

Barry Waite, Chair  
Bill Uphoff, Vice-Chair  
James Gazeley, Commissioner  
Rosemary Hart, Commissioner  
Judi Larson, Commissioner  
Cindy Segawa, 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 2023-01

**AGENDA  
REGULAR MEETING  
LOMITA HOUSING AUTHORITY  
TUESDAY, MARCH 7, 2023  
5:45 P.M.**

**THE HOUSING AUTHORITY HAS RESUMED PUBLIC MEETINGS IN THE COUNCIL CHAMBERS. MEMBERS OF THE PUBLIC MAY PARTICIPATE IN PERSON OR VIA ZOOM.**

To participate in the meeting via a computer or smart device log in to Zoom at the following link:

<https://us02web.zoom.us/j/84185092049?pwd=L3Zkc2cvYmlVdG5FeIpYb2ZyNm9hUT09>

Telephone Option: (669)-900-6833 Meeting ID: 841 8509 2049 Passcode: 349564

If you wish to provide public comment during oral communications or for a particular agenda item, you may either contact the City Clerk's Office before the meeting, at 310-325-7110 ext. 141, complete a speaker card and give it to the City Clerk or if participating via Zoom utilize the "raise hand" function to join the queue to speak when the Mayor calls the item for discussion. Your name and city of residency is requested, but not required.

**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. In order to conduct a timely meeting, a three (3) minute time limit per person has been established. 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 February 7, 2023

**RECOMMENDED ACTION:** Approve minutes.

- b) Lomita Manor January 2023 Financial Documents

**RECOMMENDED ACTION:** Approve the monthly financial documents.

- c) Lomita Manor February 2023 Monthly Activity Report

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

- d) Approval and Submission of the Annual Certification Forms to HUD and Update on the Annual PHA Plan for FY 2022-2023

**RECOMMENDED ACTION:** Approve the Annual Certification Forms for submission to the Los Angeles Field Office of the U.S. Department of Housing and Urban Development (HUD).

**5. SCHEDULED ITEMS**

None scheduled.

**6. PUBLIC HEARINGS**

None scheduled.

**7. ADJOURNMENT**

*Written materials distributed to the City Council within 72 hours of the City Council meeting are available for public inspection via the City's website and copies are available for public inspection beginning the next regular business day in the City Clerk's Office, 24300 Narbonne Avenue, Lomita.*

*In compliance with the Americans with Disabilities Act (ADA) if you need special assistance to participate in this meeting, please contact the office of the City Clerk at (310) 325-7110. Notification at least forty-eight (48) hours prior to the meeting will enable the City to make reasonable arrangements.*

*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, Lomita Park, and uploaded to the City of Lomita website [http://www.lomita.com/cityhall/city\\_agendas/](http://www.lomita.com/cityhall/city_agendas/).*

Date Posted: March 2, 2023

A handwritten signature in blue ink, appearing to read "Kathleen Horn Gregory", is written over a horizontal line.

Kathleen Horn Gregory, MMC, City Clerk

**MINUTES OF THE  
LOMITA HOUSING AUTHORITY  
REGULAR MEETING  
TUESDAY, FEBRUARY 7, 2023**

**1. OPENING CEREMONIES**

a. Call Meeting to Order

The regular meeting of the Lomita Housing Authority was called to order by Chair Waite at 5:45 p.m. on Tuesday, February 7, 2023, in the Council Chambers.

b. Roll Call

**PRESENT:** Commissioners Gazeley, Hart, Larson, Segawa, Waronek, Vice-Chair Uphoff and Chair Waite

**ABSENT:** None

**STAFF PRESENT:** Executive Director Smoot, Deputy Executive Director Sugano, General Counsel Rusin and Deputy Secretary Gregory

**2. ORAL COMMUNICATIONS**

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

**3. COMMISSIONER COMMENTS**

Commissioner Hart announced that the Tenants Advisory Board was held in December and that Judi Larson was appointed as the new commissioner. She also stated that the Penny Royal Players will be planning a fundraiser for Lomita Manor sometime in late Spring.

Commissioner Larson announced that Super Bowl Sunday, Valentine's Day, and Mardi Gras activities are planned for the month of February.

Commissioner Waronek mentioned that he has puzzles to donate for the residents.

**4. CONSENT AGENDA**

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

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

**MOTION CARRIED by the following vote:**

AYES: Commissioners: Gazeley, Hart, Larson Segawa, Waronek, Vice-Chair Uphoff, and  
Chair Waite  
NOES: None  
ABSENT: None

**Approved the following Consent Agenda items:**

- a) Regular Housing Authority Minutes of December 6, 2022

**RECOMMENDED ACTION:** Approve minutes.

- b) Lomita Manor November – December 2022 Financial Documents

**RECOMMENDED ACTION:** Approve the monthly financial documents.

- c) Lomita Manor December 2022 and January 2023 Monthly Activity Reports

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

**5. SCHEDULED ITEMS**

None scheduled.

**6. PUBLIC HEARINGS**

None scheduled.

**7. ADJOURNMENT**

There being no further business to discuss, Chair Waite adjourned the meeting at 5:53 p.m.

Respectfully Submitted,

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Kathleen Horn Gregory, MMC, City Clerk  
Secretary  
Adopted:

**HOUSING AUTHORITY  
COMMISSIONERS**

BILL UPHOFF  
JAMES GAZELEY  
ROSEMARY HART  
JUDI LARSON  
CINDY SEGAWA  
MARK WARONEK



**CITY OF LOMITA**

**BOARD CHAIRPERSON**

BARRY WAITE

**EXECUTIVE DIRECTOR**

RYAN SMOOT

**Item No. 4b**

March 7, 2023

Housing Authority of the City of Lomita  
Board of Commissioners

Re: Lomita Manor Monthly Financial Documents – January 2023 Financial Statement

This is to advise that the following documents were prepared by the Property Management Company, HumanGood and have been reviewed by the Administrative Services Director of the City of Lomita.

1. Monthly Financial Statements
2. General Ledger Report
3. Vendor Aging Report
4. Check Register, and
5. Bank Statement

Sincerely,

Susan Kamada  
Administrative Services Director

Attachments



HUMANGOOD  
 LOMITA MANOR SENIOR HOUSING  
 MONTHLY REPORT FOR ESTABLISHING NET INCOME  
 January 31, 2023

PROJECT NUMBER: 41 PROJECT NAME: LOMITA MANOR

Operating Cash - Beginning of Month		874,248
<b>Amounts Received:</b>		
Rent - Current	28,166	
HUD Operating Subsidy	13,766	
Interest earned on Operating Account	1,366	
<b>Total Receipts</b>		43,297
<b>Disbursements:</b>		
A/P Checks Disbursement (Incl Contract Billing)	(36,458)	
Misc Other/Bank fees	(290)	
<b>Total Disbursements</b>		(36,748)
<b>Operating Cash - End of Month</b>		<b>880,797</b>
<b>TOTAL CASH, END OF MONTH</b>		<b>880,797</b>

ACCOUNT TYPE	BANK NAME	BEGINNING BALANCE	DEPOSITS / INTEREST	CHECKS/DEBITS WITHDRAWAL	ENDING BALANCE
Operating	Wells Fargo	874,248	43,297	(36,748)	880,797
		<b>874,248</b>	<b>43,297</b>	<b>(36,748)</b>	<b>880,797</b>
Security Deposit	Wells Fargo	30,338	46		30,384
		<b>30,338</b>	<b>46</b>	-	<b>30,384</b>
<b>TOTAL CASH</b>		<b>904,586</b>	<b>43,344</b>	<b>(36,748)</b>	<b>911,182</b>

Prepared by: Audrey Fong  
 Title: Accountant  
 Date: 2/9/23

**Lomita Manor**  
**Income Statement Actual vs. Budget**  
**For the Period Ended January 31, 2023**

	CURRENT MONTH January 31, 2023				YEAR TO DATE January 31, 2023				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	27,216	23,544	3,672	15.59	186,965	164,808	22,157	13.44	282,528
5121.000 - Tenant Assistance Payments	13,766	14,667	(901)	(6.14)	106,452	102,667	3,785	3.68	176,000
5220.000 - Vacancies	(330)	0	(330)	(100.00)	(563)	0	(563)	(100.00)	0
<b>Total Rental Revenue</b>	<b>40,652</b>	<b>38,211</b>	<b>2,441</b>	<b>6.38</b>	<b>292,854</b>	<b>267,475</b>	<b>25,379</b>	<b>9.48</b>	<b>458,528</b>
<b>Financial Revenue</b>									
5410.000 - Interest Revenue - Project Operations	1,365	0	1,366	100.00	5,675	0	5,675	100.00	0
<b>Total Financial Revenue</b>	<b>1,365</b>	<b>0</b>	<b>1,366</b>	<b>100.00</b>	<b>5,675</b>	<b>0</b>	<b>5,675</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)	(49)	2,310	(2,358)	(102.09)	3,960
5970.002 - Grant	0	0	0	0.00	211,458	0	211,458	100.00	0
<b>Total Miscellaneous Revenue</b>	<b>0</b>	<b>330</b>	<b>(330)</b>	<b>(100.00)</b>	<b>211,409</b>	<b>2,310</b>	<b>209,100</b>	<b>9,051.92</b>	<b>3,960</b>
<b>Total Other Revenue</b>	<b>0</b>	<b>330</b>	<b>(330)</b>	<b>(100.00)</b>	<b>211,409</b>	<b>2,310</b>	<b>209,100</b>	<b>9,051.92</b>	<b>3,960</b>
<b>Total Revenue</b>	<b>42,017</b>	<b>38,541</b>	<b>3,477</b>	<b>9.02</b>	<b>509,938</b>	<b>269,785</b>	<b>240,154</b>	<b>89.01</b>	<b>462,488</b>
<b>Operating Expenses</b>									
<b>Administrative Expenses</b>									
6203.000 - Training/Meeting/Conferences	0	0	0	0.00	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	363	479	115	24.04	2,720	3,353	632	18.85	5,748
6205.001 - IT Equipment	0	83	83	100.00	0	581	581	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	(20)	(81.04)	342	175	(167)	(95.32)	300
6310.001 - Office Salaries - Non-prod (Vacation)	(248)	0	248	100.00	0	0	0	0.00	0
6311.000 - Office Supplies	590	250	(341)	(136.18)	2,266	1,750	(516)	(29.47)	3,000
6311.001 - Office Equipment Lease Expense	405	558	153	27.41	3,181	3,906	725	18.56	6,696
6311.002 - Telephone/Fax/Cell Phone/Elevator	1,288	572	(716)	(125.18)	5,111	4,004	(1,107)	(27.65)	6,864
6311.003 - Postage/FedEx/UPS	40	0	(39)	(100.00)	255	100	(154)	(154.60)	100
6311.004 - Dues & Fees	332	376	43	11.63	3,113	2,632	(482)	(18.28)	4,512
6311.005 - Tax Return Fees	0	0	0	0.00	0	130	130	100.00	130
6311.006 - Bank Fees	248	107	(141)	(132.09)	1,793	749	(1,044)	(139.39)	1,284
6311.008 - Payroll Fees	0	10	10	100.00	0	70	70	100.00	120
6311.011 - Resident Activities	0	0	0	0.00	6,309	0	(6,308)	(100.00)	0
6320.000 - Management Fee	3,850	0	(3,850)	(100.00)	26,950	0	(26,950)	(100.00)	0
6330.000 - Manager Salaries	5,048	5,606	559	9.96	31,120	39,242	8,122	20.69	67,272
6330.001 - Manager Salaries - Non-prod (Vacation)	1,283	454	(831)	(183.30)	5,945	3,173	(2,774)	(87.42)	5,438
6330.002 - Manager Salaries - Incentive, Bonus, Award	0	0	0	0.00	3,000	0	(3,000)	(100.00)	0
6350.000 - Audit/Tax Return Expense	0	125	125	100.00	0	875	875	100.00	1,500
6351.000 - Bookkeeping Fees	578	580	3	0.43	4,043	4,060	18	0.43	6,960
6370.000 - Bad Debts Expense	0	0	0	0.00	8	0	(8)	(100.00)	0
6390.001 - Business Travel & Entertainment	0	0	0	0.00	123	0	(124)	(100.00)	0



