

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  
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Next Resolution No. HA 2023-01

**AGENDA  
REGULAR MEETING  
LOMITA HOUSING AUTHORITY  
TUESDAY, APRIL 4, 2023  
5:45 P.M.**

THE HOUSING AUTHORITY HAS RESUMED PUBLIC MEETINGS IN THE COUNCIL CHAMBERS. PARTICIPATION BY MEMBERS OF THE PUBLIC IS ONLY GUARANTEED VIA IN-PERSON ATTENDANCE.

**AS A COURTESY, THE CITY WILL ATTEMPT TO ALSO ALLOW VIRTUAL PUBLIC PARTICIPATION DURING THE MEETING.**

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

<https://us02web.zoom.us/j/87836258466>

Telephone Option: (669) 900-6833 Meeting ID: 878 3625 8466

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-c be approved.

- a) Regular Housing Authority Minutes of March 7, 2023

**RECOMMENDED ACTION:** Approve minutes.

- b) Lomita Manor February 2023 Financial Documents

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

- c) Lomita Manor March 2023 Monthly Activity Report

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

**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 30, 2023

  
Kathleen Horn Gregory, MMC, City Clerk

**MINUTES OF THE  
LOMITA HOUSING AUTHORITY  
REGULAR MEETING  
TUESDAY, MARCH 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 5:47 p.m. on Tuesday, March 7, 2023, in the Council Chambers.

b. Roll Call

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

**ABSENT:** Commissioners: Gazeley and Waronek

**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**

Commissioners Hart and Larson reported that there were three events in February, a Super Bowl gathering, Mardi Gras, and Valentines Day celebrations. Representatives from Beacon and Dominion Group toured Lomita Manor to make determinations of future needs for possible RAD conversions. There was also a town hall meeting chaired by Isaac Ortega to address questions and concerns about the conversion process.

**4. CONSENT AGENDA**

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

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

**MOTION CARRIED by the following vote:**

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

NOES: None

ABSENT: Commissioners: Gazeley and Waronek

**Approved the following Consent Agenda items:**

- 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**

There being no further business to discuss, Chair Waite adjourned the meeting at 5:51 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 #4b**

April 4, 2023

Housing Authority of the City of Lomita  
Board of Commissioners

Re: Lomita Manor Monthly Financial Documents – February 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  
 February 28, 2023

PROJECT NUMBER: 41 PROJECT NAME: LOMITA MANOR

Operating Cash - Beginning of Month		880,797
<b>Amounts Received:</b>		
Rent - Current	26,834	
HUD Operating Subsidy	13,766	
Interest earned on Operating Account	1,350	
<b>Total Receipts</b>		41,949
<b>Disbursements:</b>		
A/P Checks Disbursement (Incl Contract Billing)	(43,966)	
Misc Other/Bank fees	(370)	
<b>Total Disbursements</b>		(44,336)
<b>Operating Cash - End of Month</b>		<b>878,410</b>
<b>TOTAL CASH, END OF MONTH</b>		<b>878,410</b>

ACCOUNT TYPE	BANK NAME	BEGINNING BALANCE	DEPOSITS / INTEREST	CHECKS/DEBITS WITHDRAWAL	ENDING BALANCE
Operating	Wells Fargo	880,797	41,949	(44,336)	878,410
		<b>880,797</b>	<b>41,949</b>	<b>(44,336)</b>	<b>878,410</b>
Security Deposit	Wells Fargo	30,384	804		31,189
		<b>30,384</b>	<b>804</b>	-	<b>31,189</b>
<b>TOTAL CASH</b>		<b>911,182</b>	<b>42,753</b>	<b>(44,336)</b>	<b>909,599</b>

Prepared by: Audrey Fong  
 Title: Accountant  
 Date: 3/9/23

**Lomita Manor**  
**Income Statement Actual vs. Budget**  
**For the Period Ended February 28, 2023**

	CURRENT MONTH February 28, 2023				YEAR TO DATE February 28, 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	27,876	23,544	4,332	18.39	214,841	188,352	26,489	14.06	282,528
5121.000 - Tenant Assistance Payments	13,766	14,667	(901)	(6.14)	120,217	117,333	2,884	2.45	176,000
5220.000 - Vacancies	(312)	0	(312)	(100.00)	(875)	0	(875)	(100.00)	0
<b>Total Rental Revenue</b>	<b>41,330</b>	<b>38,211</b>	<b>3,119</b>	<b>8.16</b>	<b>334,183</b>	<b>305,685</b>	<b>28,498</b>	<b>9.32</b>	<b>458,528</b>
<b>Financial Revenue</b>									
5410.000 - Interest Revenue - Project Operations	1,349	0	1,350	100.00	7,025	0	7,025	100.00	0
<b>Total Financial Revenue</b>	<b>1,349</b>	<b>0</b>	<b>1,350</b>	<b>100.00</b>	<b>7,025</b>	<b>0</b>	<b>7,025</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)	(48)	2,640	(2,689)	(101.83)	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>211,410</b>	<b>2,640</b>	<b>208,769</b>	<b>7,907.93</b>	<b>3,960</b>
<b>Total Other Revenue</b>	<b>0</b>	<b>330</b>	<b>(330)</b>	<b>(100.00)</b>	<b>211,410</b>	<b>2,640</b>	<b>208,769</b>	<b>7,907.93</b>	<b>3,960</b>
<b>Total Revenue</b>	<b>42,679</b>	<b>38,541</b>	<b>4,139</b>	<b>10.73</b>	<b>552,618</b>	<b>308,325</b>	<b>244,292</b>	<b>79.23</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	364	479	115	24.04	3,085	3,832	748	19.50	5,748
6205.001 - IT Equipment	0	83	83	100.00	0	664	664	100.00	996
6210.000 - Advertising and Marketing	0	0	0	0.00	234	100	(134)	(134.00)	100
6250.000 - Other Renting Expenses	70	25	(46)	(181.04)	412	200	(212)	(106.04)	300
6311.000 - Office Supplies	1,278	250	(1,028)	(411.22)	3,544	2,000	(1,544)	(77.19)	3,000
6311.001 - Office Equipment Lease Expense	405	558	153	27.41	3,586	4,464	878	19.67	6,696
6311.002 - Telephone/Fax/Cell Phone/Elevator	815	572	(243)	(42.52)	5,926	4,576	(1,351)	(29.51)	6,864
6311.003 - Postage/FedEx/UPS	23	0	(22)	(100.00)	277	100	(177)	(177.13)	100
6311.004 - Dues & Fees	1,531	376	(1,156)	(307.26)	4,645	3,008	(1,636)	(54.40)	4,512
6311.005 - Tax Return Fees	0	0	0	0.00	0	130	130	100.00	130
6311.006 - Bank Fees	263	107	(156)	(146.11)	2,056	856	(1,201)	(140.23)	1,284
6311.008 - Payroll Fees	0	10	10	100.00	0	80	80	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)	30,800	0	(30,800)	(100.00)	0
6330.000 - Manager Salaries	5,024	5,606	582	10.38	36,144	44,848	8,703	19.40	67,272
6330.001 - Manager Salaries - Non-prod (Vacation)	483	454	(29)	(6.46)	6,428	3,625	(2,802)	(77.30)	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	1,000	1,000	100.00	1,500
6351.000 - Bookkeeping Fees	577	580	2	0.43	4,620	4,640	20	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	124	0	(124)	(100.00)	0
<b>Total Administrative Expenses</b>	<b>14,683</b>	<b>9,225</b>	<b>(5,460)</b>	<b>(59.18)</b>	<b>111,346</b>	<b>74,123</b>	<b>(37,222)</b>	<b>(50.21)</b>	<b>141,020</b>

