - Service Coordinator Expenses - Software License (Pangea)	0	0	0	0.00	0	0	0	0.00	595
Total Service Coordinator Expenses	0	1,911	1,911	100.00	0	7,644	7,644	100.00	23,527
Taxes and Insurance									
6711.000 - Payroll Taxes (FICA)	990	944	(46)	(4.92)	2,958	3,774	816	21.63	11,323
6720.000 - Property & Liability Insurance (Hazard)	2,471	1,161	(1,310)	(112.74)	9,422	4,646	(4,776)	(102.79)	13,938
6720.001 - D&O Insurance	0	0	0	0.00	16,120	0	(16,120)	(100.00)	0
6720.002 - Excess Liability Insurance	0	1,260	1,260	100.00	0	5,040	5,040	100.00	15,118
6722.000 - Workman's Compensation	320	385	65	16.84	1,280	1,539	259	16.84	4,618
6723.000 - Health Insurance	1,072	1,778	707	39.73	5,585	7,115	1,529	21.49	21,344
6723.001 - Retirement	168	314	145	46.20	995	1,253	259	20.64	3,761
6723.002 - Unemployment Insurance	58	62	3	6.09	250	247	(3)	(1.24)	740
Total Taxes and Insurance	5,079	5,904	824	13.95	36,610	23,614	(12,996)	(55.03)	70,842
Total Operating Expenses	26,880	33,306	6,425	19.29	185,367	133,651	(51,717)	(38.69)	429,067
Total Net Operating Income/(Loss)	15,447	5,236	10,211	195.04	195,566	20,512	175,054	853.42	33,421
Total Project Expense	26,880	33,305	(6,425)	(19.29)	185,367	133,651	51,717	38.69	429,067

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended October 31, 2022

	CURRENT MONTH October 31, 2022				YEAR TO DATE October 31, 2022				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
Total Project Income Group (Before Reserves & CapEx)	15,447	5,236	10,211	195.04	195,566	20,512	175,054	853.42	33,421
Total Cost of Operations	26,880	33,305	(6,425)	(19.29)	185,367	133,651	51,717	38.69	429,067
Net Income (Loss) (on Operations)	15,447	5,236	10,211	195.04	195,566	20,512	175,054	853.42	33,421
Other Non-Cash Expenses & Revenue									
Depreciation Expense	1,656	1,656	0	0.00	6,624	6,624	0	0.00	19,872
Other Non-Cash Expenses & Revenue	1,656	1,656	0	0.00	6,624	6,624	0	0.00	19,872
GAAP Net Income (Loss)	13,791	3,580	10,212	285.27	188,942	13,888	175,054	1,260.46	13,549
Cash Flow									
Total Project Net Income	15,447	5,236	10,211	195.04	195,566	20,512	175,054	853.42	33,421
Add (Subtract)	10,490	0	(10,490)	(100.00)	(27,170)	0	27,170	100.00	0
Increase (Decrease) in Operating Cash	4,957	5,236	(279)	(5.31)	222,736	20,512	202,224	985.88	33,421
Increase (decrease) in Ops Cash per Bal Sheet	4,957	0	4,957	100.00	222,736	0	222,736	100.00	0

**Lomita Manor
Balance Sheet
October 31, 2022**

	October 31, 2022	September 30, 2022	Period Difference
Assets			
Current Assets			
Cash			
1120.000 - Cash - Operating	868,006.98	863,049.99	4,956.99
Total Cash	868,006.98	863,049.99	4,956.99
Other Restricted Cash			
1191.000 - Cash - Security Deposits	30,258.48	30,231.50	26.98
Other Restricted Cash	30,258.48	30,231.50	26.98
Accounts Receivable Tenants & Other			
1130.000 - Accounts Receivable - Tenant Rent	457.24	476.24	(19.00)
Total Accounts Receivable Tenants & Other	457.24	476.24	(19.00)
Prepaid Expenses and Deposits			
1200.001 - Prepaid Expense - Property Insurance	14,776.63	16,120.00	(1,343.37)
Total Prepaid Expenses and Deposits	14,776.63	16,120.00	(1,343.37)
Reserves & Impounds - Restricted Cash			
1330.000 - Cash - Operating Reserve	147,457.26	147,457.26	0.00
Total Reserves & Impounds - Restricted Cash	147,457.26	147,457.26	0.00
Total Current Assets	1,060,956.59	1,057,334.99	3,621.60
Net Fixed Assets			
Fixed Assets			
1410.001 - Land Improvements	83,660.00	83,660.00	0.00
1420.001 - Building Improvements	122,253.46	122,253.46	0.00
1440.000 - Building Equipment	25,391.00	25,391.00	0.00
1465.000 - Office Furniture & Equipment	15,480.47	15,480.47	0.00
1470.000 - Maintenance Equipment	1,957.64	1,957.64	0.00
Total Fixed Assets	248,742.57	248,742.57	0.00
Accumulated Depreciation			
1495.000 - Accum. Depr. - Land Improvements	33,464.16	32,999.38	464.78
1495.002 - Accum. Depr. - Building Improvements	75,102.71	74,142.79	959.92
1495.003 - Accum. Depr. - Building Equipment	12,228.95	12,096.00	132.95
1495.004 - Accum. Depr. - Office Furniture & Equipment	10,662.19	10,563.85	98.34
1495.005 - Accum. Depr. - Maintenance Equipment	1,957.64	1,957.64	0.00
Total Accumulated Depreciation	133,415.65	131,759.66	1,655.99
Net Fixed Assets	115,326.92	116,982.91	(1,655.99)
Total Assets	1,176,283.51	1,174,317.90	1,965.61

Liabilities & Equity

Liabilities

Current Liabilities

2109.000 - Accounts Payable - Accrued Expenses	4,500.00	0.00	4,500.00
2110.000 - Accounts Payable - Operations	33,969.11	33,701.45	267.66
2114.000 - Accounts Payable - Beacon Communities	23,087.17	33,628.31	(10,541.14)
2118.000 - Escheat Checks Payable	150.00	150.00	0.00

**Lomita Manor
Balance Sheet
October 31, 2022**

	October 31, 2022	September 30, 2022	Period Difference
2120.000 - Accrued Vacation Payable	14,215.78	17,296.51	(3,080.73)
2126.000 - Accrued Payroll	682.96	4,191.03	(3,508.07)
Total Current Liabilities	76,605.02	88,967.30	(12,362.28)
Other Current Liabilities			
2210.000 - Prepaid Revenue	1,355.00	845.00	510.00
Total Other Current Liabilities	1,355.00	845.00	510.00
Other Liabilities			
2191.000 - Security Deposits Payable	24,600.00	24,600.00	0.00
2191.001 - Security Deposit Interest Payable	1,294.38	1,267.40	26.98
Total Other Liabilities	25,894.38	25,867.40	26.98
Total Liabilities	103,854.40	115,679.70	(11,825.30)
Equity			
3131.000 - Unrestricted Net Assets	147,457.26	147,457.26	0.00
3140.000 - Retained Earnings - Profit or Loss	736,029.75	736,029.75	0.00
Current Net Income	188,942.10	175,151.19	13,790.91
Total Equity	1,072,429.11	1,058,638.20	13,790.91
Total Liabilities & Equity	1,176,283.51	1,174,317.90	1,965.61

**Lomita Manor
CONTRACT BILLING
October 31, 2022**

DESCRIPTION	Amount
Employees' Wages/Salaries for the month	14,746.81
Work Comp, Unemployment Ins, Pension & Health Benefits	1,618.36
Computer Lease	368.62
Property Liability Insurance	1,127.67
Concur Purchases	206.74
Other-AP transactions-	591.47
Bookkeeping Fees (77 units* \$7.50)	577.50
Rental Housing Mgmt fees (\$50*77 units)	3,850.00
TOTAL DUE TO Beacon For the Month	23,087.17
Recap:	
Balance as of 6/30/2022	17,598.42
July Charges	18,506.02
July Repayment to Beacon	(17,598.42)
Ending Balance @ 07/31/22	18,506.02
August Charges	17,452.04
August Repayment to Beacon	(18,506.02)
Ending Balance @ 08/31/22	17,452.04
September Charges	33,628.31
September Repayment to Beacon	(17,452.04)
Ending Balance @ 09/30/22	33,628.31
October Charges	23,087.17
October Repayment to Beacon	(33,628.31)
Ending Balance @ 10/31/22	23,087.17