**Lomita Manor**  
**Income Statement Actual vs. Budget**  
**For the Period Ended January 31, 2023**

	CURRENT MONTH January 31, 2023				YEAR TO DATE January 31, 2023				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
<b>Total Administrative Expenses</b>	<b>13,823</b>	<b>9,225</b>	<b>(4,599)</b>	<b>(49.85)</b>	<b>96,661</b>	<b>64,900</b>	<b>(31,763)</b>	<b>(48.94)</b>	<b>141,020</b>
<b>Utilities</b>									
6450.000 - Electricity	1,075	1,500	424	28.29	20,638	10,500	(10,138)	(96.55)	18,000
6451.000 - Water	1,622	1,600	(22)	(1.36)	11,461	11,200	(260)	(2.32)	19,200
6452.000 - Gas	1,136	517	(618)	(119.65)	4,097	3,619	(479)	(13.21)	6,204
<b>Total Utilities Expense</b>	<b>3,833</b>	<b>3,617</b>	<b>(216)</b>	<b>(5.97)</b>	<b>36,196</b>	<b>25,319</b>	<b>(10,877)</b>	<b>(42.95)</b>	<b>43,404</b>
<b>Maintenance Expenses</b>									
6510.000 - Maintenance Salaries	4,260	4,550	289	6.36	27,028	31,850	4,823	15.14	54,600
6510.001 - Maintenance Salaries - Non-prod (Vacation)	1,068	437	(630)	(144.10)	3,373	3,062	(311)	(10.14)	5,250
6510.002 - Maintenance Salaries - Incentive, Bonus, Award	0	0	0	0.00	500	0	(500)	(100.00)	0
6510.003 - Maintenance Salaries - Overtime, Double-Time	0	0	0	0.00	375	0	(375)	(100.00)	0
6515.000 - Janitorial/Cleaning Supplies	174	360	186	51.69	6,721	2,520	(4,201)	(166.71)	4,320
6515.003 - Maintenance Uniforms	0	0	0	0.00	499	300	(199)	(66.36)	600
6515.004 - Plumbing Supplies	0	380	380	100.00	4,516	2,660	(1,856)	(69.75)	4,560
6515.005 - Electrical Supplies	172	350	178	50.72	10,464	2,450	(8,014)	(327.13)	4,200
6515.006 - Decorating Supplies	0	0	0	0.00	180	0	(180)	(100.00)	0
6525.000 - Garbage & Trash Removal	1,225	1,010	(215)	(21.29)	8,614	7,070	(1,544)	(21.83)	12,120
6546.000 - HVAC Repairs & Maintenance	0	660	660	100.00	2,149	2,640	491	18.59	3,960
<b>Total Maintenance Expenses</b>	<b>6,899</b>	<b>7,747</b>	<b>848</b>	<b>10.94</b>	<b>64,419</b>	<b>52,552</b>	<b>(11,866)</b>	<b>(22.57)</b>	<b>89,610</b>
<b>Maintenance Contracts</b>									
6520.000 - Maintenance Contracts	3,783	3,750	(33)	(0.86)	44,630	26,250	(18,380)	(70.02)	45,000
6520.001 - Janitorial/Cleaning Contract	0	500	500	100.00	0	3,500	3,500	100.00	6,000
6520.002 - Elevator Contract	759	760	1	0.06	2,404	2,280	(124)	(5.42)	3,040
6520.003 - Exterminating Contract	140	192	52	27.08	4,515	1,344	(3,171)	(235.93)	2,304
6520.004 - Grounds Contract	0	360	360	100.00	4,350	2,520	(1,830)	(72.61)	4,320
<b>Total Maintenance Contract Expense</b>	<b>4,682</b>	<b>5,562</b>	<b>880</b>	<b>15.82</b>	<b>55,899</b>	<b>35,894</b>	<b>(20,005)</b>	<b>(55.73)</b>	<b>60,664</b>
<b>Service Coordinator Expenses</b>									
6935.000 - Service Coordinator Salary	0	1,911	1,911	100.00	0	13,377	13,377	100.00	22,932
6936.002 - Service Coordinator Expenses - Software License (Pangea)	0	0	0	0.00	0	0	0	0.00	595
<b>Total Service Coordinator Expenses</b>	<b>0</b>	<b>1,911</b>	<b>1,911</b>	<b>100.00</b>	<b>0</b>	<b>13,377</b>	<b>13,377</b>	<b>100.00</b>	<b>23,527</b>
<b>Taxes and Insurance</b>									
6711.000 - Payroll Taxes (FICA)	668	944	276	29.23	5,662	6,605	943	14.27	11,323
6720.000 - Property & Liability Insurance (Hazard)	1,343	1,161	(182)	(15.65)	15,866	8,131	(7,735)	(95.14)	13,938
6720.002 - Excess Liability Insurance	0	1,260	1,260	100.00	0	8,818	8,818	100.00	15,118
6722.000 - Workman's Compensation	1,052	385	(668)	(173.38)	2,972	2,694	(278)	(10.32)	4,618
6723.000 - Health Insurance	893	1,778	887	49.83	8,699	12,451	3,751	30.12	21,344
6723.001 - Retirement	306	314	7	2.21	1,573	2,194	622	28.30	3,761
6723.002 - Unemployment Insurance	53	62	9	14.98	401	432	31	7.23	740
<b>Total Taxes and Insurance</b>	<b>4,315</b>	<b>5,904</b>	<b>1,589</b>	<b>26.91</b>	<b>35,173</b>	<b>41,325</b>	<b>6,152</b>	<b>14.88</b>	<b>70,842</b>
<b>Total Operating Expenses</b>	<b>33,552</b>	<b>33,966</b>	<b>413</b>	<b>1.21</b>	<b>288,348</b>	<b>233,367</b>	<b>(54,982)</b>	<b>(23.56)</b>	<b>429,067</b>

**Lomita Manor**  
**Income Statement Actual vs. Budget**  
**For the Period Ended January 31, 2023**

	CURRENT MONTH January 31, 2023				YEAR TO DATE January 31, 2023				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
<b>Total Net Operating Income/(Loss)</b>	<b>8,465</b>	<b>4,576</b>	<b>3,890</b>	<b>85.01</b>	<b>221,590</b>	<b>36,419</b>	<b>185,172</b>	<b>508.45</b>	<b>33,421</b>
<b>Total Project Expense</b>	<b>33,552</b>	<b>33,965</b>	<b>(413)</b>	<b>(1.21)</b>	<b>288,348</b>	<b>233,366</b>	<b>54,982</b>	<b>23.56</b>	<b>429,067</b>
<b>Total Project Income Group (Before Reserves &amp; CapEx)</b>	<b>8,465</b>	<b>4,576</b>	<b>3,890</b>	<b>85.01</b>	<b>221,590</b>	<b>36,419</b>	<b>185,172</b>	<b>508.45</b>	<b>33,421</b>
<b>Total Cost of Operations</b>	<b>33,552</b>	<b>33,965</b>	<b>(413)</b>	<b>(1.21)</b>	<b>288,348</b>	<b>233,366</b>	<b>54,982</b>	<b>23.56</b>	<b>429,067</b>
<b>Net Income (Loss) (on Operations)</b>	<b>8,465</b>	<b>4,576</b>	<b>3,890</b>	<b>85.01</b>	<b>221,590</b>	<b>36,419</b>	<b>185,172</b>	<b>508.45</b>	<b>33,421</b>
<b>Other Non-Cash Expenses &amp; Revenue</b>									
Depreciation Expense	1,656	1,656	0	0.00	11,592	11,592	0	0.00	19,872
Other Non-Cash Expenses & Revenue	1,656	1,656	0	0.00	11,592	11,592	0	0.00	19,872
<b>GAAP Net Income (Loss)</b>	<b>6,809</b>	<b>2,920</b>	<b>3,890</b>	<b>133.22</b>	<b>209,998</b>	<b>24,827</b>	<b>185,172</b>	<b>745.86</b>	<b>13,549</b>
<b>Cash Flow</b>									
<b>Total Project Net Income</b>	<b>8,465</b>	<b>4,576</b>	<b>3,890</b>	<b>85.01</b>	<b>221,590</b>	<b>36,419</b>	<b>185,172</b>	<b>508.45</b>	<b>33,421</b>
<b>Add (Subtract)</b>	<b>1,915</b>	<b>0</b>	<b>(1,916)</b>	<b>(100.00)</b>	<b>(13,936)</b>	<b>0</b>	<b>13,936</b>	<b>100.00</b>	<b>0</b>
<b>Increase (Decrease) in Operating Cash</b>	<b>6,550</b>	<b>4,576</b>	<b>1,974</b>	<b>43.14</b>	<b>235,526</b>	<b>36,419</b>	<b>199,108</b>	<b>546.72</b>	<b>33,421</b>
<b>Increase (decrease) in Ops Cash per Bal Sheet</b>	<b>6,550</b>	<b>0</b>	<b>6,550</b>	<b>100.00</b>	<b>235,526</b>	<b>0</b>	<b>235,526</b>	<b>100.00</b>	<b>0</b>

**Lomita Manor  
Balance Sheet  
January 31, 2023**

	January 31, 2023	December 31, 2022	Period Difference
<b>Assets</b>			
<b>Current Assets</b>			
<b>Cash</b>			
1120.000 - Cash - Operating	880,797.28	874,247.65	6,549.63
<b>Total Cash</b>	<b>880,797.28</b>	<b>874,247.65</b>	<b>6,549.63</b>
<b>Other Restricted Cash</b>			
1191.000 - Cash - Security Deposits	30,384.33	30,337.91	46.42
<b>Other Restricted Cash</b>	<b>30,384.33</b>	<b>30,337.91</b>	<b>46.42</b>
<b>Prepaid Expenses and Deposits</b>			
1200.001 - Prepaid Expense - Property Insurance	10,746.64	12,089.97	(1,343.33)
<b>Total Prepaid Expenses and Deposits</b>	<b>10,746.64</b>	<b>12,089.97</b>	<b>(1,343.33)</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>1,069,385.51</b>	<b>1,064,132.79</b>	<b>5,252.72</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	34,858.50	34,393.72	464.78
1495.002 - Accum. Depr. - Building Improvements	77,982.47	77,022.55	959.92
1495.003 - Accum. Depr. - Building Equipment	12,627.80	12,494.85	132.95
1495.004 - Accum. Depr. - Office Furniture & Equipment	10,957.21	10,858.87	98.34
1495.005 - Accum. Depr. - Maintenance Equipment	1,957.64	1,957.64	0.00
<b>Total Accumulated Depreciation</b>	<b>138,383.62</b>	<b>136,727.63</b>	<b>1,655.99</b>
<b>Net Fixed Assets</b>	<b>110,358.95</b>	<b>112,014.94</b>	<b>(1,655.99)</b>
<b>Total Assets</b>	<b>1,179,744.46</b>	<b>1,176,147.73</b>	<b>3,596.73</b>

**Liabilities & Equity**

**Liabilities**

**Current Liabilities**

2109.000 - Accounts Payable - Accrued Expenses	7,482.43	4,500.00	2,982.43
2110.000 - Accounts Payable - Operations	22,107.92	4,220.74	17,887.18
2114.000 - Accounts Payable - Beacon Communities	17,919.08	44,915.31	(26,996.23)
2118.000 - Escheat Checks Payable	150.00	150.00	0.00
2120.000 - Accrued Vacation Payable	8,888.92	7,701.77	1,187.15
2126.000 - Accrued Payroll	3,318.06	2,260.71	1,057.35
<b>Total Current Liabilities</b>	<b>59,866.41</b>	<b>63,748.53</b>	<b>(3,882.12)</b>

**Lomita Manor  
Balance Sheet  
January 31, 2023**

	January 31, 2023	December 31, 2022	Period Difference
<b>Other Current Liabilities</b>			
2210.000 - Prepaid Revenue	1,200.00	17.00	1,183.00
<b>Total Other Current Liabilities</b>	<b>1,200.00</b>	<b>17.00</b>	<b>1,183.00</b>
<b>Other Liabilities</b>			
2191.000 - Security Deposits Payable	23,777.00	24,333.00	(556.00)
2191.001 - Security Deposit Interest Payable	1,415.68	1,373.21	42.47
<b>Total Other Liabilities</b>	<b>25,192.68</b>	<b>25,706.21</b>	<b>(513.53)</b>
<b>Total Liabilities</b>	<b>86,259.09</b>	<b>89,471.74</b>	<b>(3,212.65)</b>
<b>Equity</b>			
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
<b>Current Net Income</b>	<b>209,998.36</b>	<b>203,188.98</b>	<b>6,809.38</b>
<b>Total Equity</b>	<b>1,093,485.37</b>	<b>1,086,675.99</b>	<b>6,809.38</b>
<b>Total Liabilities &amp; Equity</b>	<b>1,179,744.46</b>	<b>1,176,147.73</b>	<b>3,596.73</b>