**Lomita Manor**  
**Income Statement Actual vs. Budget**  
**For the Period Ended February 28, 2023**

	CURRENT MONTH February 28, 2023				YEAR TO DATE February 28, 2023				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
<b>Utilities</b>									
6450.000 - Electricity	2,580	1,500	(1,080)	(71.99)	23,218	12,000	(11,218)	(93.48)	18,000
6451.000 - Water	1,500	1,600	100	6.25	12,960	12,800	(160)	(1.25)	19,200
6452.000 - Gas	1,969	517	(1,452)	(280.79)	6,066	4,136	(1,930)	(46.66)	6,204
<b>Total Utilities Expense</b>	<b>6,049</b>	<b>3,617</b>	<b>(2,432)</b>	<b>(67.22)</b>	<b>42,244</b>	<b>28,936</b>	<b>(13,308)</b>	<b>(45.99)</b>	<b>43,404</b>
<b>Maintenance Expenses</b>									
6510.000 - Maintenance Salaries	4,267	4,550	284	6.22	31,294	36,400	5,106	14.02	54,600
6510.001 - Maintenance Salaries - Non-prod (Vacation)	(351)	437	788	180.19	3,022	3,500	478	13.65	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	376	0	(376)	(100.00)	0
6515.000 - Janitorial/Cleaning Supplies	1,857	360	(1,497)	(415.88)	8,578	2,880	(5,698)	(197.85)	4,320
6515.003 - Maintenance Uniforms	0	300	300	100.00	499	600	101	16.81	600
6515.004 - Plumbing Supplies	1,662	380	(1,282)	(337.46)	6,178	3,040	(3,138)	(103.21)	4,560
6515.005 - Electrical Supplies	1,848	350	(1,498)	(427.79)	12,312	2,800	(9,512)	(339.72)	4,200
6515.006 - Decorating Supplies	0	0	0	0.00	180	0	(180)	(100.00)	0
6525.000 - Garbage & Trash Removal	1,224	1,010	(214)	(21.21)	9,838	8,080	(1,758)	(21.75)	12,120
6546.000 - HVAC Repairs & Maintenance	0	0	0	0.00	2,149	2,640	491	18.59	3,960
<b>Total Maintenance Expenses</b>	<b>10,507</b>	<b>7,387</b>	<b>(3,119)</b>	<b>(42.22)</b>	<b>74,926</b>	<b>59,940</b>	<b>(14,986)</b>	<b>(25.00)</b>	<b>89,610</b>
<b>Maintenance Contracts</b>									
6520.000 - Maintenance Contracts	4,534	3,750	(784)	(20.90)	49,164	30,000	(19,164)	(63.88)	45,000
6520.001 - Janitorial/Cleaning Contract	0	500	500	100.00	0	4,000	4,000	100.00	6,000
6520.002 - Elevator Contract	0	0	0	0.00	2,404	2,280	(124)	(5.42)	3,040
6520.003 - Exterminating Contract	140	192	52	27.08	4,655	1,536	(3,119)	(203.05)	2,304
6520.004 - Grounds Contract	1,400	360	(1,040)	(288.88)	5,750	2,880	(2,870)	(99.65)	4,320
<b>Total Maintenance Contract Expense</b>	<b>6,074</b>	<b>4,802</b>	<b>(1,272)</b>	<b>(26.48)</b>	<b>61,973</b>	<b>40,696</b>	<b>(21,277)</b>	<b>(52.28)</b>	<b>60,664</b>
<b>Service Coordinator Expenses</b>									
6935.000 - Service Coordinator Salary	0	1,911	1,911	100.00	0	15,288	15,288	100.00	22,932
6936.002 - Service Coordinator Expenses - Software License (Pangea)	0	595	595	100.00	0	595	595	100.00	595
<b>Total Service Coordinator Expenses</b>	<b>0</b>	<b>2,506</b>	<b>2,506</b>	<b>100.00</b>	<b>0</b>	<b>15,883</b>	<b>15,883</b>	<b>100.00</b>	<b>23,527</b>
<b>Taxes and Insurance</b>									
6711.000 - Payroll Taxes (FICA)	677	944	267	28.22	6,339	7,549	1,210	16.02	11,323
6720.000 - Property & Liability Insurance (Hazard)	0	1,161	1,161	100.00	15,866	9,292	(6,574)	(70.75)	13,938
6720.002 - Excess Liability Insurance	1,343	1,260	(83)	(6.62)	1,343	10,078	8,735	86.67	15,118
6722.000 - Workman's Compensation	384	385	0	0.21	3,356	3,079	(277)	(9.01)	4,618
6723.000 - Health Insurance	1,833	1,778	(53)	(3.01)	10,532	14,229	3,697	25.98	21,344
6723.001 - Retirement	261	314	52	16.71	1,834	2,508	674	26.86	3,761
6723.002 - Unemployment Insurance	67	62	(5)	(8.90)	468	493	26	5.21	740
<b>Total Taxes and Insurance</b>	<b>4,565</b>	<b>5,904</b>	<b>1,339</b>	<b>22.67</b>	<b>39,738</b>	<b>47,228</b>	<b>7,491</b>	<b>15.85</b>	<b>70,842</b>
<b>Total Operating Expenses</b>	<b>41,878</b>	<b>33,441</b>	<b>(8,438)</b>	<b>(25.23)</b>	<b>330,227</b>	<b>266,806</b>	<b>(63,420)</b>	<b>(23.76)</b>	<b>429,067</b>