**Lomita Manor Senior Housing
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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
1120.000 - Cash - Operating (Balance Forward As of 10/01/2022)							863,049.99
10/03/2022	10/03/2022	51401	04/2023-400 Deposited 10/03/2022 Settlement:15901991670	OARB	2,132.00		865,181.99
10/03/2022	10/03/2022	51402	04/2023-401 Deposited 10/03/2022 Settlement:15890924614	OARB	15,799.00		880,980.99
10/04/2022	10/04/2022	51403	04/2023-402 Deposited 10/04/2022 Settlement:15922133958	OARB	127.00		881,107.99
10/04/2022	10/04/2022	51404	04/2023-403 Deposited 10/04/2022 Settlement:15916976838	OARB	4,277.00		885,384.99
10/04/2022	10/04/2022	51405	04/2023-404 Deposited 10/04/2022 Settlement:15946719578	OARB	444.00		885,828.99
10/05/2022	10/05/2022	AF	LOM 10.22 Subsidy Payment	GJ	24.00		885,852.99
10/05/2022	10/05/2022	AF	LOM 10.22 Subsidy Payment	GJ	31.00		885,883.99
10/05/2022	10/05/2022	AF	LOM 10.22 Subsidy Payment	GJ	15,110.00		900,993.99
10/06/2022	10/06/2022	24733	AP Pymt - Amtech Elevator Services	DB		759.54	900,234.45
10/06/2022	10/06/2022	24734	AP Pymt - AT&T Uverse - PO Box 5014	DB		122.01	900,112.44
10/06/2022	10/06/2022	24735	AP Pymt - Best Tec	DB		4,644.60	895,467.84
10/06/2022	10/06/2022	24736	AP Pymt - City Lomita Water Dept	DB		3,472.30	891,995.54
10/06/2022	10/06/2022	24737	AP Pymt - Cleaner Image Inc	DB		2,430.00	889,565.54
10/06/2022	10/06/2022	24738	AP Pymt - Ferguson Facilities Supply - Atlanta	DB		209.67	889,355.87
10/06/2022	10/06/2022	24739	AP Pymt - HD Supply Ltd	DB		214.11	889,141.76
10/06/2022	10/06/2022	24740	AP Pymt - HD Supply Ltd	DB		538.13	888,603.63
10/06/2022	10/06/2022	24741	AP Pymt - HD Supply Ltd	DB		336.81	888,266.82
10/06/2022	10/06/2022	24742	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	DB		287.50	887,979.32
10/06/2022	10/06/2022	24743	AP Pymt - Lockton Insurance Brokers LLC	DB		16,120.00	871,859.32
10/06/2022	10/06/2022	24744	AP Pymt - RealPage Inc	DB		460.99	871,398.33
10/06/2022	10/06/2022	24745	AP Pymt - Round The Clock Pest Control Inc	DB		275.00	871,123.33
10/06/2022	10/06/2022	24746	AP Pymt - So Cal Edison	DB		50.17	871,073.16
10/06/2022	10/06/2022	24747	AP Pymt - So Cal Edison	DB		3,780.62	867,292.54
10/10/2022	10/10/2022	51406	04/2023-405 Deposited 10/10/2022 Settlement:15932656666	OARB	1,391.00		868,683.54
10/11/2022	10/11/2022	51407	04/2023-406 Deposited 10/11/2022 Settlement:15987058546	OARB	274.00		868,957.54
10/11/2022	10/11/2022	51408	04/2023-407 Deposited 10/11/2022 Settlement:15987057902	OARB	1,608.00		870,565.54
10/20/2022	10/20/2022	24748	AP Pymt - Athens Services	DB		1,156.95	869,408.59
10/20/2022	10/20/2022	24749	AP Pymt - HD Supply Ltd	DB		281.51	869,127.08
10/20/2022	10/20/2022	24750	AP Pymt - HD Supply Ltd	DB		453.93	868,673.15
10/20/2022	10/20/2022	24751	AP Pymt - HD Supply Ltd	DB		262.40	868,410.75
10/20/2022	10/20/2022	24752	AP Pymt - HD Supply Ltd	DB		1,265.25	867,145.50
10/20/2022	10/20/2022	24753	AP Pymt - SoCal Gas	DB		372.98	866,772.52
10/20/2022	10/20/2022	24754	AP Pymt - SoCal Gas	DB		81.02	866,691.50
10/31/2022	10/31/2022	51409	04/2023-408 Deposited 10/31/2022	OARB	1,100.00		867,791.50
10/31/2022	10/31/2022		Bank Interest Earned: LOM int earned op 1.22	DB	785.73		868,577.23
10/31/2022	10/31/2022		Bank Service Charge: LOM bk fees 10.22	DB		273.38	868,303.85
10/31/2022	10/31/2022	AF	LOM Bank adjustment 255.00	GJ		255.00	868,048.85
10/31/2022	10/31/2022	AF	LOM RP fees 10.22	GJ		41.87	868,006.98
Totals for 1120.000 - Cash - Operating					43,102.73	38,145.74	868,006.98
1130.000 - Accounts Receivable - Tenant Rent (Balance Forward As of 10/01/2022)							476.24
10/01/2022	10/01/2022	FileID-6803171-1	Accounts Receivable - Tenant Rent	OARA	25,786.00		26,262.24
10/01/2022	10/01/2022	FileID-6806939-4	Accounts Receivable - Tenant Rent	OARA		16,871.00	9,391.24
10/03/2022	10/03/2022	FileID-6806939-3	Accounts Receivable - Tenant Rent	OARA		1,060.00	8,331.24
10/03/2022	10/03/2022	FileID-6832420-2	Accounts Receivable - Tenant Rent	OARA		4,404.00	3,927.24
10/04/2022	10/04/2022	FileID-6832420-1	Accounts Receivable - Tenant Rent	OARA		444.00	3,483.24
10/04/2022	10/04/2022	FileID-6832693-2	Accounts Receivable - Tenant Rent	OARA		1,136.00	2,347.24
10/07/2022	10/07/2022	FileID-6835815-4	Accounts Receivable - Tenant Rent	OARA		1,258.00	1,089.24
10/08/2022	10/08/2022	FileID-6832531-1	Accounts Receivable - Tenant Rent	OARA		8.00	1,081.24
10/09/2022	10/09/2022	FileID-6835815-2	Accounts Receivable - Tenant Rent	OARA		624.00	457.24
Totals for 1130.000 - Accounts Receivable - Tenant Rent					25,786.00	25,805.00	457.24
1191.000 - Cash - Security Deposits (Balance Forward As of 10/01/2022)							30,231.50
10/31/2022	10/31/2022		Bank Interest Earned: LOM int earned sd 10.22	DB	26.98		30,258.48
Totals for 1191.000 - Cash - Security Deposits					26.98	0.00	30,258.48
1200.001 - Prepaid Expense - Property Insurance (Balance Forward As of 10/01/2022)							16,120.00
10/31/2022	10/31/2022	AF	LOM Earthquake Insurance Exp	GJ		1,343.37	14,776.63