**Lomita Manor  
CONTRACT BILLING  
January 31, 2023**

DESCRIPTION	Amount
Employees' Wages/Salaries for the month	9,834.43
Work Comp, Unemployment Ins, Pension & Health Benefits	2,303.28
Computer Lease	363.83
Concur Purchases	108.40
Other-AP transactions-	881.64
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>17,919.08</b>
<b>Recap:</b>	
<b>Balance as of 6/30/2022</b>	17,598.42
July Charges	18,506.02
July Repayment to Beacon	(17,598.42)
<b>Ending Balance @ 07/31/22</b>	<b>18,506.02</b>
August Charges	17,452.04
August Repayment to Beacon	(18,506.02)
<b>Ending Balance @ 08/31/22</b>	<b>17,452.04</b>
September Charges	33,628.31
September Repayment to Beacon	(17,452.04)
<b>Ending Balance @ 09/30/22</b>	<b>33,628.31</b>
October Charges	23,087.17
October Repayment to Beacon	(33,628.31)
<b>Ending Balance @ 10/31/22</b>	<b>23,087.17</b>
November Charges	23,464.34
November Repayment to Beacon	(23,087.17)
<b>Ending Balance @ 11/30/22</b>	<b>23,464.34</b>
December Charges	21,450.97
December Repayment to Beacon	-
<b>Ending Balance @ 12/31/22</b>	<b>44,915.31</b>
January Charges	17,919.08
January Repayment to Beacon	(44,915.31)
<b>Ending Balance @ 01/31/23</b>	<b>17,919.08</b>

### Lomita Manor Senior Housing General Ledger Report For Prior Month (01/01/2023 to 01/31/2023)

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>1120.000 - Cash - Operating (Balance Forward As of 01/01/2023)</b>							<b>874,247.65</b>
01/03/2023	01/03/2023	16711157182	07/2023-401 Deposited 01/03/2023 Settlement:16711157182	OARB	17,102.00		891,349.65
01/03/2023	01/03/2023	16720355414	07/2023-400 Deposited 01/03/2023 Settlement:16720355414	OARB	1,175.00		892,524.65
01/04/2023	01/04/2023	16735048482	07/2023-403 Deposited 01/04/2023 Settlement:16735048482	OARB	4,247.00		896,771.65
01/04/2023	01/04/2023	16740040982	07/2023-402 Deposited 01/04/2023 Settlement:16740040982	OARB	1,422.00		898,193.65
01/05/2023	01/05/2023	24800	AP Pymt - AT&T - Box 9011	DB		276.02	897,917.63
01/05/2023	01/05/2023	24801	AP Pymt - AT&T Uverse - PO Box 5014	DB		121.02	897,796.61
01/05/2023	01/05/2023	24802	AP Pymt - Athens Services	DB		1,273.54	896,523.07
01/05/2023	01/05/2023	24803	AP Pymt - Bobs Lawn Service - Jesus Arias	DB		350.00	896,173.07
01/05/2023	01/05/2023	24804	AP Pymt - HD Supply Ltd	DB		1,152.80	895,020.27
01/05/2023	01/05/2023	24805	AP Pymt - Humangood Affordable Housing	DB		23,464.34	871,555.93
01/05/2023	01/05/2023	24806	AP Pymt - Rent Track Inc	DB		39.00	871,516.93
01/05/2023	01/05/2023	24807	AP Pymt - Round The Clock Pest Control Inc	DB		140.00	871,376.93
01/05/2023	01/05/2023	24808	AP Pymt - SoCal Gas	DB		503.77	870,873.16
01/05/2023	01/05/2023	24809	AP Pymt - SoCal Gas	DB		71.59	870,801.57
01/05/2023	01/05/2023	24810	AP Pymt - Sweinhart Elect Co Inc	DB		293.00	870,508.57
01/05/2023	01/05/2023	16750815114	07/2023-404 Deposited 01/05/2023 Settlement:16750815114	OARB	2,180.00		872,688.57
01/06/2023	01/06/2023	16766447986	07/2023-405 Deposited 01/06/2023 Settlement:16766447986	OARB	471.00		873,159.57
01/09/2023	01/09/2023	AF	LOM 1.23 Subsidy Payment	GJ	13,765.67		886,925.24
01/11/2023	01/11/2023	16812948098	07/2023-406 Deposited 01/11/2023 Settlement:16812948098	OARB	369.00		887,294.24
01/19/2023	01/19/2023	24811	AP Pymt - Amtech Elevator Services	DB		759.54	886,534.70
01/19/2023	01/19/2023	24812	AP Pymt - AT&T - Box 9011	DB		281.63	886,253.07
01/19/2023	01/19/2023	24813	AP Pymt - Cleaner Image Inc	DB		2,430.00	883,823.07
01/19/2023	01/19/2023	24814	AP Pymt - Community Controls	DB		100.00	883,723.07
01/19/2023	01/19/2023	24815	AP Pymt - HD Supply Ltd	DB		173.89	883,549.18
01/19/2023	01/19/2023	24816	AP Pymt - Home Depot Credit Services	DB		72.47	883,476.71
01/19/2023	01/19/2023	24817	AP Pymt - RealPage Inc	DB		460.99	883,015.72
01/19/2023	01/19/2023	24818	AP Pymt - Round The Clock Pest Control Inc	DB		140.00	882,875.72
01/19/2023	01/19/2023	24819	AP Pymt - So Cal Edison	DB		2,032.40	880,843.32
01/19/2023	01/19/2023	24820	AP Pymt - So Cal Edison	DB		43.19	880,800.13
01/19/2023	01/19/2023	24821	AP Pymt - Staples - Dallas	DB		521.55	880,278.58
01/19/2023	01/19/2023	24822	AP Pymt - Sweinhart Elect Co Inc	DB		1,352.26	878,926.32
01/19/2023	01/19/2023	24823	AP Pymt - Swenson Group - Dallas	DB		405.05	878,521.27
01/19/2023	01/19/2023	FileID-7301924-1	Check Truncation Entry Return (R11)	OARB		765.00	877,756.27
01/23/2023	01/23/2023	16894244230	07/2023-407 Deposited 01/23/2023 Settlement:16894244230	OARB	1,120.00		878,876.27
01/31/2023	01/31/2023		Bank Interest Earned: LOM int earned op 1.23	DB	1,365.69		880,241.96
01/31/2023	01/31/2023		Bank Service Charge: LOM bk fees 1.23	DB		248.34	879,993.62
01/31/2023	01/31/2023	AF	LOM RP fees 1.23	GJ		41.34	879,952.28
01/31/2023	01/31/2023	FileID-7359009-1	07/2023-408 Deposited 01/31/2023	OARB	845.00		880,797.28
<b>Totals for 1120.000 - Cash - Operating</b>					<b>44,062.36</b>	<b>37,512.73</b>	<b>880,797.28</b>
<b>1130.000 - Accounts Receivable - Tenant Rent (Balance Forward As of 01/01/2023)</b>							<b>0.00</b>
01/01/2023	01/01/2023	FileID-7232242-1	Accounts Receivable - Tenant Rent	OARA	26,966.00		26,966.00
01/01/2023	01/01/2023	FileID-7237050-3	Accounts Receivable - Tenant Rent	OARA		12,078.00	14,888.00
01/02/2023	01/02/2023	FileID-7237050-1	Accounts Receivable - Tenant Rent	OARA		5,168.00	9,720.00
01/03/2023	01/03/2023	FileID-7237050-5	Accounts Receivable - Tenant Rent	OARA		1,031.00	8,689.00
01/03/2023	01/03/2023	FileID-7242432-3	Accounts Receivable - Tenant Rent	OARA		4,390.00	4,299.00
01/04/2023	01/04/2023	FileID-7242432-2	Accounts Receivable - Tenant Rent	OARA		1,279.00	3,020.00
01/04/2023	01/04/2023	FileID-7246703-3	Accounts Receivable - Tenant Rent	OARA		1,136.00	1,884.00
01/05/2023	01/05/2023	FileID-7246703-4	Accounts Receivable - Tenant Rent	OARA		1,044.00	840.00
01/05/2023	01/05/2023	FileID-7257916-2	Accounts Receivable - Tenant Rent	OARA		471.00	369.00
01/11/2023	01/11/2023	FileID-7272527-2	Accounts Receivable - Tenant Rent	OARA		369.00	0.00
01/19/2023	01/19/2023	FileID-7301925-1	Accounts Receivable - Tenant Rent	OARA	765.00		765.00
01/20/2023	01/20/2023	FileID-7326175-1	Accounts Receivable - Tenant Rent	OARA		765.00	0.00
<b>Totals for 1130.000 - Accounts Receivable - Tenant Rent</b>					<b>27,731.00</b>	<b>27,731.00</b>	<b>0.00</b>

**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (01/01/2023 to 01/31/2023)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>1191.000 - Cash - Security Deposits (Balance Forward As of 01/01/2023)</b>							<b>30,337.91</b>
01/31/2023	01/31/2023		Bank Interest Earned: LOM int earned sd 1.23	DB	46.42		30,384.33
<b>Totals for 1191.000 - Cash - Security Deposits</b>					<b>46.42</b>	<b>0.00</b>	<b>30,384.33</b>
<b>1200.001 - Prepaid Expense - Property Insurance (Balance Forward As of 01/01/2023)</b>							<b>12,089.97</b>
01/31/2023	01/31/2023	AF	LOM Earthquake Insurance Exp	GJ		1,343.33	10,746.64
<b>Totals for 1200.001 - Prepaid Expense - Property Insurance</b>					<b>0.00</b>	<b>1,343.33</b>	<b>10,746.64</b>
<b>1330.000 - Cash - Operating Reserve (Balance Forward As of 01/01/2023)</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 01/01/2023)</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 01/01/2023)</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 01/01/2023)</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 01/01/2023)</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 01/01/2023)</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 01/01/2023)</b>							<b>(34,393.72)</b>
01/01/2023	01/01/2023		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS-004914-161212	FA		464.78	(34,858.50)
<b>Totals for 1495.000 - Accum. Depr. - Land Improvements</b>					<b>0.00</b>	<b>464.78</b>	<b>(34,858.50)</b>
<b>1495.002 - Accum. Depr. - Building Improvements (Balance Forward As of 01/01/2023)</b>							<b>(77,022.55)</b>
01/01/2023	01/01/2023		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA		150.00	(77,172.55)
01/01/2023	01/01/2023		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA		133.33	(77,305.88)
01/01/2023	01/01/2023		Depreciation for asset LOM-Awning Replacement, serial number AS-004963-170410	FA		122.50	(77,428.38)
01/01/2023	01/01/2023		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA		87.47	(77,515.85)
01/01/2023	01/01/2023		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA		25.00	(77,540.85)
01/01/2023	01/01/2023		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427	FA		152.48	(77,693.33)
01/01/2023	01/01/2023		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427	FA		69.17	(77,762.50)
01/01/2023	01/01/2023		Depreciation for asset LOM-Office Door, serial number AS-019679-210427	FA		29.77	(77,792.27)
01/01/2023	01/01/2023		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427	FA		132.81	(77,925.08)
01/01/2023	01/01/2023		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	FA		57.39	(77,982.47)
<b>Totals for 1495.002 - Accum. Depr. - Building Improvements</b>					<b>0.00</b>	<b>959.92</b>	<b>(77,982.47)</b>
<b>1495.003 - Accum. Depr. - Building Equipment (Balance Forward As of 01/01/2023)</b>							<b>(12,494.85)</b>
01/01/2023	01/01/2023		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	FA		132.95	(12,627.80)
<b>Totals for 1495.003 - Accum. Depr. - Building Equipment</b>					<b>0.00</b>	<b>132.95</b>	<b>(12,627.80)</b>
<b>1495.004 - Accum. Depr. - Office Furniture &amp; Equipment (Balance Forward As of 01/01/2023)</b>							<b>(10,858.87)</b>
01/01/2023	01/01/2023		Depreciation for asset LOM-Commonity Furniture, serial number AS-004912-161209	FA		98.34	(10,957.21)
<b>Totals for 1495.004 - Accum. Depr. - Office Furniture &amp; Equipment</b>					<b>0.00</b>	<b>98.34</b>	<b>(10,957.21)</b>
<b>1495.005 - Accum. Depr. - Maintenance Equipment (Balance Forward As of 01/01/2023)</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 01/01/2023)</b>							<b>(4,500.00)</b>
01/01/2023	01/01/2023	Reversed - AF	Reversed -- LOM Accr Elec Exp 12.22	GJ	3,000.00		(1,500.00)
01/01/2023	01/01/2023	Reversed - AF	Reversed -- LOM Accr Water Exp 12.22	GJ	1,500.00		0.00
01/31/2023	01/31/2023	AF	LOM Accr Elec Exp 12.22	GJ		2,000.00	(2,000.00)
01/31/2023	01/31/2023	AF	LOM Accr Gas Exp 1.23	GJ		1,135.60	(3,135.60)
01/31/2023	01/31/2023	AF	LOM Accr Trash Exp 1.23	GJ		1,225.03	(4,360.63)