**Lomita Manor**  
**Income Statement Actual vs. Budget**  
**For the Period Ended February 28, 2023**

	CURRENT MONTH February 28, 2023				YEAR TO DATE February 28, 2023				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
<b>Total Net Operating Income/(Loss)</b>	<b>801</b>	<b>5,101</b>	<b>(4,299)</b>	<b>(84.29)</b>	<b>222,392</b>	<b>41,519</b>	<b>180,873</b>	<b>435.63</b>	<b>33,421</b>
Total Project Expense	41,878	33,440	8,438	25.23	330,226	266,806	63,420	23.76	429,067
Total Project Income Group (Before Reserves & CapEx)	801	5,101	(4,299)	(84.29)	222,392	41,519	180,873	435.63	33,421
Total Cost of Operations	41,878	33,440	8,438	25.23	330,226	266,806	63,420	23.76	429,067
Net Income (Loss) (on Operations)	801	5,101	(4,299)	(84.29)	222,392	41,519	180,873	435.63	33,421
Other Non-Cash Expenses & Revenue									
Depreciation Expense	1,656	1,656	0	0.00	13,248	13,248	0	0.00	19,872
Other Non-Cash Expenses & Revenue	1,656	1,656	0	0.00	13,248	13,248	0	0.00	19,872
GAAP Net Income (Loss)	(855)	3,445	(4,300)	(124.82)	209,144	28,271	180,873	639.78	13,549
Cash Flow									
Total Project Net Income	801	5,101	(4,299)	(84.29)	222,392	41,519	180,873	435.63	33,421
Add (Subtract)	3,188	0	(3,188)	(100.00)	(10,747)	0	10,747	100.00	0
Increase (Decrease) in Operating Cash	(2,387)	5,101	(7,487)	(146.79)	233,139	41,519	191,620	461.52	33,421
Increase (decrease) in Ops Cash per Bal Sheet	(2,387)	0	(2,387)	100.00	233,139	0	233,139	100.00	0

**Lomita Manor  
Balance Sheet  
February 28, 2023**

	February 28, 2023	January 31, 2023	Period Difference
<b>Assets</b>			
<b>Current Assets</b>			
<b>Cash</b>			
1120.000 - Cash - Operating	878,410.36	880,797.28	(2,386.92)
<b>Total Cash</b>	<b>878,410.36</b>	<b>880,797.28</b>	<b>(2,386.92)</b>
<b>Other Restricted Cash</b>			
1191.000 - Cash - Security Deposits	31,188.54	30,384.33	804.21
<b>Other Restricted Cash</b>	<b>31,188.54</b>	<b>30,384.33</b>	<b>804.21</b>
<b>Prepaid Expenses and Deposits</b>			
1200.001 - Prepaid Expense - Property Insurance	9,403.31	10,746.64	(1,343.33)
<b>Total Prepaid Expenses and Deposits</b>	<b>9,403.31</b>	<b>10,746.64</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>1,066,459.47</b>	<b>1,069,385.51</b>	<b>(2,926.04)</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	35,323.28	34,858.50	464.78
1495.002 - Accum. Depr. - Building Improvements	78,942.39	77,982.47	959.92
1495.003 - Accum. Depr. - Building Equipment	12,760.75	12,627.80	132.95
1495.004 - Accum. Depr. - Office Furniture & Equipment	11,055.55	10,957.21	98.34
1495.005 - Accum. Depr. - Maintenance Equipment	1,957.64	1,957.64	0.00
<b>Total Accumulated Depreciation</b>	<b>140,039.61</b>	<b>138,383.62</b>	<b>1,655.99</b>
<b>Net Fixed Assets</b>	<b>108,702.96</b>	<b>110,358.95</b>	<b>(1,655.99)</b>
<b>Total Assets</b>	<b>1,175,162.43</b>	<b>1,179,744.46</b>	<b>(4,582.03)</b>

**Liabilities & Equity**

**Liabilities**

**Current Liabilities**

2109.000 - Accounts Payable - Accrued Expenses	6,957.18	7,482.43	(525.25)
2110.000 - Accounts Payable - Operations	17,919.08	22,107.92	(4,188.84)
2114.000 - Accounts Payable - Beacon Communities	18,700.08	17,919.08	781.00
2118.000 - Escheat Checks Payable	150.00	150.00	0.00
2120.000 - Accrued Vacation Payable	9,020.55	8,888.92	131.63
2126.000 - Accrued Payroll	3,318.06	3,318.06	0.00
<b>Total Current Liabilities</b>	<b>56,064.95</b>	<b>59,866.41</b>	<b>(3,801.46)</b>

**Lomita Manor  
Balance Sheet  
February 28, 2023**

	February 28, 2023	January 31, 2023	Period Difference
<b>Other Current Liabilities</b>			
2210.000 - Prepaid Revenue	470.00	1,200.00	(730.00)
<b>Total Other Current Liabilities</b>	<b>470.00</b>	<b>1,200.00</b>	<b>(730.00)</b>
<b>Other Liabilities</b>			
2191.000 - Security Deposits Payable	24,535.00	23,777.00	758.00
2191.001 - Security Deposit Interest Payable	1,461.89	1,415.68	46.21
<b>Total Other Liabilities</b>	<b>25,996.89</b>	<b>25,192.68</b>	<b>804.21</b>
<b>Total Liabilities</b>	<b>82,531.84</b>	<b>86,259.09</b>	<b>(3,727.25)</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>209,143.58</b>	<b>209,998.36</b>	<b>(854.78)</b>
<b>Total Equity</b>	<b>1,092,630.59</b>	<b>1,093,485.37</b>	<b>(854.78)</b>
<b>Total Liabilities &amp; Equity</b>	<b>1,175,162.43</b>	<b>1,179,744.46</b>	<b>(4,582.03)</b>

**Lomita Manor**  
**CONTRACT BILLING**  
**February 28, 2023**

DESCRIPTION	Amount
Employees' Wages/Salaries for the month	9,967.84
Work Comp, Unemployment Ins, Pension & Health Benefits	2,544.51
Computer Lease	363.83
Concur Purchases	22.53
Other-AP transactions-	1,373.87
Bookkeeping Fees (77 units* \$7.50)	577.50
Rental Housing Mgmt fees (\$50*77 units)	3,850.00
<b>TOTAL DUE TO Beacon For the Month</b>	<b>18,700.08</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>
February Charges	18,700.08
February Repayment to Beacon	(17,919.08)
<b>Ending Balance @ 02/28/23</b>	<b>18,700.08</b>