**Lomita Manor Senior Housing
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For Prior Month (10/01/2022 to 10/31/2022)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
Totals for 1200.001 - Prepaid Expense - Property Insurance					0.00	1,343.37	14,776.63
1330.000 - Cash - Operating Reserve (Balance Forward As of 10/01/2022)							147,457.26
Totals for 1330.000 - Cash - Operating Reserve					0.00	0.00	147,457.26
1410.001 - Land Improvements (Balance Forward As of 10/01/2022)							83,660.00
Totals for 1410.001 - Land Improvements					0.00	0.00	83,660.00
1420.001 - Building Improvements (Balance Forward As of 10/01/2022)							122,253.46
Totals for 1420.001 - Building Improvements					0.00	0.00	122,253.46
1440.000 - Building Equipment (Balance Forward As of 10/01/2022)							25,391.00
Totals for 1440.000 - Building Equipment					0.00	0.00	25,391.00
1465.000 - Office Furniture & Equipment (Balance Forward As of 10/01/2022)							15,480.47
Totals for 1465.000 - Office Furniture & Equipment					0.00	0.00	15,480.47
1470.000 - Maintenance Equipment (Balance Forward As of 10/01/2022)							1,957.64
Totals for 1470.000 - Maintenance Equipment					0.00	0.00	1,957.64
1495.000 - Accum. Depr. - Land Improvements (Balance Forward As of 10/01/2022)							(32,999.38)
10/01/2022	10/01/2022		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS-004914-161212	FA		464.78	(33,464.16)
Totals for 1495.000 - Accum. Depr. - Land Improvements					0.00	464.78	(33,464.16)
1495.002 - Accum. Depr. - Building Improvements (Balance Forward As of 10/01/2022)							(74,142.79)
10/01/2022	10/01/2022		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA		150.00	(74,292.79)
10/01/2022	10/01/2022		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA		133.33	(74,426.12)
10/01/2022	10/01/2022		Depreciation for asset LOM-Awning Replacement, serial number AS-004963-170410	FA		122.50	(74,548.62)
10/01/2022	10/01/2022		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA		87.47	(74,636.09)
10/01/2022	10/01/2022		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA		25.00	(74,661.09)
10/01/2022	10/01/2022		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427	FA		152.48	(74,813.57)
10/01/2022	10/01/2022		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427	FA		69.17	(74,882.74)
10/01/2022	10/01/2022		Depreciation for asset LOM-Office Door, serial number AS-019679-210427	FA		29.77	(74,912.51)
10/01/2022	10/01/2022		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427	FA		132.81	(75,045.32)
10/01/2022	10/01/2022		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	FA		57.39	(75,102.71)
Totals for 1495.002 - Accum. Depr. - Building Improvements					0.00	959.92	(75,102.71)
1495.003 - Accum. Depr. - Building Equipment (Balance Forward As of 10/01/2022)							(12,096.00)
10/01/2022	10/01/2022		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	FA		132.95	(12,228.95)
Totals for 1495.003 - Accum. Depr. - Building Equipment					0.00	132.95	(12,228.95)
1495.004 - Accum. Depr. - Office Furniture & Equipment (Balance Forward As of 10/01/2022)							(10,563.85)
10/01/2022	10/01/2022		Depreciation for asset LOM-Commonity Furniture, serial number AS-004912-161209	FA		98.34	(10,662.19)
Totals for 1495.004 - Accum. Depr. - Office Furniture & Equipment					0.00	98.34	(10,662.19)
1495.005 - Accum. Depr. - Maintenance Equipment (Balance Forward As of 10/01/2022)							(1,957.64)
Totals for 1495.005 - Accum. Depr. - Maintenance Equipment					0.00	0.00	(1,957.64)
2109.000 - Accounts Payable - Accrued Expenses (Balance Forward As of 10/01/2022)							0.00
10/31/2022	10/31/2022	AF	LOM Accr Elec Exp 10.22	GJ		3,000.00	(3,000.00)
10/31/2022	10/31/2022	AF	LOM Accr Water Exp 10.22	GJ		1,500.00	(4,500.00)
Totals for 2109.000 - Accounts Payable - Accrued Expenses					0.00	4,500.00	(4,500.00)
2110.000 - Accounts Payable - Operations (Balance Forward As of 10/01/2022)							(33,701.45)
10/06/2022	10/06/2022	24733	AP Pymt - Amtech Elevator Services: 1.00 759.54 Maintenance Service 10.01.22 to 12.31.22	DB	759.54		(32,941.91)
10/06/2022	10/06/2022	24734	AP Pymt - AT&T Uverse - PO Box 5014: 1.00 122.01 Internet Service 08.07.22-09.06.22	DB	122.01		(32,819.90)
10/06/2022	10/06/2022	24735	AP Pymt - Best Tec: 1.00 4644.60 Boilers Repairs Both Bldging AB	DB	4,644.60		(28,175.30)
10/06/2022	10/06/2022	24736	AP Pymt - City Lomita Water Dept: 1.00 3012.14 Water	DB	3,012.14		(25,163.16)

Lomita Manor Senior Housing General Ledger Report For Prior Month (10/01/2022 to 10/31/2022)

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
			Service 07.07.22-09.06.22				
10/06/2022	10/06/2022	24736	AP Pymt - City Lomita Water Dept: 1.00 460.16 Fire Lane 07.07.22-09.06.22	DB	460.16		(24,703.00)
10/06/2022	10/06/2022	24737	AP Pymt - Cleaner Image Inc: 1.00 1890.00 Cleaning Service September 1-23, 2022	DB	1,890.00		(22,813.00)
10/06/2022	10/06/2022	24737	AP Pymt - Cleaner Image Inc: 1.00 540.00 Cleaning Service September 24-30, 2022	DB	540.00		(22,273.00)
10/06/2022	10/06/2022	24738	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 101.02 Supplies Stock	DB	101.02		(22,171.98)
10/06/2022	10/06/2022	24738	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 108.65 Cleaning Supplies	DB	108.65		(22,063.33)
10/06/2022	10/06/2022	24739	AP Pymt - HD Supply Ltd: 1.00 214.11 Angel Stop Stock	DB	214.11		(21,849.22)
10/06/2022	10/06/2022	24740	AP Pymt - HD Supply Ltd: 1.00 538.13 Supplies Stock	DB	538.13		(21,311.09)
10/06/2022	10/06/2022	24741	AP Pymt - HD Supply Ltd: 1.00 336.81 Faucet Supply Stock	DB	336.81		(20,974.28)
10/06/2022	10/06/2022	24742	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 287.50 105A Kitchen Sink Cleanout	DB	287.50		(20,686.78)
10/06/2022	10/06/2022	24743	AP Pymt - Lockton Insurance Brokers LLC: 1.00 16120.00 Insurance 09.21.22-09.21.23	DB	16,120.00		(4,566.78)
10/06/2022	10/06/2022	24744	AP Pymt - RealPage Inc: 1.00 124.80 11.22 Phone Emergency Calls	DB	124.80		(4,441.98)
10/06/2022	10/06/2022	24744	AP Pymt - RealPage Inc: 1.00 290.93 11.22 Dues and Fees Software Fee	DB	290.93		(4,151.05)
10/06/2022	10/06/2022	24744	AP Pymt - RealPage Inc: 1.00 45.26 11.22 Other Renting Exp Crdt Cks	DB	45.26		(4,105.79)
10/06/2022	10/06/2022	24745	AP Pymt - Round The Clock Pest Control Inc: 1.00 275.00 307B Service	DB	275.00		(3,830.79)
10/06/2022	10/06/2022	24746	AP Pymt - So Cal Edison: 1.00 50.17 Manager Unit Electric Service 08.16.22-09.14.22	DB	50.17		(3,780.62)
10/06/2022	10/06/2022	24747	AP Pymt - So Cal Edison: 1.00 3780.62 Electric Service 08.16.22-09.14.22	DB	3,780.62		0.00
10/12/2022	10/01/2022	13047780	AP Invoice - Athens Services	APA		1,156.95	(1,156.95)
10/12/2022	09/28/2022	9207290654	AP Invoice - HD Supply Ltd	APA		134.26	(1,291.21)
10/12/2022	09/28/2022	9207290655	AP Invoice - HD Supply Ltd	APA		152.15	(1,443.36)
10/12/2022	09/28/2022	9207290656	AP Invoice - HD Supply Ltd	APA		113.72	(1,557.08)
10/12/2022	09/29/2022	9207356960	AP Invoice - HD Supply Ltd	APA		135.74	(1,692.82)
10/12/2022	09/30/2022	9207385812	AP Invoice - HD Supply Ltd	APA		281.51	(1,974.33)
10/12/2022	09/30/2022	9207385814	AP Invoice - HD Supply Ltd	APA		453.93	(2,428.26)
10/12/2022	09/30/2022	9207385815	AP Invoice - HD Supply Ltd	APA		379.27	(2,807.53)
10/12/2022	10/03/2022	9207448318	AP Invoice - HD Supply Ltd	APA		160.81	(2,968.34)
10/12/2022	10/07/2022	9207616706	AP Invoice - HD Supply Ltd	APA		43.87	(3,012.21)
10/12/2022	10/07/2022	9207616707	AP Invoice - HD Supply Ltd	APA		262.40	(3,274.61)
10/12/2022	10/10/2022	9207685655	AP Invoice - HD Supply Ltd	APA		110.21	(3,384.82)
10/12/2022	10/11/2022	9207722288	AP Invoice - HD Supply Ltd	APA		35.22	(3,420.04)
10/12/2022	10/05/2022	01350501803/1022	AP Invoice - SoCal Gas	APA		81.02	(3,501.06)
10/12/2022	10/05/2022	11430501061/1022	AP Invoice - SoCal Gas	APA		372.98	(3,874.04)
10/18/2022	10/10/2022	99804	AP Invoice - Round The Clock Pest Control Inc	APA		140.00	(4,014.04)
10/18/2022	10/12/2022	WC698299	AP Invoice - Ferguson Facilities Supply	APA		200.80	(4,214.84)
10/20/2022	10/20/2022	24748	AP Pymt - Athens Services: 1.00 1156.95 Trash services for the month of october	DB	1,156.95		(3,057.89)
10/20/2022	10/20/2022	24749	AP Pymt - HD Supply Ltd: 1.00 281.51 meon p-temp tub/shower 1/2w/stp	DB	281.51		(2,776.38)
10/20/2022	10/20/2022	24750	AP Pymt - HD Supply Ltd: 1.00 453.93 moen replacement chrome trim kit, moenescutcheon screws 2-1*4 2/pkg, m	DB	453.93		(2,322.45)
10/20/2022	10/20/2022	24751	AP Pymt - HD Supply Ltd: 1.00 262.40 philips fl blb 32w t8 4100k 90cri 30/pkg	DB	262.40		(2,060.05)
10/20/2022	10/20/2022	24752	AP Pymt - HD Supply Ltd: 1.00 110.21 hubbell 1/2 straight clmp conn noninsultd, 1 gallon calcium lime ruste	DB	110.21		(1,949.84)
10/20/2022	10/20/2022	24752	AP Pymt - HD Supply Ltd: 1.00 113.72 a19 60w 3000k Gu24LED 4/pkg	DB	113.72		(1,836.12)
10/20/2022	10/20/2022	24752	AP Pymt - HD Supply Ltd: 1.00 134.26 160 cfm vented range hood fan assembly	DB	134.26		(1,701.86)
10/20/2022	10/20/2022	24752	AP Pymt - HD Supply Ltd: 1.00 135.74 mesh blk gas lift-tank chair	DB	135.74		(1,566.12)
10/20/2022	10/20/2022	24752	AP Pymt - HD Supply Ltd: 1.00 152.15 seasons 21w led ceiling fixt 13 satn nkl	DB	152.15		(1,413.97)
10/20/2022	10/20/2022	24752	AP Pymt - HD Supply Ltd: 1.00 160.81 1/2 hp fd waste dispos w/o power cord	DB	160.81		(1,253.16)
10/20/2022	10/20/2022	24752	AP Pymt - HD Supply Ltd: 1.00 35.22 professional kneeling pads	DB	35.22		(1,217.94)
10/20/2022	10/20/2022	24752	AP Pymt - HD Supply Ltd: 1.00 379.27 rca hospitality tv 32 pro idiom	DB	379.27		(838.67)
10/20/2022	10/20/2022	24752	AP Pymt - HD Supply Ltd: 1.00 43.87 assortment flat bibb washer pk/200, size 6 swaging tool	DB	43.87		(794.80)