### Lomita Manor Senior Housing General Ledger Report For Prior Month (01/01/2023 to 01/31/2023)

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
01/31/2023	01/31/2023	AF	LOM Accr Water Exp 1.23	GJ		3,121.80	(7,482.43)
<b>Totals for 2109.000 - Accounts Payable - Accrued Expenses</b>					<b>4,500.00</b>	<b>7,482.43</b>	<b>(7,482.43)</b>
<b>2110.000 - Accounts Payable - Operations (Balance Forward As of 01/01/2023)</b>							<b>(4,220.74)</b>
01/03/2023	12/15/2022	HumanGood	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances for Nov 2022	APA		23,464.34	(27,685.08)
01/05/2023	01/05/2023	24800	AP Pymt - AT&T - Box 9011: 1.00 276.02 Phone Service DB 10.28.22-11.27.22		276.02		(27,409.06)
01/05/2023	01/05/2023	24801	AP Pymt - AT&T Uverse - PO Box 5014: 1.00 121.02 Internet Service 11.07-12.06.22	DB	121.02		(27,288.04)
01/05/2023	01/05/2023	24802	AP Pymt - Athens Services: 1.00 1224.29 Trash Service DB 12.22	DB	1,224.29		(26,063.75)
01/05/2023	01/05/2023	24802	AP Pymt - Athens Services: 1.00 49.25 Bulky Item Pickup	DB	49.25		(26,014.50)
01/05/2023	01/05/2023	24803	AP Pymt - Bobs Lawn Service - Jesus Arias: 1.00 350.00 Landscaping Service	DB	350.00		(25,664.50)
01/05/2023	01/05/2023	24804	AP Pymt - HD Supply Ltd: 1.00 200.90 Supplies Stock	DB	200.90		(25,463.60)
01/05/2023	01/05/2023	24804	AP Pymt - HD Supply Ltd: 1.00 269.45 Light Fixtures Stock	DB	269.45		(25,194.15)
01/05/2023	01/05/2023	24804	AP Pymt - HD Supply Ltd: 1.00 682.45 HVAC	DB	682.45		(24,511.70)
01/05/2023	01/05/2023	24805	AP Pymt - Humangood Affordable Housing: Beacon Communities Advances for Nov 2022	DB	23,464.34		(1,047.36)
01/05/2023	01/05/2023	24806	AP Pymt - Rent Track Inc: 1.00 39.00 Monthly Service Fee	DB	39.00		(1,008.36)
01/05/2023	01/05/2023	24807	AP Pymt - Round The Clock Pest Control Inc: 1.00 140.00 Pest Service	DB	140.00		(868.36)
01/05/2023	01/05/2023	24808	AP Pymt - SoCal Gas: 1.00 503.77 Gas Service B Bldg-ing 11.01.22-12.02.22	DB	503.77		(364.59)
01/05/2023	01/05/2023	24809	AP Pymt - SoCal Gas: 1.00 71.59 Gas Service A Bldg-ing 11.02.22-12.02.22	DB	71.59		(293.00)
01/05/2023	01/05/2023	24810	AP Pymt - Sweinhart Elect Co Inc: 1.00 293.00 Power System	DB	293.00		0.00
01/09/2023	12/13/2022	13888	AP Invoice - Home Depot Credit Services	APA		72.47	(72.47)
01/09/2023	12/06/2022	24844	AP Invoice - Sweinhart Elect Co Inc	APA		293.00	(365.47)
01/09/2023	12/06/2022	25107	AP Invoice - Sweinhart Elect Co Inc	APA		293.00	(658.47)
01/09/2023	12/06/2022	25235	AP Invoice - Sweinhart Elect Co Inc	APA		473.26	(1,131.73)
01/09/2023	12/31/2022	25434	AP Invoice - Sweinhart Elect Co Inc	APA		293.00	(1,424.73)
01/09/2023	12/19/2022	38883	AP Invoice - Cleaner Image Inc	APA		1,890.00	(3,314.73)
01/09/2023	12/19/2022	38884	AP Invoice - Cleaner Image Inc	APA		540.00	(3,854.73)
01/09/2023	01/04/2023	104519	AP Invoice - Round The Clock Pest Control Inc	APA		140.00	(3,994.73)
01/09/2023	12/28/2022	19271072	AP Invoice - AT&T - Box 9011	APA		281.63	(4,276.36)
01/09/2023	01/02/2023	33148847	AP Invoice - Swenson Group - Dallas	APA		405.05	(4,681.41)
01/09/2023	12/31/2022	8068775333	AP Invoice - Staples - Dallas	APA		521.55	(5,202.96)
01/09/2023	12/16/2022	9209772662	AP Invoice - HD Supply Ltd	APA		173.89	(5,376.85)
01/09/2023	12/19/2022	151401032716	AP Invoice - Amtech Elevator Services	APA		759.54	(6,136.39)
01/09/2023	12/16/2022	700143266216/121522	AP Invoice - So Cal Edison	APA		43.19	(6,179.58)
01/09/2023	12/16/2022	700434346846/12.15	AP Invoice - So Cal Edison	APA		2,032.40	(8,211.98)
01/09/2023	12/18/2022	AAAO617114	AP Invoice - Community Controls	APA		100.00	(8,311.98)
01/09/2023	12/18/2022	I2212030269	AP Invoice - RealPage Inc	APA		460.99	(8,772.97)
01/19/2023	01/19/2023	24811	AP Pymt - Amtech Elevator Services: 1.00 759.54 Maintenance Service 1.1.23 to 3.31.23	DB	759.54		(8,013.43)
01/19/2023	01/19/2023	24812	AP Pymt - AT&T - Box 9011: 1.00 281.63 Phone Service DB 11.28.22-12.27.22	DB	281.63		(7,731.80)
01/19/2023	01/19/2023	24813	AP Pymt - Cleaner Image Inc: 1.00 1890.00 Cleaning Service Dec 1-23, 2022	DB	1,890.00		(5,841.80)
01/19/2023	01/19/2023	24813	AP Pymt - Cleaner Image Inc: 1.00 540.00 Cleaning Service Dec 24-31, 2022	DB	540.00		(5,301.80)
01/19/2023	01/19/2023	24814	AP Pymt - Community Controls: 1.00 100.00 Service Gate Call	DB	100.00		(5,201.80)
01/19/2023	01/19/2023	24815	AP Pymt - HD Supply Ltd: 1.00 173.89 Safety Stock Supply	DB	173.89		(5,027.91)
01/19/2023	01/19/2023	24816	AP Pymt - Home Depot Credit Services: 1.00 72.47 Supplies Stock	DB	72.47		(4,955.44)
01/19/2023	01/19/2023	24817	AP Pymt - RealPage Inc: 1.00 124.80 02.23 Phone Emergency calls	DB	124.80		(4,830.64)
01/19/2023	01/19/2023	24817	AP Pymt - RealPage Inc: 1.00 290.93 02.23 Dues and Fees software fees	DB	290.93		(4,539.71)
01/19/2023	01/19/2023	24817	AP Pymt - RealPage Inc: 1.00 45.26 02.23 Other Rentng exp Crdt cks	DB	45.26		(4,494.45)
01/19/2023	01/19/2023	24818	AP Pymt - Round The Clock Pest Control Inc: 1.00 140.00 Pest Control Service	DB	140.00		(4,354.45)
01/19/2023	01/19/2023	24819	AP Pymt - So Cal Edison: 1.00 2032.40 Electric Service 11.16.22-12.15.22	DB	2,032.40		(2,322.05)
01/19/2023	01/19/2023	24820	AP Pymt - So Cal Edison: 1.00 43.19 Electric Service Manager Unit 11.16.22-12.15.22	DB	43.19		(2,278.86)



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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
01/19/2023	01/19/2023	24821	AP Pymt - Staples - Dallas: 1.00 521.55 Office Supplies	DB	521.55		(1,757.31)
01/19/2023	01/19/2023	24822	AP Pymt - Sweinhart Elect Co Inc: 1.00 293.00 ER Power System Service	DB	879.00		(878.31)
01/19/2023	01/19/2023	24822	AP Pymt - Sweinhart Elect Co Inc: 1.00 473.26 ER Power System Battery Repair Service	DB	473.26		(405.05)
01/19/2023	01/19/2023	24823	AP Pymt - Swenson Group - Dallas: 1.00 405.05 Leased Copy Machine Fee	DB	405.05		0.00
01/20/2023	01/20/2023	192-37-732143-0-44	AP Invoice - Peterson, Debbie K	APA		581.95	(581.95)
01/20/2023	01/20/2023	192-40-732143-0-45	AP Invoice - Peterson, Debbie K	APA		75.00	(656.95)
01/24/2023	01/23/2023	HumanGood Af-	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances Dec 2022	APA		21,450.97	(22,107.92)
<b>Totals for 2110.000 - Accounts Payable - Operations</b>					<b>36,458.05</b>	<b>54,345.23</b>	<b>(22,107.92)</b>
<b>2114.000 - Accounts Payable - Beacon Communities (Balance Forward As of 01/01/2023)</b>							<b>(44,915.31)</b>
01/01/2023	01/01/2023	RC	HGAH Reclass Dec2022 Worker Comp Adjustment	GJ		668.08	(45,583.39)
01/01/2023	01/01/2023	RC	HGAH Reclass Dec22 SRIP Liab Valuation	GJ	42.78		(45,540.61)
01/01/2023	01/01/2023	RC	HGAH Reclass Dec22 YE Benefits Allocation IBNR	GJ	72.53		(45,468.08)
01/02/2023	01/02/2023	QN	HGAH VCOM CUST11909920221226	GJ		34.41	(45,502.49)
01/03/2023	12/15/2022	HumanGood	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances for Nov 2022	APA	23,464.34		(22,038.15)
01/07/2023	01/07/2023	RC	HGAH 01.07.23 Payroll	GJ		4,850.51	(26,888.66)
01/15/2023	01/15/2023	RC	HGAH - TSG Enterprises Billing Jan2023	GJ		557.65	(27,446.31)
01/21/2023	01/21/2023	RC	HGAH 1.21.23 Payroll	GJ		4,983.92	(32,430.23)
01/24/2023	01/23/2023	HumanGood Af-	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances Dec 2022	APA	21,450.97		(10,979.26)
01/31/2023	01/31/2023	QN	01.2023 Mgmt & Bkcp Fees	GJ		4,427.50	(15,406.76)
01/31/2023	01/31/2023	QN	HGAH 01.2023 Computer Lease	GJ		363.83	(15,770.59)
01/31/2023	01/31/2023	RC	HGAH - TSG Enterprises Billing Jan 23	GJ		289.58	(16,060.17)
01/31/2023	01/31/2023	RC	HGAH 01.2023 Benefits Allocation	GJ		1,480.56	(17,540.73)
01/31/2023	01/31/2023	RC	HGAH 01.2023 IBNR Benefits Allocation	GJ	114.05		(17,426.68)
01/31/2023	01/31/2023	RC	HGAH 1.2023 Purchase Card Truist	GJ		108.40	(17,535.08)
01/31/2023	01/31/2023	RC	HGAH 2023 Workers Comp	GJ		384.00	(17,919.08)
<b>Totals for 2114.000 - Accounts Payable - Beacon Communities</b>					<b>45,144.67</b>	<b>18,148.44</b>	<b>(17,919.08)</b>
<b>2118.000 - Escheat Checks Payable (Balance Forward As of 01/01/2023)</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 01/01/2023)</b>							<b>(7,701.77)</b>
01/01/2023	01/01/2023	Reversed - RC	Reversed -- HGAH 12.2022 Vacation Accruals	GJA	7,701.77		0.00
01/31/2023	01/31/2023	RC	HGAH 1.2023 Vacation Accruals	GJA		8,888.92	(8,888.92)
<b>Totals for 2120.000 - Accrued Vacation Payable</b>					<b>7,701.77</b>	<b>8,888.92</b>	<b>(8,888.92)</b>
<b>2126.000 - Accrued Payroll (Balance Forward As of 01/01/2023)</b>							<b>(2,260.71)</b>
01/01/2023	01/01/2023	Reversed - RC	Reversed -- HGAH 12.2022 Payroll Accruals	GJA	2,260.71		0.00
01/31/2023	01/31/2023	RC	HGAH 1.2023 Payroll Accruals	GJA		3,318.06	(3,318.06)
<b>Totals for 2126.000 - Accrued Payroll</b>					<b>2,260.71</b>	<b>3,318.06</b>	<b>(3,318.06)</b>
<b>2190.000 - Deposit Refund in Transit (Balance Forward As of 01/01/2023)</b>							<b>0.00</b>
01/20/2023	01/20/2023	192-37-732143-0-44	AP Invoice - Peterson, Debbie K: Deposit Refund Bldg LOM002 - Unit 106B	APA	581.95		581.95
01/20/2023	01/20/2023	192-40-732143-0-45	AP Invoice - Peterson, Debbie K: Pet Deposit Refund Bldg LOM002 - Unit 106B	APA	75.00		656.95
01/20/2023	01/20/2023	FileID-7322068-2	Deposit Refund in Transit	OARA		656.95	0.00
<b>Totals for 2190.000 - Deposit Refund in Transit</b>					<b>656.95</b>	<b>656.95</b>	<b>0.00</b>
<b>2191.000 - Security Deposits Payable (Balance Forward As of 01/01/2023)</b>							<b>(24,333.00)</b>
01/20/2023	01/20/2023	FileID-7322067-1	07/2023-935 Adjustment 01/20/2023	OARB		100.95	(24,433.95)
01/20/2023	01/20/2023	FileID-7322068-2	Security Deposits Payable	OARA	656.95		(23,777.00)
<b>Totals for 2191.000 - Security Deposits Payable</b>					<b>656.95</b>	<b>100.95</b>	<b>(23,777.00)</b>
<b>2191.001 - Security Deposit Interest Payable (Balance Forward As of 01/01/2023)</b>							<b>(1,373.21)</b>
01/20/2023	01/20/2023	FileID-7322068-2	Security Deposit Interest Payable	OARA	3.95		(1,369.26)
01/31/2023	01/31/2023		Bank Interest Earned: Interest earned	DB		46.42	(1,415.68)
<b>Totals for 2191.001 - Security Deposit Interest Payable</b>					<b>3.95</b>	<b>46.42</b>	<b>(1,415.68)</b>
<b>2210.000 - Prepaid Revenue (Balance Forward As of 01/01/2023)</b>							<b>(17.00)</b>
01/01/2023	01/01/2023	FileID-	Prepaid Revenue	OARA	17.00		0.00