**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (02/01/2023 to 02/28/2023)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>1120.000 - Cash - Operating (Balance Forward As of 02/01/2023)</b>							<b>880,797.28</b>
02/01/2023	02/01/2023	16968624386	08/2023-401 Deposited 02/01/2023 Settlement:16968624386	OARB	3,396.00		884,193.28
02/01/2023	02/01/2023	16983517934	08/2023-400 Deposited 02/01/2023 Settlement:16983517934	OARB	583.00		884,776.28
02/02/2023	02/02/2023	16994919662	08/2023-403 Deposited 02/02/2023 Settlement:16994919662	OARB	8,319.00		893,095.28
02/02/2023	02/02/2023	16999991574	08/2023-402 Deposited 02/02/2023 Settlement:16999991574	OARB	343.00		893,438.28
02/03/2023	02/03/2023	17011099322	08/2023-406 Deposited 02/03/2023 Settlement:17011099322	OARB	4,640.00		898,078.28
02/03/2023	02/03/2023	17017271690	08/2023-404 Deposited 02/03/2023 Settlement:17017271690	OARB	2,490.00		900,568.28
02/03/2023	02/03/2023	17038059926	08/2023-407 Deposited 02/03/2023 Settlement:17038059926	OARB	4,386.00		904,954.28
02/06/2023	02/06/2023	AF	LOM 2.23 Subsidy Payment	GJ	13,765.67		918,719.95
02/07/2023	02/07/2023	17057867966	08/2023-409 Deposited 02/07/2023 Settlement:17057867966	OARB	1,778.00		920,497.95
02/07/2023	02/07/2023	17057869166	08/2023-408 Deposited 02/07/2023 Settlement:17057869166	OARB	369.00		920,866.95
02/08/2023	02/08/2023	FileID-7400990-2	Insufficient Funds (R01)	OARB		261.00	920,605.95
02/09/2023	02/09/2023	24824	AP Pymt - AT&T Uverse - PO Box 5014	DB		122.00	920,483.95
02/09/2023	02/09/2023	24825	AP Pymt - Athens Services	DB		1,225.03	919,258.92
02/09/2023	02/09/2023	24826	AP Pymt - Bobs Lawn Service - Jesus Arias	DB		1,050.00	918,208.92
02/09/2023	02/09/2023	24827	AP Pymt - City Lomita Water Dept	DB		2,656.58	915,552.34
02/09/2023	02/09/2023	24828	AP Pymt - City Lomita Water Dept	DB		465.22	915,087.12
02/09/2023	02/09/2023	24829	AP Pymt - Cleaner Image Inc	DB		2,430.00	912,657.12
02/09/2023	02/09/2023	24830	AP Pymt - Ferguson Facilities Supply - Atlanta	DB		1,126.43	911,530.69
02/09/2023	02/09/2023	24831	AP Pymt - HD Supply Ltd	DB		3,644.15	907,886.54
02/09/2023	02/09/2023	24832	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	DB		247.50	907,639.04
02/09/2023	02/09/2023	24833	AP Pymt - Rent Track Inc	DB		39.00	907,600.04
02/09/2023	02/09/2023	24834	AP Pymt - Smiths Lock Safe	DB		431.29	907,168.75
02/09/2023	02/09/2023	24835	AP Pymt - So Cal Edison	DB		58.18	907,110.57
02/09/2023	02/09/2023	24836	AP Pymt - So Cal Edison	DB		2,257.59	904,852.98
02/09/2023	02/09/2023	24837	AP Pymt - SoCal Gas	DB		145.86	904,707.12
02/09/2023	02/09/2023	24838	AP Pymt - SoCal Gas	DB		989.74	903,717.38
02/09/2023	02/09/2023	17077709810	08/2023-410 Deposited 02/09/2023 Settlement:17077709810	OARB	287.00		904,004.38
02/16/2023	02/16/2023	24839	AP Pymt - Alvarez Refinishing Inc	DB		775.00	903,229.38
02/16/2023	02/16/2023	24840	AP Pymt - AT&T - Box 9011	DB		289.58	902,939.80
02/16/2023	02/16/2023	24841	AP Pymt - Bobs Lawn Service - Jesus Arias	DB		350.00	902,589.80
02/16/2023	02/16/2023	24842	AP Pymt - Cosco Fire Protection Inc - Brea	DB		75.00	902,514.80
02/16/2023	02/16/2023	24843	AP Pymt - HD Supply Ltd	DB		61.66	902,453.14
02/16/2023	02/16/2023	24844	AP Pymt - Home Depot Credit Services	DB		534.60	901,918.54
02/16/2023	02/16/2023	24845	AP Pymt - Humangood Affordable Housing	DB		21,450.97	880,467.57
02/16/2023	02/16/2023	24846	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	DB		575.00	879,892.57
02/16/2023	02/16/2023	24847	AP Pymt - Peterson, Debbie K: Unit -LOM002-106B	DB		656.95	879,235.62
02/16/2023	02/16/2023	24848	AP Pymt - RealPage Inc	DB		485.99	878,749.63
02/16/2023	02/16/2023	24849	AP Pymt - Round The Clock Pest Control Inc	DB		140.00	878,609.63
02/16/2023	02/16/2023	24850	AP Pymt - Staples - Dallas	DB		1,278.05	877,331.58
02/16/2023	02/16/2023	24851	AP Pymt - Swenson Group - Dallas	DB		405.05	876,926.53
02/21/2023	02/21/2023	17158462890	08/2023-411 Deposited 02/21/2023 Settlement:17158462890	OARB	261.00		877,187.53
02/28/2023	02/28/2023		Bank Interest Earned: LOM int earned 2.23	DB	1,349.56		878,537.09
02/28/2023	02/28/2023		Bank Service Charge: LOM bk fees 2.23	DB		263.34	878,273.75
02/28/2023	02/28/2023	AF	LOM RP fees 2.23	GJ		106.39	878,167.36
02/28/2023	02/28/2023	FileID-7469417-1	08/2023-412 Deposited 02/28/2023	OARB	243.00		878,410.36
<b>Totals for 1120.000 - Cash - Operating</b>					<b>42,210.23</b>	<b>44,597.15</b>	<b>878,410.36</b>
<b>1130.000 - Accounts Receivable - Tenant Rent (Balance Forward As of 02/01/2023)</b>							<b>0.00</b>
02/01/2023	02/01/2023	FileID-7370303-2	Accounts Receivable - Tenant Rent	OARA	21,825.00		21,825.00
02/01/2023	02/01/2023	FileID-7374266-3	Accounts Receivable - Tenant Rent	OARA		5,110.00	16,715.00
02/02/2023	02/02/2023	FileID-7374266-2	Accounts Receivable - Tenant Rent	OARA		3,552.00	13,163.00
02/02/2023	02/02/2023	FileID-7388764-4	Accounts Receivable - Tenant Rent	OARA		4,855.00	8,308.00
02/03/2023	02/03/2023	FileID-7388764-2	Accounts Receivable - Tenant Rent	OARA		5,874.00	2,434.00
02/07/2023	02/07/2023	FileID-7392563-1	Accounts Receivable - Tenant Rent	OARA		2,147.00	287.00
02/08/2023	02/08/2023	FileID-	Accounts Receivable - Tenant Rent	OARA	261.00		548.00