**Lomita Manor Senior Housing
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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
10/20/2022	10/20/2022	24753	AP Pymt - SoCal Gas: 1.00 372.98 monthly metering reading for october 2022	DB	372.98		(421.82)
10/20/2022	10/20/2022	24754	AP Pymt - SoCal Gas: 1.00 81.02 Gas bill for the month 10/22	DB	81.02		(340.80)
10/25/2022	10/14/2022	Beacon Communities Advances Sept 2022	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances Sept 2022	APA		33,628.31	(33,969.11)
Totals for 2110.000 - Accounts Payable - Operations					37,575.49	37,843.15	(33,969.11)
2114.000 - Accounts Payable - Beacon Communities (Balance Forward As of 10/01/2022)							(33,628.31)
10/01/2022	10/01/2022	QN	HGAH 10.2022 Prop Liab Ins	GJ		1,127.67	(34,755.98)
10/01/2022	10/01/2022	QN	HGAH 10.2022 Workers Comp	GJ		320.00	(35,075.98)
10/01/2022	10/01/2022	QN	HGAH VCOM CUST11909920220926	GJ		34.91	(35,110.89)
10/01/2022	10/01/2022	RC	HGAH 10.01.22 Payroll	GJ	4,837.91		(39,948.80)
10/07/2022	10/07/2022	RC	HGAH FedEx 790770157	GJ	14.54		(39,963.34)
10/11/2022	10/11/2022	QN	HGAH - Prologistix Invoice - 8408204497	GJ	11.39		(39,974.73)
10/15/2022	10/15/2022	RC	HGAH 10.15.22 Payroll	GJ	4,783.24		(44,757.97)
10/17/2022	10/17/2022	QN	HGAH - Prologistix Invoice - 8408222934	GJ	14.01		(44,771.98)
10/20/2022	10/20/2022	RC	HGAH Ability Network 22R-0001136	GJ	467.68		(45,239.66)
10/25/2022	10/14/2022	Beacon Communities Advances Sept 2022	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances Sept 2022	APA	33,628.31		(11,611.35)
10/25/2022	10/25/2022	QN	HGAH - Prologistix Invoice - 8408247028	GJ		14.53	(11,625.88)
10/26/2022	10/26/2022	QN	HGAH VCOM CUST11909920221026	GJ		34.41	(11,660.29)
10/29/2022	10/29/2022	RC	HGAH 10.29.22 Payroll	GJ	5,125.66		(16,785.95)
10/31/2022	10/31/2022	QN	10.2022 Mgmt & Bkpp Fees	GJ	4,427.50		(21,213.45)
10/31/2022	10/31/2022	QN	HGAH 10.2022 Computer Lease	GJ	368.62		(21,582.07)
10/31/2022	10/31/2022	RC	HGAH 10.2022 Benefits	GJ	1,298.36		(22,880.43)
10/31/2022	10/31/2022	RC	HGAH 10.2022 Purchase Card - Truist	GJ	206.74		(23,087.17)
Totals for 2114.000 - Accounts Payable - Beacon Communities					33,628.31	23,087.17	(23,087.17)
2118.000 - Escheat Checks Payable (Balance Forward As of 10/01/2022)							(150.00)
Totals for 2118.000 - Escheat Checks Payable					0.00	0.00	(150.00)
2120.000 - Accrued Vacation Payable (Balance Forward As of 10/01/2022)							(17,296.51)
10/01/2022	10/01/2022	Reversed - RC	Reversed -- HGAH 9.2022 Vacation Accruals	GJA	17,296.51		0.00
10/31/2022	10/31/2022	RC	HGAH 10.2022 Vacation Accruals	GJA		14,215.78	(14,215.78)
Totals for 2120.000 - Accrued Vacation Payable					17,296.51	14,215.78	(14,215.78)
2126.000 - Accrued Payroll (Balance Forward As of 10/01/2022)							(4,191.03)
10/01/2022	10/01/2022	Reversed - RC	Reversed -- HGAH 9.2022 Payroll Accruals	GJA	4,191.03		0.00
10/31/2022	10/31/2022	RC	HGAH 10.2022 Payroll Accruals	GJA		682.96	(682.96)
Totals for 2126.000 - Accrued Payroll					4,191.03	682.96	(682.96)
2191.000 - Security Deposits Payable (Balance Forward As of 10/01/2022)							(24,600.00)
Totals for 2191.000 - Security Deposits Payable					0.00	0.00	(24,600.00)
2191.001 - Security Deposit Interest Payable (Balance Forward As of 10/01/2022)							(1,267.40)
10/31/2022	10/31/2022		Bank Interest Earned: Interest earned	DB		26.98	(1,294.38)
Totals for 2191.001 - Security Deposit Interest Payable					0.00	26.98	(1,294.38)
2210.000 - Prepaid Revenue (Balance Forward As of 10/01/2022)							(845.00)
10/01/2022	10/01/2022	FileID-6803171-1	Prepaid Revenue	OARA	845.00		0.00
10/01/2022	10/01/2022	FileID-6806939-4	Prepaid Revenue	OARA	16,871.00		16,871.00
10/03/2022	10/03/2022	51401	04/2023-400 Deposited 10/03/2022 Settlement:15901991670	OARB		2,132.00	14,739.00
10/03/2022	10/03/2022	51402	04/2023-401 Deposited 10/03/2022 Settlement:15890924614	OARB		15,799.00	(1,060.00)
10/03/2022	10/03/2022	FileID-6806939-3	Prepaid Revenue	OARA	1,060.00		0.00
10/03/2022	10/03/2022	FileID-6832420-2	Prepaid Revenue	OARA	4,404.00		4,404.00
10/04/2022	10/04/2022	51403	04/2023-402 Deposited 10/04/2022 Settlement:15922133958	OARB		127.00	4,277.00
10/04/2022	10/04/2022	51404	04/2023-403 Deposited 10/04/2022 Settlement:15916976838	OARB		4,277.00	0.00
10/04/2022	10/04/2022	51405	04/2023-404 Deposited 10/04/2022 Settlement:15946719578	OARB		444.00	(444.00)
10/04/2022	10/04/2022	FileID-6832420-1	Prepaid Revenue	OARA	444.00		0.00
10/04/2022	10/04/2022	FileID-6832693-2	Prepaid Revenue	OARA	1,136.00		1,136.00