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
01/01/2023	01/01/2023	7232242-1 FileID-7237050-3	Prepaid Revenue	OARA	12,078.00		12,078.00
01/02/2023	01/02/2023	7237050-1	Prepaid Revenue	OARA	5,168.00		17,246.00
01/03/2023	01/03/2023	16711157182	07/2023-401 Deposited 01/03/2023 Settlement:16711157182	OARB		17,102.00	144.00
01/03/2023	01/03/2023	16720355414	07/2023-400 Deposited 01/03/2023 Settlement:16720355414	OARB		1,175.00	(1,031.00)
01/03/2023	01/03/2023	FileID-7237050-5	Prepaid Revenue	OARA	1,031.00		0.00
01/03/2023	01/03/2023	FileID-7242432-3	Prepaid Revenue	OARA	4,390.00		4,390.00
01/04/2023	01/04/2023	16735048482	07/2023-403 Deposited 01/04/2023 Settlement:16735048482	OARB		4,247.00	143.00
01/04/2023	01/04/2023	16740040982	07/2023-402 Deposited 01/04/2023 Settlement:16740040982	OARB		1,422.00	(1,279.00)
01/04/2023	01/04/2023	FileID-7242432-2	Prepaid Revenue	OARA	1,279.00		0.00
01/04/2023	01/04/2023	FileID-7246703-3	Prepaid Revenue	OARA	1,136.00		1,136.00
01/05/2023	01/05/2023	16750815114	07/2023-404 Deposited 01/05/2023 Settlement:16750815114	OARB		2,180.00	(1,044.00)
01/05/2023	01/05/2023	46703-FileID-724	Prepaid Revenue	OARA	1,044.00		0.00
01/05/2023	01/05/2023	FileID-7257916-2	Prepaid Revenue	OARA	471.00		471.00
01/06/2023	01/06/2023	16766447986	07/2023-405 Deposited 01/06/2023 Settlement:16766447986	OARB		471.00	0.00
01/11/2023	01/11/2023	16812948098	07/2023-406 Deposited 01/11/2023 Settlement:16812948098	OARB		369.00	(369.00)
01/11/2023	01/11/2023	FileID-7272527-2	Prepaid Revenue	OARA	369.00		0.00
01/19/2023	01/19/2023	FileID-7301924-1	Check Truncation Entry Return (R11)	OARB	765.00		765.00
01/19/2023	01/19/2023	FileID-7301925-1	Prepaid Revenue	OARA		765.00	0.00
01/20/2023	01/20/2023	FileID-7322067-1	07/2023-935 Adjustment 01/20/2023	OARB	100.95		100.95
01/20/2023	01/20/2023	FileID-7322068-2	Prepaid Revenue	OARA		100.95	0.00
01/20/2023	01/20/2023	FileID-7326175-1	Prepaid Revenue	OARA	765.00		765.00
01/23/2023	01/23/2023	16894244230	07/2023-407 Deposited 01/23/2023 Settlement:16894244230	OARB		1,120.00	(355.00)
01/31/2023	01/31/2023	FileID-7359009-1	07/2023-408 Deposited 01/31/2023	OARB		845.00	(1,200.00)
<b>Totals for 2210.000 - Prepaid Revenue</b>					<b>28,613.95</b>	<b>29,796.95</b>	<b>(1,200.00)</b>
<b>3131.000 - Unrestricted Net Assets (Balance Forward As of 01/01/2023)</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 01/01/2023)</b>							<b>(736,029.75)</b>
<b>Totals for 3140.000 - Retained Earnings - Profit or Loss</b>					<b>0.00</b>	<b>0.00</b>	<b>(736,029.75)</b>
<b>5120.000 - Rent Revenue - Gross Potential (Balance Forward As of 01/01/2023)</b>							<b>(159,749.00)</b>
01/01/2023	01/01/2023	FileID-7232242-1	Rent Revenue - Gross Potential	OARA		26,983.00	(186,732.00)
01/20/2023	01/20/2023	FileID-7322068-2	Rent Revenue - Gross Potential	OARA	97.00		(186,635.00)
01/31/2023	01/31/2023	FileID-7359009-2	Rent Revenue - Gross Potential	OARA		330.00	(186,965.00)
<b>Totals for 5120.000 - Rent Revenue - Gross Potential</b>					<b>97.00</b>	<b>27,313.00</b>	<b>(186,965.00)</b>
<b>5121.000 - Tenant Assistance Payments (Balance Forward As of 01/01/2023)</b>							<b>(92,686.00)</b>
01/09/2023	01/09/2023	AF	LOM 1.23 Subsidy Payment	GJ		13,765.67	(106,451.67)
<b>Totals for 5121.000 - Tenant Assistance Payments</b>					<b>0.00</b>	<b>13,765.67</b>	<b>(106,451.67)</b>
<b>5220.000 - Vacancies (Balance Forward As of 01/01/2023)</b>							<b>233.00</b>
01/31/2023	01/31/2023	FileID-7359009-2	Vacancies	OARA	330.00		563.00
<b>Totals for 5220.000 - Vacancies</b>					<b>330.00</b>	<b>0.00</b>	<b>563.00</b>
<b>5410.000 - Interest Revenue - Project Operations (Balance Forward As of 01/01/2023)</b>							<b>(4,309.57)</b>
01/31/2023	01/31/2023		Bank Interest Earned: Interest earned	DB		1,365.69	(5,675.26)
<b>Totals for 5410.000 - Interest Revenue - Project Operations</b>					<b>0.00</b>	<b>1,365.69</b>	<b>(5,675.26)</b>

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>5910.000 - Laundry Revenue (Balance Forward As of 01/01/2023)</b>							<b>48.50</b>
<b>Totals for 5910.000 - Laundry Revenue</b>					<b>0.00</b>	<b>0.00</b>	<b>48.50</b>
<b>5970.002 - Grant (Balance Forward As of 01/01/2023)</b>							<b>(211,458.00)</b>
<b>Totals for 5970.002 - Grant</b>					<b>0.00</b>	<b>0.00</b>	<b>(211,458.00)</b>
<b>6203.000 - Training/Meeting/Conferences (Balance Forward As of 01/01/2023)</b>							<b>148.00</b>
<b>Totals for 6203.000 - Training/Meeting/Conferences</b>					<b>0.00</b>	<b>0.00</b>	<b>148.00</b>
<b>6205.000 - IT Support Services (Balance Forward As of 01/01/2023)</b>							<b>2,357.05</b>
01/31/2023	01/31/2023	QN	HGAH 01.2023 Computer Lease	GJ	363.83		2,720.88
<b>Totals for 6205.000 - IT Support Services</b>					<b>363.83</b>	<b>0.00</b>	<b>2,720.88</b>
<b>6210.000 - Advertising and Marketing (Balance Forward As of 01/01/2023)</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 01/01/2023)</b>							<b>296.56</b>
01/09/2023	12/18/2022	I2212030269	AP Invoice - RealPage Inc: 1.00 45.26 02.23 Other Renting exp Crdt cks	APA	45.26		341.82
<b>Totals for 6250.000 - Other Renting Expenses</b>					<b>45.26</b>	<b>0.00</b>	<b>341.82</b>
<b>6310.001 - Office Salaries - Non-prod (Vacation) (Balance Forward As of 01/01/2023)</b>							<b>248.00</b>
01/01/2023	01/01/2023	Reversed - RC	Reversed -- HGAH 12.2022 Payroll Accruals	GJA		248.00	0.00
<b>Totals for 6310.001 - Office Salaries - Non-prod (Vacation)</b>					<b>0.00</b>	<b>248.00</b>	<b>0.00</b>
<b>6311.000 - Office Supplies (Balance Forward As of 01/01/2023)</b>							<b>1,675.32</b>
01/09/2023	12/31/2022	8068775333	AP Invoice - Staples - Dallas: 1.00 521.55 Office Supplies	APA	521.55		2,196.87
01/31/2023	01/31/2023	RC	HGAH 1.2023 Purchase Card Truist - Uribe - ALL IN ONE POSTER COMPAN	GJ	68.92		2,265.79
<b>Totals for 6311.000 - Office Supplies</b>					<b>590.47</b>	<b>0.00</b>	<b>2,265.79</b>
<b>6311.001 - Office Equipment Lease Expense (Balance Forward As of 01/01/2023)</b>							<b>2,775.74</b>
01/09/2023	01/02/2023	33148847	AP Invoice - Swenson Group - Dallas: 1.00 405.05 Leased Copy Machine Fee	APA	405.05		3,180.79
<b>Totals for 6311.001 - Office Equipment Lease Expense</b>					<b>405.05</b>	<b>0.00</b>	<b>3,180.79</b>
<b>6311.002 - Telephone/Fax/Cell Phone/Elevator (Balance Forward As of 01/01/2023)</b>							<b>3,823.20</b>
01/02/2023	01/02/2023	QN	HGAH VCOM CUST11909920221226 - Lesley Uribe	GJ	34.41		3,857.61
01/09/2023	12/28/2022	19271072	AP Invoice - AT&T - Box 9011: 1.00 281.63 Phone Service 11.28.22-12.27.22	APA	281.63		4,139.24
01/09/2023	12/18/2022	I2212030269	AP Invoice - RealPage Inc: 1.00 124.80 02.23 Phone Emergency calls	APA	124.80		4,264.04
01/15/2023	01/15/2023	RC	HGAH - Ring Central- 0019271072	GJ	557.65		4,821.69
01/31/2023	01/31/2023	RC	HGAH - AT&T - 000019416747	GJ	289.58		5,111.27
<b>Totals for 6311.002 - Telephone/Fax/Cell Phone/Elevator</b>					<b>1,288.07</b>	<b>0.00</b>	<b>5,111.27</b>
<b>6311.003 - Postage/FedEx/UPS (Balance Forward As of 01/01/2023)</b>							<b>215.12</b>
01/31/2023	01/31/2023	RC	HGAH 1.2023 Purchase Card Truist - Uribe - USPS PO 0544520039	GJ	6.64		221.76
01/31/2023	01/31/2023	RC	HGAH 1.2023 Purchase Card Truist - Uribe - USPS PO 0544520039	GJ	13.40		235.16
01/31/2023	01/31/2023	RC	HGAH 1.2023 Purchase Card Truist - Uribe - USPS PO 0544520039	GJ	19.44		254.60
<b>Totals for 6311.003 - Postage/FedEx/UPS</b>					<b>39.48</b>	<b>0.00</b>	<b>254.60</b>
<b>6311.004 - Dues &amp; Fees (Balance Forward As of 01/01/2023)</b>							<b>2,780.93</b>
01/09/2023	12/18/2022	I2212030269	AP Invoice - RealPage Inc: 1.00 290.93 02.23 Dues and Fees software fees	APA	290.93		3,071.86
01/31/2023	01/31/2023	AF	LOM RP fees 1.23	GJ	41.34		3,113.20
<b>Totals for 6311.004 - Dues &amp; Fees</b>					<b>332.27</b>	<b>0.00</b>	<b>3,113.20</b>
<b>6311.006 - Bank Fees (Balance Forward As of 01/01/2023)</b>							<b>1,544.70</b>
01/31/2023	01/31/2023		Bank Service Charge: Service charge	DB	248.34		1,793.04
<b>Totals for 6311.006 - Bank Fees</b>					<b>248.34</b>	<b>0.00</b>	<b>1,793.04</b>
<b>6311.011 - Resident Activities (Balance Forward As of 01/01/2023)</b>							<b>6,308.56</b>
<b>Totals for 6311.011 - Resident Activities</b>					<b>0.00</b>	<b>0.00</b>	<b>6,308.56</b>
<b>6320.000 - Management Fee (Balance Forward As of 01/01/2023)</b>							<b>23,100.00</b>
01/31/2023	01/31/2023	QN	01.2023 Management Fee	GJ	3,850.00		26,950.00
<b>Totals for 6320.000 - Management Fee</b>					<b>3,850.00</b>	<b>0.00</b>	<b>26,950.00</b>