**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (02/01/2023 to 02/28/2023)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
02/09/2023	02/09/2023	7396536-1 FileID-7400991-1	Accounts Receivable - Tenant Rent	OARA		287.00	261.00
02/21/2023	02/21/2023	FileID-7443716-1	Accounts Receivable - Tenant Rent	OARA		261.00	0.00
<b>Totals for 1130.000 - Accounts Receivable - Tenant Rent</b>					<b>22,086.00</b>	<b>22,086.00</b>	<b>0.00</b>
<b>1191.000 - Cash - Security Deposits (Balance Forward As of 02/01/2023)</b>							<b>30,384.33</b>
02/03/2023	02/03/2023	17023308010	08/2023-405 Deposited 02/03/2023 Settlement:17023308010	OARB	758.00		31,142.33
02/28/2023	02/28/2023		Bank Interest Earned: LOM int earned sd 2.23	DB	46.21		31,188.54
<b>Totals for 1191.000 - Cash - Security Deposits</b>					<b>804.21</b>	<b>0.00</b>	<b>31,188.54</b>
<b>1200.001 - Prepaid Expense - Property Insurance (Balance Forward As of 02/01/2023)</b>							<b>10,746.64</b>
02/28/2023	02/28/2023	AF	LOM Earthquake Insurance Exp	GJ		1,343.33	9,403.31
<b>Totals for 1200.001 - Prepaid Expense - Property Insurance</b>					<b>0.00</b>	<b>1,343.33</b>	<b>9,403.31</b>
<b>1330.000 - Cash - Operating Reserve (Balance Forward As of 02/01/2023)</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 02/01/2023)</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 02/01/2023)</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 02/01/2023)</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 02/01/2023)</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 02/01/2023)</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 02/01/2023)</b>							<b>(34,858.50)</b>
02/01/2023	02/01/2023		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS-004914-161212	FA		464.78	(35,323.28)
<b>Totals for 1495.000 - Accum. Depr. - Land Improvements</b>					<b>0.00</b>	<b>464.78</b>	<b>(35,323.28)</b>
<b>1495.002 - Accum. Depr. - Building Improvements (Balance Forward As of 02/01/2023)</b>							<b>(77,982.47)</b>
02/01/2023	02/01/2023		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA		150.00	(78,132.47)
02/01/2023	02/01/2023		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA		133.33	(78,265.80)
02/01/2023	02/01/2023		Depreciation for asset LOM-Awning Replacement, serial number AS-004963-170410	FA		122.50	(78,388.30)
02/01/2023	02/01/2023		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA		87.47	(78,475.77)
02/01/2023	02/01/2023		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA		25.00	(78,500.77)
02/01/2023	02/01/2023		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427	FA		152.48	(78,653.25)
02/01/2023	02/01/2023		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427	FA		69.17	(78,722.42)
02/01/2023	02/01/2023		Depreciation for asset LOM-Office Door, serial number AS-019679-210427	FA		29.77	(78,752.19)
02/01/2023	02/01/2023		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427	FA		132.81	(78,885.00)
02/01/2023	02/01/2023		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	FA		57.39	(78,942.39)
<b>Totals for 1495.002 - Accum. Depr. - Building Improvements</b>					<b>0.00</b>	<b>959.92</b>	<b>(78,942.39)</b>
<b>1495.003 - Accum. Depr. - Building Equipment (Balance Forward As of 02/01/2023)</b>							<b>(12,627.80)</b>
02/01/2023	02/01/2023		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	FA		132.95	(12,760.75)
<b>Totals for 1495.003 - Accum. Depr. - Building Equipment</b>					<b>0.00</b>	<b>132.95</b>	<b>(12,760.75)</b>
<b>1495.004 - Accum. Depr. - Office Furniture &amp; Equipment (Balance Forward As of 02/01/2023)</b>							<b>(10,957.21)</b>
02/01/2023	02/01/2023		Depreciation for asset LOM-Commonity Furniture, serial number AS-004912-161209	FA		98.34	(11,055.55)
<b>Totals for 1495.004 - Accum. Depr. - Office Furniture &amp; Equipment</b>					<b>0.00</b>	<b>98.34</b>	<b>(11,055.55)</b>
<b>1495.005 - Accum. Depr. - Maintenance Equipment (Balance Forward As of 02/01/2023)</b>							<b>(1,957.64)</b>