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
10/07/2022	10/07/2022	FileID-6835815-4	Prepaid Revenue	OARA	1,258.00		2,394.00
10/09/2022	10/09/2022	FileID-6835815-2	Prepaid Revenue	OARA	624.00		3,018.00
10/10/2022	10/10/2022	51406	04/2023-405 Deposited 10/10/2022 Settlement:15932656666	OARB		1,391.00	1,627.00
10/11/2022	10/11/2022	51407	04/2023-406 Deposited 10/11/2022 Settlement:15987058546	OARB		274.00	1,353.00
10/11/2022	10/11/2022	51408	04/2023-407 Deposited 10/11/2022 Settlement:15987057902	OARB		1,608.00	(255.00)
10/31/2022	10/31/2022	51409	04/2023-408 Deposited 10/31/2022	OARB		1,100.00	(1,355.00)
Totals for 2210.000 - Prepaid Revenue					26,642.00	27,152.00	(1,355.00)
3131.000 - Unrestricted Net Assets (Balance Forward As of 10/01/2022)							(147,457.26)
Totals for 3131.000 - Unrestricted Net Assets					0.00	0.00	(147,457.26)
3140.000 - Retained Earnings - Profit or Loss (Balance Forward As of 10/01/2022)							(736,029.75)
Totals for 3140.000 - Retained Earnings - Profit or Loss					0.00	0.00	(736,029.75)
5120.000 - Rent Revenue - Gross Potential (Balance Forward As of 10/01/2022)							(79,413.00)
10/01/2022	10/01/2022	FileID-6803171-1	Rent Revenue - Gross Potential	OARA		26,631.00	(106,044.00)
10/31/2022	10/31/2022	AF	LOM Bank adjustment 255.00	GJ	255.00		(105,789.00)
Totals for 5120.000 - Rent Revenue - Gross Potential					255.00	26,631.00	(105,789.00)
5121.000 - Tenant Assistance Payments (Balance Forward As of 10/01/2022)							(46,143.00)
10/05/2022	10/05/2022	AF	LOM 10.22 Subsidy Payment	GJ		24.00	(46,167.00)
10/05/2022	10/05/2022	AF	LOM 10.22 Subsidy Payment	GJ		31.00	(46,198.00)
10/05/2022	10/05/2022	AF	LOM 10.22 Subsidy Payment	GJ		15,110.00	(61,308.00)
Totals for 5121.000 - Tenant Assistance Payments					0.00	15,165.00	(61,308.00)
5410.000 - Interest Revenue - Project Operations (Balance Forward As of 10/01/2022)							(1,183.82)
10/31/2022	10/31/2022		Bank Interest Earned: Interest earned	DB		785.73	(1,969.55)
Totals for 5410.000 - Interest Revenue - Project Operations					0.00	785.73	(1,969.55)
5910.000 - Laundry Revenue (Balance Forward As of 10/01/2022)							(408.74)
Totals for 5910.000 - Laundry Revenue					0.00	0.00	(408.74)
5970.002 - Grant (Balance Forward As of 10/01/2022)							(211,458.00)
Totals for 5970.002 - Grant					0.00	0.00	(211,458.00)
6203.000 - Training/Meeting/Conferences (Balance Forward As of 10/01/2022)							0.00
10/31/2022	10/31/2022	RC	HGAH 10.2022 Purchase Card - Truist - Uribe-FLV ES-SENTIALS TO GO	GJ	36.70		36.70
10/31/2022	10/31/2022	RC	HGAH 10.2022 Purchase Card - Truist - Uribe-WATER GRILL LAS VEGAS	GJ	111.30		148.00
Totals for 6203.000 - Training/Meeting/Conferences					148.00	0.00	148.00
6205.000 - IT Support Services (Balance Forward As of 10/01/2022)							1,108.33
10/11/2022	10/11/2022	QN	HGAH - Prologistix Invoice - 8408204497	GJ	11.39		1,119.72
10/17/2022	10/17/2022	QN	HGAH - Prologistix Invoice - 8408222934	GJ	14.01		1,133.73
10/25/2022	10/25/2022	QN	HGAH - Prologistix Invoice - 8408247028	GJ	14.53		1,148.26
10/31/2022	10/31/2022	QN	HGAH 10.2022 Computer Lease	GJ	368.62		1,516.88
Totals for 6205.000 - IT Support Services					408.55	0.00	1,516.88
6210.000 - Advertising and Marketing (Balance Forward As of 10/01/2022)							234.00
Totals for 6210.000 - Advertising and Marketing					0.00	0.00	234.00
6250.000 - Other Renting Expenses (Balance Forward As of 10/01/2022)							206.04
Totals for 6250.000 - Other Renting Expenses					0.00	0.00	206.04
6311.000 - Office Supplies (Balance Forward As of 10/01/2022)							520.34
Totals for 6311.000 - Office Supplies					0.00	0.00	520.34
6311.001 - Office Equipment Lease Expense (Balance Forward As of 10/01/2022)							1,426.61
Totals for 6311.001 - Office Equipment Lease Expense					0.00	0.00	1,426.61
6311.002 - Telephone/Fax/Cell Phone/Elevator (Balance Forward As of 10/01/2022)							2,259.56
10/01/2022	10/01/2022	QN	HGAH VCOM CUST11909920220926 - Lesley Uribe	GJ	34.91		2,294.47
10/26/2022	10/26/2022	QN	HGAH VCOM CUST11909920221026 - Lesley Uribe	GJ	34.41		2,328.88
Totals for 6311.002 - Telephone/Fax/Cell Phone/Elevator					69.32	0.00	2,328.88
6311.003 - Postage/FedEx/UPS (Balance Forward As of 10/01/2022)							55.31