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For Prior Month (01/01/2023 to 01/31/2023)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>6330.000 - Manager Salaries (Balance Forward As of 01/01/2023)</b>							<b>26,073.14</b>
01/01/2023	01/01/2023	Reversed - RC	Reversed -- HGAH 12.2022 Payroll Accruals	GJA		992.00	25,081.14
01/07/2023	01/07/2023	RC	HGAH 01.07.23 Payroll	GJ	1,984.00		27,065.14
01/21/2023	01/21/2023	RC	HGAH 1.21.23 Payroll	GJ	2,260.80		29,325.94
01/31/2023	01/31/2023	RC	HGAH 1.2023 Payroll Accruals	GJA	1,794.29		31,120.23
<b>Totals for 6330.000 - Manager Salaries</b>					<b>6,039.09</b>	<b>992.00</b>	<b>31,120.23</b>
<b>6330.001 - Manager Salaries - Non-prod (Vacation) (Balance Forward As of 01/01/2023)</b>							<b>4,661.46</b>
01/01/2023	01/01/2023	Reversed - RC	Reversed -- HGAH 12.2022 Vacation Accruals	GJA		4,196.40	465.06
01/07/2023	01/07/2023	RC	HGAH 01.07.23 Payroll	GJ	496.00		961.06
01/21/2023	01/21/2023	RC	HGAH 1.21.23 Payroll	GJ	251.20		1,212.26
01/31/2023	01/31/2023	RC	HGAH 1.2023 Vacation Accruals	GJA	4,733.07		5,945.33
<b>Totals for 6330.001 - Manager Salaries - Non-prod (Vacation)</b>					<b>5,480.27</b>	<b>4,196.40</b>	<b>5,945.33</b>
<b>6330.002 - Manager Salaries - Incentive, Bonus, Award (Balance Forward As of 01/01/2023)</b>							<b>3,000.00</b>
<b>Totals for 6330.002 - Manager Salaries - Incentive, Bonus, Award</b>					<b>0.00</b>	<b>0.00</b>	<b>3,000.00</b>
<b>6351.000 - Bookkeeping Fees (Balance Forward As of 01/01/2023)</b>							<b>3,465.00</b>
01/31/2023	01/31/2023	QN	01.2023 Bookkeeping Fee	GJ	577.50		4,042.50
<b>Totals for 6351.000 - Bookkeeping Fees</b>					<b>577.50</b>	<b>0.00</b>	<b>4,042.50</b>
<b>6370.000 - Bad Debts Expense (Balance Forward As of 01/01/2023)</b>							<b>8.00</b>
<b>Totals for 6370.000 - Bad Debts Expense</b>					<b>0.00</b>	<b>0.00</b>	<b>8.00</b>
<b>6390.001 - Business Travel &amp; Entertainment (Balance Forward As of 01/01/2023)</b>							<b>123.70</b>
<b>Totals for 6390.001 - Business Travel &amp; Entertainment</b>					<b>0.00</b>	<b>0.00</b>	<b>123.70</b>
<b>6450.000 - Electricity (Balance Forward As of 01/01/2023)</b>							<b>19,562.32</b>
01/01/2023	01/01/2023	Reversed - AF	Reversed -- LOM Accr Elec Exp 12.22	GJ		3,000.00	16,562.32
01/09/2023	12/16/2022	700143266216/	AP Invoice - So Cal Edison: 1.00 43.19 Electric Service	APA	43.19		16,605.51
		121522	Manager Unit 11.16.22-12.15.22				
01/09/2023	12/16/2022	700434346846/	AP Invoice - So Cal Edison: 1.00 2032.40 Electric Ser-	APA	2,032.40		18,637.91
		12.15	vice 11.16.22-12.15.22				
01/31/2023	01/31/2023	AF	LOM Accr Elec Exp 1.23	GJ	2,000.00		20,637.91
<b>Totals for 6450.000 - Electricity</b>					<b>4,075.59</b>	<b>3,000.00</b>	<b>20,637.91</b>
<b>6451.000 - Water (Balance Forward As of 01/01/2023)</b>							<b>9,838.92</b>
01/01/2023	01/01/2023	Reversed - AF	Reversed -- LOM Accr Water Exp 12.22	GJ		1,500.00	8,338.92
01/31/2023	01/31/2023	AF	LOM Accr Water Exp 1.23	GJ	3,121.80		11,460.72
<b>Totals for 6451.000 - Water</b>					<b>3,121.80</b>	<b>1,500.00</b>	<b>11,460.72</b>
<b>6452.000 - Gas (Balance Forward As of 01/01/2023)</b>							<b>2,961.62</b>
01/31/2023	01/31/2023	AF	LOM Accr Gas Exp 1.23	GJ	1,135.60		4,097.22
<b>Totals for 6452.000 - Gas</b>					<b>1,135.60</b>	<b>0.00</b>	<b>4,097.22</b>
<b>6510.000 - Maintenance Salaries (Balance Forward As of 01/01/2023)</b>							<b>22,767.23</b>
01/01/2023	01/01/2023	Reversed - RC	Reversed -- HGAH 12.2022 Payroll Accruals	GJA		816.57	21,950.66
01/07/2023	01/07/2023	RC	HGAH 01.07.23 Payroll	GJ	1,633.14		23,583.80
01/21/2023	01/21/2023	RC	HGAH 1.21.23 Payroll	GJ	1,919.95		25,503.75
01/31/2023	01/31/2023	RC	HGAH 1.2023 Payroll Accruals	GJA	1,523.77		27,027.52
<b>Totals for 6510.000 - Maintenance Salaries</b>					<b>5,076.86</b>	<b>816.57</b>	<b>27,027.52</b>
<b>6510.001 - Maintenance Salaries - Non-prod (Vacation) (Balance Forward As of 01/01/2023)</b>							<b>2,305.11</b>
01/01/2023	01/01/2023	Reversed - RC	Reversed -- HGAH 12.2022 Payroll Accruals	GJA		204.14	2,100.97
01/01/2023	01/01/2023	Reversed - RC	Reversed -- HGAH 12.2022 Vacation Accruals	GJA		3,505.37	(1,404.40)
01/07/2023	01/07/2023	RC	HGAH 01.07.23 Payroll	GJ	408.28		(996.12)
01/21/2023	01/21/2023	RC	HGAH 1.21.23 Payroll	GJ	213.33		(782.79)
01/31/2023	01/31/2023	RC	HGAH 1.2023 Vacation Accruals	GJA	4,155.85		3,373.06
<b>Totals for 6510.001 - Maintenance Salaries - Non-prod (Vacation)</b>					<b>4,777.46</b>	<b>3,709.51</b>	<b>3,373.06</b>
<b>6510.002 - Maintenance Salaries - Incentive, Bonus, Award (Balance Forward As of 01/01/2023)</b>							<b>500.00</b>
<b>Totals for 6510.002 - Maintenance Salaries - Incentive, Bonus, Award</b>					<b>0.00</b>	<b>0.00</b>	<b>500.00</b>
<b>6510.003 - Maintenance Salaries - Overtime, Double-Time (Balance Forward As of 01/01/2023)</b>							<b>375.11</b>
<b>Totals for 6510.003 - Maintenance Salaries - Overtime, Double-Time</b>					<b>0.00</b>	<b>0.00</b>	<b>375.11</b>
<b>6515.000 - Janitorial/Cleaning Supplies (Balance Forward As of 01/01/2023)</b>							<b>6,547.24</b>
01/09/2023	12/16/2022	9209772662	AP Invoice - HD Supply Ltd: 1.00 173.89 Safey Stock Supply	APA	173.89		6,721.13
<b>Totals for 6515.000 - Janitorial/Cleaning Supplies</b>					<b>173.89</b>	<b>0.00</b>	<b>6,721.13</b>
<b>6515.003 - Maintenance Uniforms (Balance Forward As of 01/01/2023)</b>							<b>499.09</b>