**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (02/01/2023 to 02/28/2023)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<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 02/01/2023)</b>							<b>(7,482.43)</b>
02/01/2023	02/01/2023	Reversed - AF	Reversed -- LOM Accr Elec Exp 12.22	GJ	2,000.00		(5,482.43)
02/01/2023	02/01/2023	Reversed - AF	Reversed -- LOM Accr Gas Exp 1.23	GJ	1,135.60		(4,346.83)
02/01/2023	02/01/2023	Reversed - AF	Reversed -- LOM Accr Trash Exp 1.23	GJ	1,225.03		(3,121.80)
02/01/2023	02/01/2023	Reversed - AF	Reversed -- LOM Accr Water Exp 1.23	GJ	3,121.80		0.00
02/28/2023	02/28/2023	AF	LOM Accr Elec Exp 2.23	GJ		2,264.17	(2,264.17)
02/28/2023	02/28/2023	AF	LOM Accr Gas Exp 2.23	GJ		1,968.72	(4,232.89)
02/28/2023	02/28/2023	AF	LOM Accr Trash Exp 2.23	GJ		1,224.29	(5,457.18)
02/28/2023	02/28/2023	AF	LOM Accr Water Exp 2.23	GJ		1,500.00	(6,957.18)
<b>Totals for 2109.000 - Accounts Payable - Accrued Expenses</b>					<b>7,482.43</b>	<b>6,957.18</b>	<b>(6,957.18)</b>
<b>2110.000 - Accounts Payable - Operations (Balance Forward As of 02/01/2023)</b>							<b>(22,107.92)</b>
02/01/2023	01/10/2023	5582	AP Invoice - Smiths Lock Safe	APA		431.29	(22,539.21)
02/01/2023	01/08/2023	10923	AP Invoice - Bobs Lawn Service - Jesus Arias	APA		700.00	(23,239.21)
02/01/2023	01/17/2023	39019	AP Invoice - Cleaner Image Inc	APA		1,890.00	(25,129.21)
02/01/2023	01/17/2023	39020	AP Invoice - Cleaner Image Inc	APA		540.00	(25,669.21)
02/01/2023	01/09/2023	63961	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	APA		247.50	(25,916.71)
02/01/2023	01/08/2023	123122	AP Invoice - Bobs Lawn Service - Jesus Arias	APA		350.00	(26,266.71)
02/01/2023	01/01/2023	13615490	AP Invoice - Athens Services	APA		1,225.03	(27,491.74)
02/01/2023	01/11/2023	9210383791	AP Invoice - HD Supply Ltd	APA		285.06	(27,776.80)
02/01/2023	01/12/2023	9210424207	AP Invoice - HD Supply Ltd	APA		353.85	(28,130.65)
02/01/2023	01/12/2023	9210424209	AP Invoice - HD Supply Ltd	APA		206.01	(28,336.66)
02/01/2023	01/13/2022	9210479876	AP Invoice - HD Supply Ltd	APA		234.85	(28,571.51)
02/01/2023	01/17/2023	9210559246	AP Invoice - HD Supply Ltd	APA		706.79	(29,278.30)
02/01/2023	01/18/2023	9210575201	AP Invoice - HD Supply Ltd	APA		156.93	(29,435.23)
02/01/2023	01/18/2023	9210575202	AP Invoice - HD Supply Ltd	APA		352.61	(29,787.84)
02/01/2023	01/18/2023	9210575203	AP Invoice - HD Supply Ltd	APA		887.69	(30,675.53)
02/01/2023	01/18/2023	9210575204	AP Invoice - HD Supply Ltd	APA		67.14	(30,742.67)
02/01/2023	01/19/2023	9210631775	AP Invoice - HD Supply Ltd	APA		353.85	(31,096.52)
02/01/2023	01/19/2023	9210631776	AP Invoice - HD Supply Ltd	APA		39.37	(31,135.89)
02/01/2023	01/06/2023	01350501803/1	AP Invoice - SoCal Gas	APA		145.86	(31,281.75)
02/01/2023	01/06/2023	11430501061/1	AP Invoice - SoCal Gas	APA		989.74	(32,271.49)
02/01/2023	12/31/2022	123122-0148	AP Invoice - Rent Track Inc	APA		39.00	(32,310.49)
02/01/2023	01/06/2023	285398576/1-2.	AP Invoice - AT&T Uverse - PO Box 5014	APA		122.00	(32,432.49)
02/01/2023	01/13/2023	660813002/11-1A	AP Invoice - City Lomita Water Dept	APA		2,656.58	(35,089.07)
02/01/2023	01/13/2023	660814002/11-0A	AP Invoice - City Lomita Water Dept	APA		465.22	(35,554.29)
02/01/2023	01/17/2023	7001432662/12-1.23	AP Invoice - So Cal Edison	APA		58.18	(35,612.47)
02/01/2023	01/17/2023	7004343468/12-1.23	AP Invoice - So Cal Edison	APA		2,257.59	(37,870.06)
02/01/2023	01/09/2023	WC744608	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		234.79	(38,104.85)
02/01/2023	01/12/2023	WC752594	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		309.19	(38,414.04)
02/01/2023	01/11/2023	WC752616	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		532.01	(38,946.05)
02/01/2023	01/11/2023	WC752971	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		50.44	(38,996.49)
02/09/2023	02/09/2023	24824	AP Pymt - AT&T Uverse - PO Box 5014: 1.00 122.00 Internet Service 01.07.23-02.06.23	DB	122.00		(38,874.49)
02/09/2023	02/09/2023	24825	AP Pymt - Athens Services: 1.00 1225.03 Trash Service	DB	1,225.03		(37,649.46)
02/09/2023	02/09/2023	24826	AP Pymt - Bobs Lawn Service - Jesus Arias: 1.00 350.00DB Landscaping Service	DB	350.00		(37,299.46)
02/09/2023	02/09/2023	24826	AP Pymt - Bobs Lawn Service - Jesus Arias: 1.00 700.00DB Trim Trees	DB	700.00		(36,599.46)
02/09/2023	02/09/2023	24827	AP Pymt - City Lomita Water Dept: 1.00 2656.58 Water Service 11.06.22-01.06.23	DB	2,656.58		(33,942.88)
02/09/2023	02/09/2023	24828	AP Pymt - City Lomita Water Dept: 1.00 465.22 Fire Lane Service 11.06.22-01.06.23	DB	465.22		(33,477.66)
02/09/2023	02/09/2023	24829	AP Pymt - Cleaner Image Inc: 1.00 1890.00 Cleaning Service Jan 1-24, 2023	DB	1,890.00		(31,587.66)
02/09/2023	02/09/2023	24829	AP Pymt - Cleaner Image Inc: 1.00 540.00 Cleaning Service Jan 25-31, 2023	DB	540.00		(31,047.66)
02/09/2023	02/09/2023	24830	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 234.79 Exterior Lighting Supplies	DB	234.79		(30,812.87)
02/09/2023	02/09/2023	24830	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 309.19 Supplies Stock	DB	309.19		(30,503.68)
02/09/2023	02/09/2023	24830	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 50.44 Cleaning Supplies	DB	50.44		(30,453.24)
02/09/2023	02/09/2023	24830	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 532.01 Garbage Disp Stock	DB	532.01		(29,921.23)
02/09/2023	02/09/2023	24831	AP Pymt - HD Supply Ltd: 1.00 156.93 Supplies Stock	DB	156.93		(29,764.30)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
02/09/2023	02/09/2023	24831	AP Pymt - HD Supply Ltd: 1.00 206.01 Lights Stock	DB	206.01		(29,558.29)