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
10/07/2022	10/07/2022	RC	HGAH FedEx 790770157	GJ	14.54		69.85
10/31/2022	10/31/2022	RC	HGAH 10.2022 Purchase Card - Truist - Uribe-SPECIAL CARD FEE	GJ	25.00		94.85
Totals for 6311.003 - Postage/FedEx/UPS					39.54	0.00	94.85
6311.004 - Dues & Fees (Balance Forward As of 10/01/2022)							1,488.78
10/20/2022	10/20/2022	RC	HGAH Ability Network 22R-0001136	GJ	467.68		1,956.46
10/31/2022	10/31/2022	AF	LOM RP fees 10.22	GJ	41.87		1,998.33
Totals for 6311.004 - Dues & Fees					509.55	0.00	1,998.33
6311.006 - Bank Fees (Balance Forward As of 10/01/2022)							754.20
10/31/2022	10/31/2022		Bank Service Charge: Service charge	DB	273.38		1,027.58
Totals for 6311.006 - Bank Fees					273.38	0.00	1,027.58
6311.011 - Resident Activities (Balance Forward As of 10/01/2022)							1,106.38
Totals for 6311.011 - Resident Activities					0.00	0.00	1,106.38
6320.000 - Management Fee (Balance Forward As of 10/01/2022)							11,550.00
10/31/2022	10/31/2022	QN	10.2022 Management Fee	GJ	3,850.00		15,400.00
Totals for 6320.000 - Management Fee					3,850.00	0.00	15,400.00
6330.000 - Manager Salaries (Balance Forward As of 10/01/2022)							14,019.77
10/01/2022	10/01/2022	RC	HGAH 10.01.22 Payroll	GJ	2,472.00		16,491.77
10/01/2022	10/01/2022	Reversed - RC	Reversed -- HGAH 9.2022 Payroll Accruals	GJA		2,295.43	14,196.34
10/15/2022	10/15/2022	RC	HGAH 10.15.22 Payroll	GJ	1,236.00		15,432.34
Totals for 6330.000 - Manager Salaries					3,708.00	2,295.43	15,432.34
6330.001 - Manager Salaries - Non-prod (Vacation) (Balance Forward As of 10/01/2022)							2,880.46
10/01/2022	10/01/2022	Reversed - RC	Reversed -- HGAH 9.2022 Vacation Accruals	GJA		7,088.51	(4,208.05)
10/15/2022	10/15/2022	RC	HGAH 10.15.22 Payroll	GJ	1,236.00		(2,972.05)
10/29/2022	10/29/2022	RC	HGAH 10.29.22 Payroll	GJ	2,472.00		(500.05)
10/31/2022	10/31/2022	RC	HGAH 10.2022 Payroll Accruals	GJA	353.14		(146.91)
10/31/2022	10/31/2022	RC	HGAH 10.2022 Vacation Accruals	GJA	4,007.78		3,860.87
Totals for 6330.001 - Manager Salaries - Non-prod (Vacation)					8,068.92	7,088.51	3,860.87
6351.000 - Bookkeeping Fees (Balance Forward As of 10/01/2022)							1,732.50
10/31/2022	10/31/2022	QN	10.2022 Bookkeeping Fee	GJ	577.50		2,310.00
Totals for 6351.000 - Bookkeeping Fees					577.50	0.00	2,310.00
6370.000 - Bad Debts Expense (Balance Forward As of 10/01/2022)							0.00
10/08/2022	10/08/2022	FileID-6832531-1	Bad Debts Expense	OARA	8.00		8.00
Totals for 6370.000 - Bad Debts Expense					8.00	0.00	8.00
6390.001 - Business Travel & Entertainment (Balance Forward As of 10/01/2022)							89.96
10/31/2022	10/31/2022	RC	HGAH 10.2022 Purchase Card - Truist - Uribe-LYFT RIDE WED 9AM	GJ	33.74		123.70
Totals for 6390.001 - Business Travel & Entertainment					33.74	0.00	123.70
6450.000 - Electricity (Balance Forward As of 10/01/2022)							12,190.05
10/31/2022	10/31/2022	AF	LOM Accr Elec Exp 10.22	GJ	3,000.00		15,190.05
Totals for 6450.000 - Electricity					3,000.00	0.00	15,190.05
6451.000 - Water (Balance Forward As of 10/01/2022)							5,296.40
10/31/2022	10/31/2022	AF	LOM Accr Water Exp 10.22	GJ	1,500.00		6,796.40
Totals for 6451.000 - Water					1,500.00	0.00	6,796.40
6452.000 - Gas (Balance Forward As of 10/01/2022)							1,499.54
10/12/2022	10/05/2022	01350501803/1022	AP Invoice - SoCal Gas: 1.00 81.02 Gas bill for the month 10/22	APA	81.02		1,580.56
10/12/2022	10/05/2022	11430501061/1022	AP Invoice - SoCal Gas: 1.00 372.98 monthly metering reading for october 2022	APA	372.98		1,953.54
Totals for 6452.000 - Gas					454.00	0.00	1,953.54
6510.000 - Maintenance Salaries (Balance Forward As of 10/01/2022)							12,802.61
10/01/2022	10/01/2022	RC	HGAH 10.01.22 Payroll	GJ	2,041.42		14,844.03
10/01/2022	10/01/2022	Reversed - RC	Reversed -- HGAH 9.2022 Payroll Accruals	GJA		1,895.60	12,948.43
10/15/2022	10/15/2022	RC	HGAH 10.15.22 Payroll	GJ	1,857.26		14,805.69
10/29/2022	10/29/2022	RC	HGAH 10.29.22 Payroll	GJ	2,041.42		16,847.11
10/31/2022	10/31/2022	RC	HGAH 10.2022 Payroll Accruals	GJA	291.63		17,138.74
Totals for 6510.000 - Maintenance Salaries					6,231.73	1,895.60	17,138.74
6510.001 - Maintenance Salaries - Non-prod (Vacation) (Balance Forward As of 10/01/2022)							612.42
10/01/2022	10/01/2022	Reversed - RC	Reversed -- HGAH 9.2022 Vacation Accruals	GJA		10,208.00	(9,595.58)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
10/15/2022	10/15/2022	RC	HGAH 10.15.22 Payroll	GJ	25.52		(9,570.06)
10/31/2022	10/31/2022	RC	HGAH 10.2022 Vacation Accruals	GJA	10,208.00		637.94
Totals for 6510.001 - Maintenance Salaries - Non-prod (Vacation)					10,233.52	10,208.00	637.94
6510.003 - Maintenance Salaries - Overtime, Double-Time (Balance Forward As of 10/01/2022)							0.00
10/15/2022	10/15/2022	RC	HGAH 10.15.22 Payroll	GJ	35.94		35.94
10/15/2022	10/15/2022	RC	HGAH 10.15.22 Payroll	GJ	71.88		107.82
10/29/2022	10/29/2022	RC	HGAH 10.29.22 Payroll	GJ	89.10		196.92
10/29/2022	10/29/2022	RC	HGAH 10.29.22 Payroll	GJ	178.19		375.11
10/31/2022	10/31/2022	RC	HGAH 10.2022 Payroll Accruals	GJA	12.73		387.84
10/31/2022	10/31/2022	RC	HGAH 10.2022 Payroll Accruals	GJA	25.46		413.30
Totals for 6510.003 - Maintenance Salaries - Overtime, Double-Time					413.30	0.00	413.30
6515.000 - Janitorial/Cleaning Supplies (Balance Forward As of 10/01/2022)							4,625.07
10/12/2022	10/10/2022	9207685655	AP Invoice - HD Supply Ltd: 1.00 110.21 hubbell 1/2 straight clmp conn noninsultd, 1 gallon calcium lime ruste	APA	110.21		4,735.28
10/12/2022	10/11/2022	9207722288	AP Invoice - HD Supply Ltd: 1.00 35.22 professional kneeling pads	APA	35.22		4,770.50
Totals for 6515.000 - Janitorial/Cleaning Supplies					145.43	0.00	4,770.50
6515.003 - Maintenance Uniforms (Balance Forward As of 10/01/2022)							137.80
Totals for 6515.003 - Maintenance Uniforms					0.00	0.00	137.80
6515.004 - Plumbing Supplies (Balance Forward As of 10/01/2022)							2,724.07
10/12/2022	09/30/2022	9207385812	AP Invoice - HD Supply Ltd: 1.00 281.51 meon p-temp tub/shower 1/2w/stp	APA	281.51		3,005.58
10/12/2022	09/30/2022	9207385814	AP Invoice - HD Supply Ltd: 1.00 453.93 moen replace- ment chrome trim kit, moenescutcheon screws 2-1*4 2/pkg, m	APA	453.93		3,459.51
10/12/2022	10/03/2022	9207448318	AP Invoice - HD Supply Ltd: 1.00 160.81 1/2 hp fd waste dispos w/o power cord	APA	160.81		3,620.32
10/18/2022	10/12/2022	WC698299	AP Invoice - Ferguson Facilities Supply: 1.00 200.80 Moen Posi-Temp Cartridge	APA	200.80		3,821.12
Totals for 6515.004 - Plumbing Supplies					1,097.05	0.00	3,821.12
6515.005 - Electrical Supplies (Balance Forward As of 10/01/2022)							4,262.75
10/12/2022	09/28/2022	9207290654	AP Invoice - HD Supply Ltd: 1.00 134.26 160 cfm vented range hood fan assembly	APA	134.26		4,397.01
10/12/2022	09/28/2022	9207290655	AP Invoice - HD Supply Ltd: 1.00 152.15 seasons 21w led ceiling fixt 13 satn nkl	APA	152.15		4,549.16
10/12/2022	09/28/2022	9207290656	AP Invoice - HD Supply Ltd: 1.00 113.72 a19 60w 3000k APA Gu24LED 4/pkg	APA	113.72		4,662.88
10/12/2022	09/30/2022	9207385815	AP Invoice - HD Supply Ltd: 1.00 379.27 rca hospitality tv 32 pro idiom	APA	379.27		5,042.15
10/12/2022	10/07/2022	9207616707	AP Invoice - HD Supply Ltd: 1.00 262.40 philips fl blb 32w t8 4100k 90cri 30/pkg	APA	262.40		5,304.55
Totals for 6515.005 - Electrical Supplies					1,041.80	0.00	5,304.55
6515.006 - Decorating Supplies (Balance Forward As of 10/01/2022)							0.00
10/12/2022	09/29/2022	9207356960	AP Invoice - HD Supply Ltd: 1.00 135.74 mesh blk gas lifttank chair	APA	135.74		135.74
10/12/2022	10/07/2022	9207616706	AP Invoice - HD Supply Ltd: 1.00 43.87 assortment flat bibb washer pk/200, size 6 swaging tool	APA	43.87		179.61
Totals for 6515.006 - Decorating Supplies					179.61	0.00	179.61
6520.000 - Maintenance Contracts (Balance Forward As of 10/01/2022)							29,547.87
Totals for 6520.000 - Maintenance Contracts					0.00	0.00	29,547.87
6520.002 - Elevator Contract (Balance Forward As of 10/01/2022)							1,519.08
Totals for 6520.002 - Elevator Contract					0.00	0.00	1,519.08
6520.003 - Exterminating Contract (Balance Forward As of 10/01/2022)							3,605.00
10/18/2022	10/10/2022	99804	AP Invoice - Round The Clock Pest Control Inc: 1.00 140.00 COMMERCIAL PEST CONTROL	APA	140.00		3,745.00
Totals for 6520.003 - Exterminating Contract					140.00	0.00	3,745.00
6520.004 - Grounds Contract (Balance Forward As of 10/01/2022)							3,650.00
Totals for 6520.004 - Grounds Contract					0.00	0.00	3,650.00
6525.000 - Garbage & Trash Removal (Balance Forward As of 10/01/2022)							3,751.96
10/12/2022	10/01/2022	13047780	AP Invoice - Athens Services: 1.00 1156.95 Trash services for the month of october	APA	1,156.95		4,908.91
Totals for 6525.000 - Garbage & Trash Removal					1,156.95	0.00	4,908.91