**Lomita Manor Senior Housing  
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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>Totals for 6515.003 - Maintenance Uniforms</b>					<b>0.00</b>	<b>0.00</b>	<b>499.09</b>
<b>6515.004 - Plumbing Supplies (Balance Forward As of 01/01/2023)</b>							<b>4,515.50</b>
<b>Totals for 6515.004 - Plumbing Supplies</b>					<b>0.00</b>	<b>0.00</b>	<b>4,515.50</b>
<b>6515.005 - Electrical Supplies (Balance Forward As of 01/01/2023)</b>							<b>10,292.42</b>
01/09/2023	12/13/2022	13888	AP Invoice - Home Depot Credit Services: 1.00 72.47 Supplies Stock	APA	72.47		10,364.89
01/09/2023	12/18/2022	AAAO617114	AP Invoice - Community Controls: 1.00 100.00 Service Gate Call	APA	100.00		10,464.89
<b>Totals for 6515.005 - Electrical Supplies</b>					<b>172.47</b>	<b>0.00</b>	<b>10,464.89</b>
<b>6515.006 - Decorating Supplies (Balance Forward As of 01/01/2023)</b>							<b>179.61</b>
<b>Totals for 6515.006 - Decorating Supplies</b>					<b>0.00</b>	<b>0.00</b>	<b>179.61</b>
<b>6520.000 - Maintenance Contracts (Balance Forward As of 01/01/2023)</b>							<b>40,848.09</b>
01/09/2023	12/06/2022	24844	AP Invoice - Sweinhart Elect Co Inc: 1.00 293.00 ER Power System Service	APA	293.00		41,141.09
01/09/2023	12/06/2022	25107	AP Invoice - Sweinhart Elect Co Inc: 1.00 293.00 ER Power System Service	APA	293.00		41,434.09
01/09/2023	12/06/2022	25235	AP Invoice - Sweinhart Elect Co Inc: 1.00 473.26 ER Power System Battery Repair Service	APA	473.26		41,907.35
01/09/2023	12/31/2022	25434	AP Invoice - Sweinhart Elect Co Inc: 1.00 293.00 ER Power System Service	APA	293.00		42,200.35
01/09/2023	12/19/2022	38883	AP Invoice - Cleaner Image Inc: 1.00 1890.00 Cleaning Service Dec 1-23, 2022	APA	1,890.00		44,090.35
01/09/2023	12/19/2022	38884	AP Invoice - Cleaner Image Inc: 1.00 540.00 Cleaning Service Dec 24-31, 2022	APA	540.00		44,630.35
<b>Totals for 6520.000 - Maintenance Contracts</b>					<b>3,782.26</b>	<b>0.00</b>	<b>44,630.35</b>
<b>6520.002 - Elevator Contract (Balance Forward As of 01/01/2023)</b>							<b>1,644.08</b>
01/09/2023	12/19/2022	151401032716	AP Invoice - Amtech Elevator Services: 1.00 759.54 Maintenance Service 1.1.23 to 3.31.23	APA	759.54		2,403.62
<b>Totals for 6520.002 - Elevator Contract</b>					<b>759.54</b>	<b>0.00</b>	<b>2,403.62</b>
<b>6520.003 - Exterminating Contract (Balance Forward As of 01/01/2023)</b>							<b>4,375.00</b>
01/09/2023	01/04/2023	104519	AP Invoice - Round The Clock Pest Control Inc: 1.00 140.00 Pest Control Service	APA	140.00		4,515.00
<b>Totals for 6520.003 - Exterminating Contract</b>					<b>140.00</b>	<b>0.00</b>	<b>4,515.00</b>
<b>6520.004 - Grounds Contract (Balance Forward As of 01/01/2023)</b>							<b>4,350.00</b>
<b>Totals for 6520.004 - Grounds Contract</b>					<b>0.00</b>	<b>0.00</b>	<b>4,350.00</b>
<b>6525.000 - Garbage &amp; Trash Removal (Balance Forward As of 01/01/2023)</b>							<b>7,388.65</b>
01/31/2023	01/31/2023	AF	LOM Accr Trash Exp 1.23	GJ	1,225.03		8,613.68
<b>Totals for 6525.000 - Garbage &amp; Trash Removal</b>					<b>1,225.03</b>	<b>0.00</b>	<b>8,613.68</b>
<b>6546.000 - HVAC Repairs &amp; Maintenance (Balance Forward As of 01/01/2023)</b>							<b>2,149.16</b>
<b>Totals for 6546.000 - HVAC Repairs &amp; Maintenance</b>					<b>0.00</b>	<b>0.00</b>	<b>2,149.16</b>
<b>6600.000 - Depr. Expense - Land Improvements (Balance Forward As of 01/01/2023)</b>							<b>2,788.68</b>
01/01/2023	01/01/2023		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS-004914-161212	FA	464.78		3,253.46
<b>Totals for 6600.000 - Depr. Expense - Land Improvements</b>					<b>464.78</b>	<b>0.00</b>	<b>3,253.46</b>
<b>6600.002 - Depr. Expense - Building Improvements (Balance Forward As of 01/01/2023)</b>							<b>5,759.52</b>
01/01/2023	01/01/2023		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA	150.00		5,909.52
01/01/2023	01/01/2023		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA	133.33		6,042.85
01/01/2023	01/01/2023		Depreciation for asset LOM-Awning Replacement, serial number AS-004963-170410	FA	122.50		6,165.35
01/01/2023	01/01/2023		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA	87.47		6,252.82
01/01/2023	01/01/2023		Depreciation for asset LOM-Furnace - 101B, serial num- ber AS-019680-210427	FA	25.00		6,277.82
01/01/2023	01/01/2023		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427	FA	152.48		6,430.30
01/01/2023	01/01/2023		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427	FA	69.17		6,499.47
01/01/2023	01/01/2023		Depreciation for asset LOM-Office Door, serial number AS-019679-210427	FA	29.77		6,529.24
01/01/2023	01/01/2023		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427	FA	132.81		6,662.05
01/01/2023	01/01/2023		Depreciation for asset LOM-Replace Fire Line - Utility	FA	57.39		6,719.44

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
			Room, serial number AS-004915-161212				
<b>Totals for 6600.002 - Depr. Expense - Building Improvements</b>					<b>959.92</b>	<b>0.00</b>	<b>6,719.44</b>
<b>6600.003 - Depr. Expense - Building Equipment (Balance Forward As of 01/01/2023)</b>							<b>797.70</b>
01/01/2023	01/01/2023		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	FA	132.95		930.65
<b>Totals for 6600.003 - Depr. Expense - Building Equipment</b>					<b>132.95</b>	<b>0.00</b>	<b>930.65</b>
<b>6600.004 - Depr. Expense - Office Furniture &amp; Equipment (Balance Forward As of 01/01/2023)</b>							<b>590.04</b>
01/01/2023	01/01/2023		Depreciation for asset LOM-Commonity Furniture, serial number AS-004912-161209	FA	98.34		688.38
<b>Totals for 6600.004 - Depr. Expense - Office Furniture &amp; Equipment</b>					<b>98.34</b>	<b>0.00</b>	<b>688.38</b>
<b>6711.000 - Payroll Taxes (FICA) (Balance Forward As of 01/01/2023)</b>							<b>4,994.22</b>
01/07/2023	01/07/2023	RC	HGAH 01.07.23 Payroll	GJ	329.09		5,323.31
01/21/2023	01/21/2023	RC	HGAH 1.21.23 Payroll	GJ	338.64		5,661.95
<b>Totals for 6711.000 - Payroll Taxes (FICA)</b>					<b>667.73</b>	<b>0.00</b>	<b>5,661.95</b>
<b>6720.000 - Property &amp; Liability Insurance (Hazard) (Balance Forward As of 01/01/2023)</b>							<b>14,522.90</b>
01/31/2023	01/31/2023	AF	LOM Earthquake Insurance EXPENSE	GJ	1,343.33		15,866.23
<b>Totals for 6720.000 - Property &amp; Liability Insurance (Hazard)</b>					<b>1,343.33</b>	<b>0.00</b>	<b>15,866.23</b>
<b>6722.000 - Workman's Compensation (Balance Forward As of 01/01/2023)</b>							<b>1,920.00</b>
01/01/2023	01/01/2023	RC	HGAH Reclass Dec2022 Worker Comp Adjustment	GJ	668.08		2,588.08
01/31/2023	01/31/2023	RC	HGAH 2023 Workers Comp	GJ	384.00		2,972.08
<b>Totals for 6722.000 - Workman's Compensation</b>					<b>1,052.08</b>	<b>0.00</b>	<b>2,972.08</b>
<b>6723.000 - Health Insurance (Balance Forward As of 01/01/2023)</b>							<b>7,807.01</b>
01/01/2023	01/01/2023	RC	HGAH Reclass Dec22 YE Benefits Allocation IBNR	GJ		218.33	7,588.68
01/31/2023	01/31/2023	RC	HGAH 01.2023 Benefits Allocation	GJ	1,224.68		8,813.36
01/31/2023	01/31/2023	RC	HGAH 01.2023 IBNR Benefits Allocation	GJ		114.05	8,699.31
<b>Totals for 6723.000 - Health Insurance</b>					<b>1,224.68</b>	<b>332.38</b>	<b>8,699.31</b>
<b>6723.001 - Retirement (Balance Forward As of 01/01/2023)</b>							<b>1,266.37</b>
01/01/2023	01/01/2023	RC	HGAH Reclass Dec22 SRIP Liab Valuation	GJ		42.78	1,223.59
01/01/2023	01/01/2023	RC	HGAH Reclass Dec22 YE Benefits Allocation IBNR	GJ	145.80		1,369.39
01/31/2023	01/31/2023	RC	HGAH 01.2023 Benefits Allocation	GJ	203.45		1,572.84
<b>Totals for 6723.001 - Retirement</b>					<b>349.25</b>	<b>42.78</b>	<b>1,572.84</b>
<b>6723.002 - Unemployment Insurance (Balance Forward As of 01/01/2023)</b>							<b>348.02</b>
01/31/2023	01/31/2023	RC	HGAH 01.2023 Benefits Allocation	GJ	52.43		400.45
<b>Totals for 6723.002 - Unemployment Insurance</b>					<b>52.43</b>	<b>0.00</b>	<b>400.45</b>
<b>Grand Total</b>					<b>248,309.40</b>	<b>248,309.40</b>	<b>0.00</b>

## Lomita Manor Senior Housing

### Vendor Aging Report

Based on: GL posting Date As of: 01/31/2023

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	096	No	01/24/2023	01/23/2023	02/22/2023	7	21,450.97	0.00	0.00	0.00	0.00	21,450.97
	TEMP255512940	Peterson, Debbie K	192-37-7 321430-4 4	No	01/20/2023	01/20/2023	01/25/2023	11	581.95	0.00	0.00	0.00	0.00	581.95
			192-40-7 321430-4 5	No	01/20/2023	01/20/2023	01/25/2023	11	75.00	0.00	0.00	0.00	0.00	75.00
<b>Total for Normal</b>									<b>22,107.92</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>22,107.92</b>
<b>Grand Totals</b>									<b>22,107.92</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>22,107.92</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>	
01/05/2023	ATT60197-9011--AT&T - Box 9011	24800	276.02 01/31/2023
01/05/2023	ATUV60197--AT&T Uverse - PO Box 5014	24801	121.02 01/31/2023
01/05/2023	ATHE90054--Athens Services	24802	1,273.54 01/31/2023
01/05/2023	BLSE90501--Bobs Lawn Service - Jesus Arias	24803	350.00 01/31/2023
01/05/2023	HDSU92150--HD Supply Ltd	24804	1,152.80 01/31/2023
01/05/2023	HGAH94588--Humangood Affordable Housing	24805	23,464.34 01/31/2023
01/05/2023	RENT55416--Rent Track Inc	24806	39.00 01/31/2023
01/05/2023	RCPC91351--Round The Clock Pest Control Inc	24807	140.00 01/31/2023
01/05/2023	GASC91756--SoCal Gas	24808	503.77 01/31/2023
01/05/2023	GASC91756--SoCal Gas	24809	71.59 01/31/2023
01/05/2023	SWEL90621--Sweinhart Elect Co Inc	24810	293.00 01/31/2023
01/19/2023	AESE91185--Amtech Elevator Services	24811	759.54 01/31/2023
01/19/2023	ATT60197-9011--AT&T - Box 9011	24812	281.63 01/31/2023
01/19/2023	CLIM90277--Cleaner Image Inc	24813	2,430.00 In Transit
01/19/2023	COCO84120--Community Controls	24814	100.00 01/31/2023
01/19/2023	HDSU92150--HD Supply Ltd	24815	173.89 01/31/2023
01/19/2023	HDCS85062--Home Depot Credit Services	24816	72.47 01/31/2023
01/19/2023	REPA75267--RealPage Inc	24817	460.99 01/31/2023
01/19/2023	RCPC91351--Round The Clock Pest Control Inc	24818	140.00 01/31/2023
01/19/2023	SCED91772-0001--So Cal Edison	24819	2,032.40 In Transit
01/19/2023	SCED91771-0001--So Cal Edison	24820	43.19 01/31/2023
01/19/2023	STCC75266--Staples - Dallas	24821	521.55 01/31/2023
01/19/2023	SWEL90621--Sweinhart Elect Co Inc	24822	1,352.26 In Transit
01/19/2023	SWGR75266--Swenson Group - Dallas	24823	405.05 01/31/2023
	<b>Total for LOM Operating</b>		<b><u>36,458.05</u></b>
		<b>Total:</b>	<b><u>36,458.05</u></b>
		<b>Grand Total:</b>	<b><u>36,458.05</u></b>



# Commercial Checking Acct W Interest

Account number: [REDACTED] ■ January 1, 2023 - January 31, 2023 ■ 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]	\$882,928.98	\$43,217.36	-\$37,170.59	\$888,975.75

## Interest summary

Annual percentage yield earned this period	1.82%
Interest earned during this period	\$1,365.69
Year to date interest and bonuses paid	\$1,365.69
Total interest and bonuses earned in 2022	\$4,879.91

## Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	01/04	17,102.00	Lomita Manor Settlement 010423 000016711157182 Humangood Affordable H
	01/05	4,247.00	Lomita Manor Settlement 010523 000016735048482 Humangood Affordable H
	01/06	1,175.00	Lomita Manor Settlement 010623 000016720355414 Humangood Affordable H
	01/06	2,180.00	Lomita Manor Settlement 010623 000016750815114 Humangood Affordable H
	01/09	471.00	Lomita Manor Settlement 010923 000016766447986 Humangood Affordable H
	01/09	1,422.00	Lomita Manor Settlement 010923 000016740040982 Humangood Affordable H
	01/09	13,765.67	Hud Treas 310 Misc Pay 010923 xxxxx0103 RMT*VV*09901494275*****Hud Operating Fund CA13
	01/17	369.00	Lomita Manor Settlement 011723 000016812948098 Humangood Affordable H
	01/26	1,120.00	Lomita Manor Settlement 012623 000016894244230 Humangood Affordable H
	01/31	1,365.69	Interest Payment
		\$43,217.36	Total electronic deposits/bank credits
		\$43,217.36	Total credits



**Debits**

Electronic debits/bank debits

<i>Effective date</i>	<i>Posted date</i>	<i>Amount</i>	<i>Transaction detail</i>
01/11		248.34	Client Analysis Srv Chrg 230110 Svc Chge 1222 000004124301342
01/18		41.34	Rpi Transbilling Sigonfile 011823 4Djzn9 Lomita Manor
01/20		765.00 <	Business to Business ACH Debit - Lomita Manor Return 012023 000016867314926 Humangood Affordable H
		\$1,054.68	Total electronic debits/bank debits

< Business to Business ACH: If this is a business account, this transaction has a return time frame of one business day from post date. This time frame does not apply to consumer accounts.