02/09/2023	02/09/2023	24831	AP Pymt - HD Supply Ltd: 1.00 234.85 Supplies Stock	DB	234.85		(29,323.44)
02/09/2023	02/09/2023	24831	AP Pymt - HD Supply Ltd: 1.00 285.06 Range Stock	DB	285.06		(29,038.38)
02/09/2023	02/09/2023	24831	AP Pymt - HD Supply Ltd: 1.00 352.61 106B Supplies	DB	352.61		(28,685.77)
02/09/2023	02/09/2023	24831	AP Pymt - HD Supply Ltd: 1.00 353.85 106B Supplies	DB	353.85		(28,331.92)
02/09/2023	02/09/2023	24831	AP Pymt - HD Supply Ltd: 1.00 353.85 Kitchen Faucets Stock	DB	353.85		(27,978.07)
02/09/2023	02/09/2023	24831	AP Pymt - HD Supply Ltd: 1.00 67.14 Supplies Stock	DB	67.14		(27,910.93)
02/09/2023	02/09/2023	24831	AP Pymt - HD Supply Ltd: 1.00 706.79 315A Range	DB	706.79		(27,204.14)
02/09/2023	02/09/2023	24831	AP Pymt - HD Supply Ltd: 1.00 887.69 106B Supplies	DB	887.69		(26,316.45)
02/09/2023	02/09/2023	24831	AP Pymt - HD Supply Ltd: 1.00 39.37 Supplies Stock	DB	39.37		(26,277.08)
02/09/2023	02/09/2023	24832	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 247.50 310B Sink Line Replaced	DB	247.50		(26,029.58)
02/09/2023	02/09/2023	24833	AP Pymt - Rent Track Inc: 1.00 39.00 Monthly Service Fee	DB	39.00		(25,990.58)
02/09/2023	02/09/2023	24834	AP Pymt - Smiths Lock Safe: 1.00 431.29 Replaced Exterior Door Lock	DB	431.29		(25,559.29)
02/09/2023	02/09/2023	24835	AP Pymt - So Cal Edison: 1.00 58.18 Manager Unit Electric Service 12.16.22-01.16.23	DB	58.18		(25,501.11)
02/09/2023	02/09/2023	24836	AP Pymt - So Cal Edison: 1.00 2257.59 Electric Service 12.16.22-01.16.23	DB	2,257.59		(23,243.52)
02/09/2023	02/09/2023	24837	AP Pymt - SoCal Gas: 1.00 145.86 Gas Service A Bldg-ing 12.02.22-01.04.23	DB	145.86		(23,097.66)
02/09/2023	02/09/2023	24838	AP Pymt - SoCal Gas: 1.00 989.74 Gas Service B Bldg-ing 12.02.22-01.04.23	DB	989.74		(22,107.92)
02/13/2023	01/30/2023	64093	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	APA		287.50	(22,395.42)
02/13/2023	02/02/2023	64105	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	APA		287.50	(22,682.92)
02/13/2023	02/01/2023	93022	AP Invoice - Bobs Lawn Service - Jesus Arias	APA		350.00	(23,032.92)
02/13/2023	02/01/2023	105971	AP Invoice - Round The Clock Pest Control Inc	APA		140.00	(23,172.92)
02/13/2023	01/27/2023	319181	AP Invoice - Alvarez Refinishing Inc	APA		775.00	(23,947.92)
02/13/2023	01/31/2023	1292573	AP Invoice - Home Depot Credit Services	APA		114.27	(24,062.19)
02/13/2023	01/20/2023	2512837	AP Invoice - Home Depot Credit Services	APA		70.06	(24,132.25)
02/13/2023	01/07/2023	5120386	AP Invoice - Home Depot Credit Services	APA		92.57	(24,224.82)
02/13/2023	01/24/2023	8511757	AP Invoice - Home Depot Credit Services	APA		257.70	(24,482.52)
02/13/2023	01/28/2023	19416747	AP Invoice - AT&T - Box 9011	APA		289.58	(24,772.10)
02/13/2023	01/31/2023	33350357	AP Invoice - Swenson Group - Dallas	APA		405.05	(25,177.15)
02/13/2023	02/01/2023	1000596790	AP Invoice - Cosco Fire Protection Inc - Brea	APA		75.00	(25,252.15)
02/13/2023	01/31/2023	8069107332	AP Invoice - Staples - Dallas	APA		1,278.05	(26,530.20)
02/13/2023	01/23/2023	9210736011	AP Invoice - HD Supply Ltd	APA		26.47	(26,556.67)
02/13/2023	01/26/2023	9210873052	AP Invoice - HD Supply Ltd	APA		35.19	(26,591.86)
02/13/2023	01/18/2023	12301035683	AP Invoice - RealPage Inc	APA		485.99	(27,077.85)
02/16/2023	02/16/2023	24839	AP Pymt - Alvarez Refinishing Inc: 1.00 775.00 202A Tub Repair	DB	775.00		(26,302.85)
02/16/2023	02/16/2023	24840	AP Pymt - AT&T - Box 9011: 1.00 289.58 Phone Service 12.28.22-01.27.23	DB	289.58		(26,013.27)
02/16/2023	02/16/2023	24841	AP Pymt - Bobs Lawn Service - Jesus Arias: 1.00 350.00 Landscaping Service	DB	350.00		(25,663.27)
02/16/2023	02/16/2023	24842	AP Pymt - Cosco Fire Protection Inc - Brea: 1.00 75.00 Monitoring Service	DB	75.00		(25,588.27)
02/16/2023	02/16/2023	24843	AP Pymt - HD Supply Ltd: 1.00 26.47 Cleaning Supplies	DB	26.47		(25,561.80)
02/16/2023	02/16/2023	24843	AP Pymt - HD Supply Ltd: 1.00 35.19 Supplies Stock	DB	35.19		(25,526.61)
02/16/2023	02/16/2023	24844	AP Pymt - Home Depot Credit Services: 1.00 114.27 Supplies Stock	DB	114.27		(25,412.34)
02/16/2023	02/16/2023	24844	AP Pymt - Home Depot Credit Services: 1.00 257.70 Supplies Stock	DB	257.70		(25,154.64)
02/16/2023	02/16/2023	24844	AP Pymt - Home Depot Credit Services: 1.00 70.06 Supplies Stock	DB	70.06		(25,084.58)
02/16/2023	02/16/2023	24844	AP Pymt - Home Depot Credit Services: 1.00 92.57 Supplies Stock	DB	92.57		(24,992.01)
02/16/2023	02/16/2023	24845	AP Pymt - Humangood Affordable Housing: Beacon Communities Advances Dec 2022	DB	21,450.97		(3,541.04)
02/16/2023	02/16/2023	24846	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 287.50 104B Cleanout Kitchen Sink Line	DB	287.50		(3,253.54)
02/16/2023	02/16/2023	24846	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 287.50 211A Cleanout Kitchen Sink Line	DB	287.50		(2,966.04)
02/16/2023	02/16/2023	24847	AP Pymt - Peterson, Debbie K: Deposit Refund Bldg LOM002 - Unit 106B	DB	581.95		(2,384.09)
02/16/2023	02/16/2023	24847	AP Pymt - Peterson, Debbie K: Pet Deposit Refund Bldg LOM002 - Unit 106B	DB	75.00		(2,309.09)
02/16/2023	02/16/2023	24848	AP Pymt - RealPage Inc: 1.00 124.80 03.23 Phone emergency calls	DB	124.80		(2,184.29)
02/16/2023	02/16/2023	24848	AP Pymt - RealPage Inc: 1.00 290.93 03.23 Dues and Fees	DB	290.93		(1,893.36)
02/16/2023	02/16/2023	24848	AP Pymt - RealPage Inc: 1.00 70.26 03.23 Other renting exp crdt cks	DB	70.26		(1,823.10)
02/16/2023	02/16/2023	24849	AP Pymt - Round The Clock Pest Control Inc: 1.00	DB	140.00		(1,683.10)