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
6546.000 - HVAC Repairs & Maintenance (Balance Forward As of 10/01/2022)							1,300.50
Totals for 6546.000 - HVAC Repairs & Maintenance					0.00	0.00	1,300.50
6600.000 - Depr. Expense - Land Improvements (Balance Forward As of 10/01/2022)							1,394.34
10/01/2022	10/01/2022		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS-004914-161212	FA	464.78		1,859.12
Totals for 6600.000 - Depr. Expense - Land Improvements					464.78	0.00	1,859.12
6600.002 - Depr. Expense - Building Improvements (Balance Forward As of 10/01/2022)							2,879.76
10/01/2022	10/01/2022		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA	150.00		3,029.76
10/01/2022	10/01/2022		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA	133.33		3,163.09
10/01/2022	10/01/2022		Depreciation for asset LOM-Awning Replacement, serial number AS-004963-170410	FA	122.50		3,285.59
10/01/2022	10/01/2022		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA	87.47		3,373.06
10/01/2022	10/01/2022		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA	25.00		3,398.06
10/01/2022	10/01/2022		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427	FA	152.48		3,550.54
10/01/2022	10/01/2022		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427	FA	69.17		3,619.71
10/01/2022	10/01/2022		Depreciation for asset LOM-Office Door, serial number AS-019679-210427	FA	29.77		3,649.48
10/01/2022	10/01/2022		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427	FA	132.81		3,782.29
10/01/2022	10/01/2022		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	FA	57.39		3,839.68
Totals for 6600.002 - Depr. Expense - Building Improvements					959.92	0.00	3,839.68
6600.003 - Depr. Expense - Building Equipment (Balance Forward As of 10/01/2022)							398.85
10/01/2022	10/01/2022		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	FA	132.95		531.80
Totals for 6600.003 - Depr. Expense - Building Equipment					132.95	0.00	531.80
6600.004 - Depr. Expense - Office Furniture & Equipment (Balance Forward As of 10/01/2022)							295.02
10/01/2022	10/01/2022		Depreciation for asset LOM-Commonity Furniture, serial number AS-004912-161209	FA	98.34		393.36
Totals for 6600.004 - Depr. Expense - Office Furniture & Equipment					98.34	0.00	393.36
6711.000 - Payroll Taxes (FICA) (Balance Forward As of 10/01/2022)							1,967.82
10/01/2022	10/01/2022	RC	HGAH 10.01.22 Payroll	GJ	324.49		2,292.31
10/15/2022	10/15/2022	RC	HGAH 10.15.22 Payroll	GJ	320.64		2,612.95
10/29/2022	10/29/2022	RC	HGAH 10.29.22 Payroll	GJ	344.95		2,957.90
Totals for 6711.000 - Payroll Taxes (FICA)					990.08	0.00	2,957.90
6720.000 - Property & Liability Insurance (Hazard) (Balance Forward As of 10/01/2022)							6,950.61
10/01/2022	10/01/2022	QN	HGAH 10.2022 Prop Liab Ins	GJ	1,127.67		8,078.28
10/31/2022	10/31/2022	AF	LOM Earthquake Insurance EXPENSE	GJ	1,343.37		9,421.65
Totals for 6720.000 - Property & Liability Insurance (Hazard)					2,471.04	0.00	9,421.65
6720.001 - D&O Insurance (Balance Forward As of 10/01/2022)							16,120.00
Totals for 6720.001 - D&O Insurance					0.00	0.00	16,120.00
6722.000 - Workman's Compensation (Balance Forward As of 10/01/2022)							960.00
10/01/2022	10/01/2022	QN	HGAH 10.2022 Workers Comp	GJ	320.00		1,280.00
Totals for 6722.000 - Workman's Compensation					320.00	0.00	1,280.00
6723.000 - Health Insurance (Balance Forward As of 10/01/2022)							4,513.56
10/31/2022	10/31/2022	RC	HGAH 10.2022 Benefits	GJ	1,071.86		5,585.42
Totals for 6723.000 - Health Insurance					1,071.86	0.00	5,585.42
6723.001 - Retirement (Balance Forward As of 10/01/2022)							826.22
10/31/2022	10/31/2022	RC	HGAH 10.2022 Benefits	GJ	168.59		994.81
Totals for 6723.001 - Retirement					168.59	0.00	994.81
6723.002 - Unemployment Insurance (Balance Forward As of 10/01/2022)							191.83
10/31/2022	10/31/2022	RC	HGAH 10.2022 Benefits	GJ	57.91		249.74
Totals for 6723.002 - Unemployment Insurance					57.91	0.00	249.74
Grand Total					238,527.41	238,527.41	0.00

Lomita Manor Senior Housing Vendor Aging Report

Based on: GL posting Date As of: 10/31/2022

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	FFSU23602-4312	Ferguson Facilities Supply	WC698299	No	10/18/2022	10/12/2022	11/11/2022	13	200.80	0.00	0.00	0.00	0.00	200.80
	HGAH94588	Humangood Affordable Housing	093	No	10/25/2022	10/14/2022	11/13/2022	6	33,628.31	0.00	0.00	0.00	0.00	33,628.31
	RCPC91351	Round The Clock Pest Control Inc	99804	No	10/18/2022	10/10/2022	10/18/2022	13	140.00	0.00	0.00	0.00	0.00	140.00
Total for Normal									33,969.11	0.00	0.00	0.00	0.00	33,969.11
Grand Totals									33,969.11	0.00	0.00	0.00	0.00	33,969.11

Report date 11/10/2022

Lomita Manor Senior Housing Check Register

Date	Vendor	Document No	Amount Cleared
	Bank: LOM Operating - Wells Fargo Bank	Account No: 4124301342	
10/06/2022	AESE91185--Amtech Elevator Services	24733	759.54 10/31/2022
10/06/2022	ATUV60197--AT&T Uverse - PO Box 5014	24734	122.01 10/31/2022
10/06/2022	BETE92211--Best Tec	24735	4,644.60 10/31/2022
10/06/2022	CLWD90717--City Lomita Water Dept	24736	3,472.30 10/31/2022
10/06/2022	CLIM90277--Cleaner Image Inc	24737	2,430.00 In Transit
10/06/2022	FFSU30384--Ferguson Facilities Supply - Atlanta	24738	209.67 10/31/2022
10/06/2022	HDSU92150--HD Supply Ltd	24739	214.11 10/31/2022
10/06/2022	HDSU92150--HD Supply Ltd	24740	538.13 10/31/2022
10/06/2022	HDSU92150--HD Supply Ltd	24741	336.81 10/31/2022
10/06/2022	JMPL90505--J. McKeeve Plumbing, Inc. Sewer & Drain Clean- ing	24742	287.50 10/31/2022
10/06/2022	LOCKTON--Lockton Insurance Brokers LLC	24743	16,120.00 10/31/2022
10/06/2022	REPA75267--RealPage Inc	24744	460.99 10/31/2022
10/06/2022	RCPC91351--Round The Clock Pest Control Inc	24745	275.00 10/31/2022
10/06/2022	SCED91771-0001--So Cal Edison	24746	50.17 10/31/2022
10/06/2022	SCED91772-0001--So Cal Edison	24747	3,780.62 10/31/2022
10/20/2022	ATHE90054--Athens Services	24748	1,156.95 10/31/2022
10/20/2022	HDSU92150--HD Supply Ltd	24749	281.51 10/31/2022
10/20/2022	HDSU92150--HD Supply Ltd	24750	453.93 10/31/2022
10/20/2022	HDSU92150--HD Supply Ltd	24751	262.40 10/31/2022
10/20/2022	HDSU92150--HD Supply Ltd	24752	1,265.25 10/31/2022
10/20/2022	GASC91756--SoCal Gas	24753	372.98 10/31/2022
10/20/2022	GASC91756--SoCal Gas	24754	81.02 10/31/2022
	Total for LOM Operating		<u>37,575.49</u>
		Total:	<u>37,575.49</u>
		Grand Total:	<u>37,575.49</u>

Commercial Checking Acct W Interest

Account number: [REDACTED] ■ October 1, 2022 - October 31, 2022 ■ Page 1 of 2



LOMITA MANOR
OPERATING ACCOUNT
1900 HUNTINGTON DR
DUARTE CA 91010-2694

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](https://www.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]	\$867,767.04	\$42,592.73	-\$37,408.93	\$872,950.84

Interest summary

Annual percentage yield earned this period	1.06%
Interest earned during this period	\$785.73
Year to date interest and bonuses paid	\$2,539.89

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	10/03	845.00	Lomita Manor Settlement 100322 000015855466882 Humangood Affordable H
	10/04	24.00	Hud Treas 310 Misc Pay 100422 xxxxx0103 RMT*VV*09901467181*****Hud Operating Fund CA13
	10/04	31.00	Hud Treas 310 Misc Pay 100422 xxxxx0103 RMT*VV*09901467163*****Hud Operating Fund CA13
	10/04	15,799.00	Lomita Manor Settlement 100422 000015890924614 Humangood Affordable H
	10/05	4,277.00	Lomita Manor Settlement 100522 000015916976838 Humangood Affordable H
	10/05	15,110.00	Hud Treas 310 Misc Pay 100522 xxxxx0103 RMT*VV*09901469529*****Hud Operating Fund CA13
	10/06	1,136.00	Lomita Manor Settlement 100622 000015932656666 Humangood Affordable H
	10/06	2,132.00	Lomita Manor Settlement 100622 000015901991670 Humangood Affordable H
	10/07	127.00	Lomita Manor Settlement 100722 000015922133958 Humangood Affordable H
	10/07	444.00	Lomita Manor Settlement 100722 000015946719578 Humangood Affordable H
	10/12	1,608.00	Lomita Manor Settlement 101222 000015987057902 Humangood Affordable H
	10/14	274.00	Lomita Manor Settlement 101422 000015987058546 Humangood Affordable H
	10/31	785.73	Interest Payment
		\$42,592.73	Total electronic deposits/bank credits
		\$42,592.73	Total credits