**Checks paid**

<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>
24782	455.22	01/04	24805	23,464.34	01/10	24814*	100.00	01/25
24783	2,587.30	01/04	24806	39.00	01/31	24815	173.89	01/25
24784	2,430.00	01/10	24807	140.00	01/13	24816	72.47	01/24
24800*	276.02	01/17	24808	503.77	01/23	24817	460.99	01/30
24801	121.02	01/17	24809	71.59	01/23	24818	140.00	01/23
24802	1,273.54	01/17	24810	293.00	01/23	24820*	43.19	01/30
24803	350.00	01/18	24811	759.54	01/23	24821	521.55	01/24
24804	1,152.80	01/12	24812	281.63	01/27	24823*	405.05	01/30
		\$36,115.91	Total checks paid					

\* Gap in check sequence.

\$37,170.59 Total debits

**Daily ledger balance summary**

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
12/31	882,928.98	01/12	892,953.65	01/24	887,993.81
01/04	896,988.46	01/13	892,813.65	01/25	887,719.92
01/05	901,235.46	01/17	891,512.07	01/26	888,839.92
01/06	904,590.46	01/18	891,120.73	01/27	888,558.29
01/09	920,249.13	01/20	890,355.73	01/30	887,649.06
01/10	894,354.79	01/23	888,587.83	01/31	888,975.75
01/11	894,106.45				
Average daily ledger balance		\$892,708.47			

# Lomita Manor Senior Housing Reconciliation Report

As Of 01/31/2023  
Account: Cash - Operating

Statement Ending Balance	888,975.75
Deposits in Transit	845.00
Outstanding Checks and Charges	(9,023.47)
Adjusted Bank Balance	880,797.28
Book Balance	880,797.28
Adjustments - Excluded Transactions	0.00
Adjustments - Unmatched Items	0.00
Adjustments - Journal Entries*	0.00
Adjusted Book Balance	880,797.28

<b>Total Checks and Charges Cleared</b>	<b>37,170.59</b>	<b>Total Deposits Cleared</b>	<b>43,217.36</b>
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## Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
General Ledger Entry	07/2023-401 Deposited 01/03/2023 Settlement:16711157182	01/03/2023	16711157182	17,102.00	
General Ledger Entry	07/2023-400 Deposited 01/03/2023 Settlement:16720355414	01/03/2023	16720355414	1,175.00	
General Ledger Entry	07/2023-403 Deposited 01/04/2023 Settlement:16735048482	01/04/2023	16735048482	4,247.00	
General Ledger Entry	07/2023-402 Deposited 01/04/2023 Settlement:16740040982	01/04/2023	16740040982	1,422.00	
General Ledger Entry	07/2023-404 Deposited 01/05/2023 Settlement:16750815114	01/05/2023	16750815114	2,180.00	
General Ledger Entry	07/2023-405 Deposited 01/06/2023 Settlement:16766447986	01/06/2023	16766447986	471.00	
General Ledger Entry	LOM 1.23 Subsidy Payment	01/09/2023		13,765.67	
General Ledger Entry	07/2023-406 Deposited 01/11/2023 Settlement:16812948098	01/11/2023	16812948098	369.00	
General Ledger Entry	07/2023-407 Deposited 01/23/2023 Settlement:16894244230	01/23/2023	16894244230	1,120.00	
General Ledger Entry	LOM int earned op 1.23 07/2023-408 Deposited 01/31/2023	01/31/2023		1,365.69	
General Ledger Entry	07/2023-408 Deposited 01/31/2023	01/31/2023			845.00
<b>Total Deposits</b>				<b>43,217.36</b>	<b>845.00</b>

## Checks and Charges

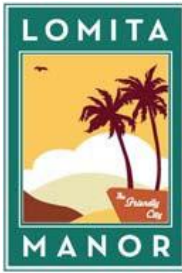
Name	Memo	Date	Check No	Cleared	Outstanding
AT&T Uverse - PO Box 5014		12/17/2019	23562		13.39
Ferguson Facilities Supply - Atlanta		12/17/2019	23565		289.03
Office Depot - Phoenix Box 29248		12/17/2019	23569		362.74
ANDRE, DORCEL	Unit -LOM001-110A	03/18/2021	24007		76.06
FLETCHER, DONNA T	Unit -LOM001-303A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

# Lomita Manor Senior Housing Reconciliation Report

As Of 01/31/2023

Account: Cash - Operating

ply - Atlanta				
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
AT&T - BOX 5014	04/06/2022	24483		150.59
City Lomita Water Dept	12/15/2022	24782	455.22	
City Lomita Water Dept	12/15/2022	24783	2,587.30	
Cleaner Image Inc	12/15/2022	24784	2,430.00	
AT&T - Box 9011	01/05/2023	24800	276.02	
AT&T Uverse - PO Box 5014	01/05/2023	24801	121.02	
Athens Services	01/05/2023	24802	1,273.54	
Bobs Lawn Service - Jesus Arias	01/05/2023	24803	350.00	
HD Supply Ltd	01/05/2023	24804	1,152.80	
Humangood Affordable Housing	01/05/2023	24805	23,464.34	
Rent Track Inc	01/05/2023	24806	39.00	
Round The Clock Pest Control Inc	01/05/2023	24807	140.00	
SoCal Gas	01/05/2023	24808	503.77	
SoCal Gas	01/05/2023	24809	71.59	
Sweinhart Elect Co Inc	01/05/2023	24810	293.00	
Amtech Elevator Services	01/19/2023	24811	759.54	
AT&T - Box 9011	01/19/2023	24812	281.63	
Cleaner Image Inc	01/19/2023	24813		2,430.00
Community Controls	01/19/2023	24814	100.00	
HD Supply Ltd	01/19/2023	24815	173.89	
Home Depot Credit Services	01/19/2023	24816	72.47	
RealPage Inc	01/19/2023	24817	460.99	
Round The Clock Pest Control Inc	01/19/2023	24818	140.00	
So Cal Edison	01/19/2023	24819		2,032.40
So Cal Edison	01/19/2023	24820	43.19	
Staples - Dallas	01/19/2023	24821	521.55	
Sweinhart Elect Co Inc	01/19/2023	24822		1,352.26
Swenson Group - Dallas	01/19/2023	24823	405.05	
General Ledger Entry	Check Truncation Entry Return (R11)	01/19/2023	765.00	
General Ledger Entry	LOM bk fees 1.23	01/31/2023	248.34	
General Ledger Entry	LOM RP fees 1.23	01/31/2023	41.34	
<b>Total Checks and Charges</b>			<b>37,170.59</b>	<b>9,023.47</b>



Housing Authority of the City of Lomita

Lomita Manor

February 2023

**VACANCIES**

- 207B- unit ready waiting for applicant

**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
- February 10, 2023- Activity Fabric Scrap Wreaths
- February 14, 2023- Valentines Celebration

**MAINTENANCE / PROJECTS**

- Annual Inspections
- REAC



## CITY OF LOMITA HOUSING AUTHORITY REPORT

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

**FROM:** Ryan Smoot, Executive Director

**PREPARED BY:** Juan Ibarra, Administrative Analyst

**MEETING DATE:** March 7, 2023

**SUBJECT:** Approval and Submission of the Annual Certification Forms to HUD and Update on the Annual PHA Plan for FY 2022-2023

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### **RECOMMENDATION**

Approve the Annual Certification Forms for submission to the Los Angeles Field Office of the U.S. Department of Housing and Urban Development (HUD).

### **BACKGROUND**

#### Annual Certification Forms for FY 2021-2022

All public housing agencies that receive funding from HUD are required to submit the following certifications and documents to HUD on an annual basis:

1. Form HUD-50077-SL, Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan
2. Form HUD-50077-CR, Civil Rights Certification
3. Form HUD-50070, Certification of a Drug-Free Workplace
4. Form HUD-50071, Certification of Payments to Influence Federal Transactions

These certifications are the standard certifications Public Housing Authorities (PHAs) submit indicating their compliance with the previously Board and HUD approved PHA Plan, Civil Rights and related regulations. Submittal of these certifications is mandatory in order to continue to qualify for funding from HUD.

#### Annual PHA Plan for FY 2022-2023

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.

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 shall be scheduled later this month. Once the meeting is concluded and the PHA Plan has been made available for public comment for the mandated 45-day period, staff will present the Annual PHA Plan to the Housing Authority for approval.

**OPTIONS:**

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

**FISCAL IMPACT**

None. Submission to HUD only.

**ATTACHMENTS**

1. Form HUD-50077-SL, Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan
2. Form HUD-50077-CR, Civil Rights Certification
3. Form HUD-50070, Certification of a Drug-Free Workplace
4. Form HUD-50071, Certification of Payments to Influence Federal Transactions
5. Significant Amendment

Reviewed by:



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Gary Y. Sugano  
Assistant City Manager

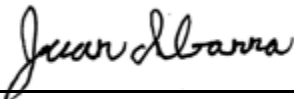
Approved by:



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Ryan Smoot  
Executive Director

Prepared by:



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Juan Ibarra  
Administrative Analyst

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 3/31/2024

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Barry Waite, the Board Chairperson  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2022 - 2024 and/or Annual PHA Plan for  
fiscal year 2023 of the Housing Authority of the City of Lomita is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair  
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of Lomita

*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or  
State Consolidated Plan.

Housing Authority of the city of Lomita is entering its fourth year of the fiveyear consolidated plan  
The activities listed in the one-year action plan are consistent with those described in the five-year  
Consolidated plan.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will  
prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official:

**Barry Waite**

Title:

**Board Chairperson**

Signature:

Date:

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. This information is collected to  
ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.



**Civil Rights Certification**  
**(Qualified PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires 3/31/2024

**Civil Rights Certification**

**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 2023 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintains records reflecting these analyses and actions.

Housing Authority of the city of Lomita  
PHA Name

CA139  
PHA Number/HA Code

I hereby certify that all the statement above, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director:  
  
Ryan Smooth

Name of Board Chairperson:  
  
Barry Waite

Signature

Date

Signature

Date

The United States Department of Housing and Urban Development is authorized to collect 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. The information is collected to ensure that PHAs carry out applicable civil rights requirements. Public reporting burden for this information collection is estimated to average 0.16 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.

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Program/Activity Receiving Federal Grant Funding

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

**2. Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here  if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Signature

Date

X

# Certification of Payments to Influence Federal Transactions

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicant Name

Program/Activity Receiving Federal Grant Funding

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Signature

Date (mm/dd/yyyy)

COMMISSIONERS

BILL UPHOFF  
JAMES GAZELEY  
CINDY SEGAWA  
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BOARD CHAIRPERSON

BARRY WAITE

EXECUTIVE DIRECTOR

RYAN SMOOT

**HOUSING AUTHORITY  
of the  
CITY OF LOMITA**

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

WRITTEN STATEMENT DEFINING SIGNIFICANT AMENDMENT/MODIFICATION  
FY 22-23

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