Debits

Electronic debits/bank debits

<i>Effective date</i>	<i>Posted date</i>	<i>Amount</i>	<i>Transaction detail</i>
	10/11	273.38	Client Analysis Srvc Chrg 221007 Svc Chge 0922 000004124301342
	10/19	41.87	Rpi Transbilling Sigonfile 101922 B89Pb9 Lomita Manor
		\$315.25	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>
24722	774.32	10/03	24739	214.11	10/11	24747	3,780.62	10/11
24727*	39.00	10/05	24740	538.13	10/12	24748	1,156.95	10/25
24729*	1,134.87	10/03	24741	336.81	10/13	24749	281.51	10/27
24733*	759.54	10/11	24742	287.50	10/13	24750	453.93	10/27
24734	122.01	10/13	24743	16,120.00	10/11	24751	262.40	10/27
24735	4,644.60	10/11	24744	460.99	10/14	24752	1,265.25	10/27
24736	3,472.30	10/14	24745	275.00	10/11	24753	372.98	10/26
24738*	209.67	10/13	24746	50.17	10/12	24754	81.02	10/26
		\$37,093.68	Total checks paid					

* Gap in check sequence.

\$37,408.93 Total debits

Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
09/30	867,767.04	10/07	905,743.85	10/19	876,039.15
10/03	866,702.85	10/11	879,676.60	10/25	874,882.20
10/04	882,556.85	10/12	880,696.30	10/26	874,428.20
10/05	901,904.85	10/13	879,740.31	10/27	872,165.11
10/06	905,172.85	10/14	876,081.02	10/31	872,950.84
Average daily ledger balance		\$880,726.50			

Lomita Manor Senior Housing Reconciliation Report

As Of 10/31/2022
Account: Cash - Operating

Statement Ending Balance	872,950.84
Deposits in Transit	1,100.00
Outstanding Checks and Charges	(6,043.86)
Adjusted Bank Balance	868,006.98
Book Balance	868,006.98
Adjustments - Excluded Transactions	0.00
Adjustments - Unmatched Items	0.00
Adjustments - Journal Entries*	0.00
Adjusted Book Balance	868,006.98

Total Checks and Charges Cleared	37,663.93	Total Deposits Cleared	42,847.73
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Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
General Ledger Entry	03/2023-410 Deposited 09/30/2022	09/30/2022	51400	845.00	
General Ledger Entry	04/2023-400 Deposited 10/03/2022 Settlement:15901991670	10/03/2022	51401	2,132.00	
General Ledger Entry	04/2023-401 Deposited 10/03/2022 Settlement:15890924614	10/03/2022	51402	15,799.00	
General Ledger Entry	04/2023-402 Deposited 10/04/2022 Settlement:15922133958	10/04/2022	51403	127.00	
General Ledger Entry	04/2023-403 Deposited 10/04/2022 Settlement:15916976838	10/04/2022	51404	4,277.00	
General Ledger Entry	04/2023-404 Deposited 10/04/2022 Settlement:15946719578	10/04/2022	51405	444.00	
General Ledger Entry	LOM 10.22 Subsidy Payment	10/05/2022		24.00	
General Ledger Entry	LOM 10.22 Subsidy Payment	10/05/2022		15,110.00	
General Ledger Entry	LOM 10.22 Subsidy Payment	10/05/2022		31.00	
General Ledger Entry	04/2023-405 Deposited 10/10/2022 Settlement:15932656666	10/10/2022	51406	1,391.00	
General Ledger Entry	04/2023-406 Deposited 10/11/2022 Settlement:15987058546	10/11/2022	51407	274.00	
General Ledger Entry	04/2023-407 Deposited 10/11/2022 Settlement:15987057902	10/11/2022	51408	1,608.00	
General Ledger Entry	04/2023-408 Deposited 10/31/2022	10/31/2022	51409		1,100.00
	LOM int earned op 1.22	10/31/2022		785.73	
Total Deposits				42,847.73	1,100.00

Checks and Charges

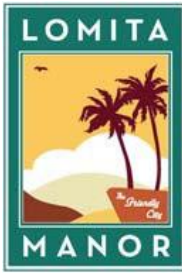
Name	Memo	Date	Check No	Cleared	Outstanding
AT&T Uverse - PO Box 5014		12/17/2019	23562		13.39
Ferguson Facilities Supply - Atlanta		12/17/2019	23565		289.03
Office Depot - Phoenix Box 29248		12/17/2019	23569		362.74
ANDRE, DORCEL	Unit -LOM001-110A	03/18/2021	24007		76.06
FLETCHER, DONNA T	Unit -LOM001-303A	06/10/2021	24117		126.81
CABRERA, CONCEP-	Unit -LOM002-102B	11/09/2021	24297		111.21

Lomita Manor Senior Housing Reconciliation Report

As Of 10/31/2022

Account: Cash - Operating

CION			
Bobs Lawn Service - Jesus Arias	03/15/2022	24442	350.00
Ferguson Facilities Supply - Atlanta	03/15/2022	24445	303.63
Ferguson Facilities Supply - Atlanta	03/15/2022	24446	209.30
Ferguson Facilities Supply - Atlanta	03/15/2022	24447	213.87
Ferguson Facilities Supply - Atlanta	03/15/2022	24448	313.82
Rent Track Inc	03/15/2022	24461	39.00
Round The Clock Pest Control Inc	03/15/2022	24462	140.00
So Cal Edison	03/15/2022	24464	33.09
Staples - Dallas	03/15/2022	24465	476.27
Swenson Group - Dallas	03/15/2022	24466	405.05
AT&T - BOX 5014	04/06/2022	24483	150.59
Barr Commercial Door Repair Inc	09/23/2022	24722	774.32
Rent Track Inc	09/23/2022	24727	39.00
Smiths Lock Safe	09/23/2022	24729	1,134.87
Amtech Elevator Services	10/06/2022	24733	759.54
AT&T Uverse - PO Box 5014	10/06/2022	24734	122.01
Best Tec	10/06/2022	24735	4,644.60
City Lomita Water Dept	10/06/2022	24736	3,472.30
Cleaner Image Inc	10/06/2022	24737	2,430.00
Ferguson Facilities Supply - Atlanta	10/06/2022	24738	209.67
HD Supply Ltd	10/06/2022	24739	214.11
HD Supply Ltd	10/06/2022	24740	538.13
HD Supply Ltd	10/06/2022	24741	336.81
J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	10/06/2022	24742	287.50
Lockton Insurance Brokers LLC	10/06/2022	24743	16,120.00
RealPage Inc	10/06/2022	24744	460.99
Round The Clock Pest Control Inc	10/06/2022	24745	275.00
So Cal Edison	10/06/2022	24746	50.17
So Cal Edison	10/06/2022	24747	3,780.62
Athens Services	10/20/2022	24748	1,156.95
HD Supply Ltd	10/20/2022	24749	281.51
HD Supply Ltd	10/20/2022	24750	453.93
HD Supply Ltd	10/20/2022	24751	262.40
HD Supply Ltd	10/20/2022	24752	1,265.25
SoCal Gas	10/20/2022	24753	372.98
SoCal Gas	10/20/2022	24754	81.02
General Ledger Entry	LOM Bank adjustment 255.00	10/31/2022	255.00
	LOM bk fees 10.22	10/31/2022	273.38
General Ledger Entry	LOM RP fees 10.22	10/31/2022	41.87
Total Checks and Charges			37,663.93
			6,043.86



Lomita Manor
November 2022

VACANCIES

- 305B

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
- November 17, 2022- Craft Alebrijes Art from Mexico
- November 18, 2022- Thanksgiving Dinner

MAINTENANCE / PROJECTS

- Annual Inspections –Started Aug 16
- REAC



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CITY OF LOMITA HOUSING AUTHORITY REPORT

TO: Board of Commissioners **Item No. 4d**
FROM: Trevor Rusin, City Attorney, and Ryan Smoot, Executive Director
MEETING DATE: December 6, 2022
SUBJECT: Authorizing Virtual Housing Authority Meetings Pursuant to AB 361

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.

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:



Trevor Rusin
City Attorney