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02/16/2023	02/16/2023	24850	140.00 Pest Control Service AP Pymt - Staples - Dallas: 1.00 1278.05 Office Maintenance Common Area Supplies	DB	1,278.05		(405.05)
02/16/2023	02/16/2023	24851	AP Pymt - Swenson Group - Dallas: 1.00 405.05 Leased Copy Machine Fee	DB	405.05		0.00
02/20/2023	02/15/2023	HumanGood Af- fordable Hous- ing	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances for Jan 2023	APA		17,919.08	(17,919.08)
<b>Totals for 2110.000 - Accounts Payable - Operations</b>					<b>43,966.42</b>	<b>39,777.58</b>	<b>(17,919.08)</b>
<b>2114.000 - Accounts Payable - Beacon Communities (Balance Forward As of 02/01/2023)</b>							<b>(17,919.08)</b>
02/01/2023	02/01/2023	QN	HGAH 02.2023 Workers Comp	GJ		384.00	(18,303.08)
02/01/2023	02/01/2023	RC	HGAH Additional Jan23 Benefits	GJ		148.92	(18,452.00)
02/01/2023	02/01/2023	RC	HGAH vCom ATT11909920230126	GJ		34.87	(18,486.87)
02/04/2023	02/04/2023	RC	HGAH 02.04.23 Payroll	GJ		4,983.92	(23,470.79)
02/15/2023	02/15/2023	RC	HGAH TSG Invoice	GJ		244.00	(23,714.79)
02/18/2023	02/18/2023	RC	HGAH 02.18.23 Payroll	GJ		4,983.92	(28,698.71)
02/20/2023	02/15/2023	HumanGood Af- fordable Hous- ing	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances for Jan 2023	APA	17,919.08		(10,779.63)
02/28/2023	02/28/2023	AF	02.2023 Mgmt & Bkcp Fees	GJ		4,427.50	(15,207.13)
02/28/2023	02/28/2023	RC	HGAH LeadingAge 2022-23_77010	GJ		1,095.00	(16,302.13)
02/28/2023	02/28/2023	RC	HGAH 02.2023 Benefits Allocation	GJ		2,011.59	(18,313.72)
02/28/2023	02/28/2023	RC	HGAH 02.2023 Computer Lease	GJ		363.83	(18,677.55)
02/28/2023	02/28/2023	RC	HGAH 02.2023 Purchase Card Truist	GJ		22.53	(18,700.08)
<b>Totals for 2114.000 - Accounts Payable - Beacon Communities</b>					<b>17,919.08</b>	<b>18,700.08</b>	<b>(18,700.08)</b>
<b>2118.000 - Escheat Checks Payable (Balance Forward As of 02/01/2023)</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 02/01/2023)</b>							<b>(8,888.92)</b>
02/01/2023	02/01/2023	Reversed - RC	Reversed -- HGAH 1.2023 Vacation Accruals	GJA	8,888.92		0.00
02/28/2023	02/28/2023	RC	HGAH 2.2023 Vacation Accruals	GJA		9,020.55	(9,020.55)
<b>Totals for 2120.000 - Accrued Vacation Payable</b>					<b>8,888.92</b>	<b>9,020.55</b>	<b>(9,020.55)</b>
<b>2126.000 - Accrued Payroll (Balance Forward As of 02/01/2023)</b>							<b>(3,318.06)</b>
02/01/2023	02/01/2023	Reversed - RC	Reversed -- HGAH 1.2023 Payroll Accruals	GJA	3,318.06		0.00
02/28/2023	02/28/2023	RC	HGAH 2.2023 Payroll Accruals	GJA		3,318.06	(3,318.06)
<b>Totals for 2126.000 - Accrued Payroll</b>					<b>3,318.06</b>	<b>3,318.06</b>	<b>(3,318.06)</b>
<b>2191.000 - Security Deposits Payable (Balance Forward As of 02/01/2023)</b>							<b>(23,777.00)</b>
02/03/2023	02/03/2023	17023308010	08/2023-405 Deposited 02/03/2023 Settlement:17023308010	OARB		758.00	(24,535.00)
<b>Totals for 2191.000 - Security Deposits Payable</b>					<b>0.00</b>	<b>758.00</b>	<b>(24,535.00)</b>
<b>2191.001 - Security Deposit Interest Payable (Balance Forward As of 02/01/2023)</b>							<b>(1,415.68)</b>
02/28/2023	02/28/2023		Bank Interest Earned: Interest earned	DB		46.21	(1,461.89)
<b>Totals for 2191.001 - Security Deposit Interest Payable</b>					<b>0.00</b>	<b>46.21</b>	<b>(1,461.89)</b>
<b>2210.000 - Prepaid Revenue (Balance Forward As of 02/01/2023)</b>							<b>(1,200.00)</b>
02/01/2023	02/01/2023	16968624386	08/2023-401 Deposited 02/01/2023 Settlement:16968624386	OARB		3,396.00	(4,596.00)
02/01/2023	02/01/2023	16983517934	08/2023-400 Deposited 02/01/2023 Settlement:16983517934	OARB		583.00	(5,179.00)
02/01/2023	02/01/2023	FileID- 7370303-2	Prepaid Revenue	OARA	5,079.00		(100.00)
02/01/2023	02/01/2023	FileID- 7374266-3	Prepaid Revenue	OARA	5,110.00		5,010.00
02/02/2023	02/02/2023	16994919662	08/2023-403 Deposited 02/02/2023 Settlement:16994919662	OARB		8,319.00	(3,309.00)
02/02/2023	02/02/2023	16999991574	08/2023-402 Deposited 02/02/2023 Settlement:16999991574	OARB		343.00	(3,652.00)
02/02/2023	02/02/2023	FileID- 7374266-2	Prepaid Revenue	OARA	3,552.00		(100.00)
02/02/2023	02/02/2023	764- FileID-73884	Prepaid Revenue	OARA	4,855.00		4,755.00
02/03/2023	02/03/2023	17011099322	08/2023-406 Deposited 02/03/2023 Settlement:17011099322	OARB		4,640.00	115.00
02/03/2023	02/03/2023	17017271690	08/2023-404 Deposited 02/03/2023 Settlement:17017271690	OARB		2,490.00	(2,375.00)
02/03/2023	02/03/2023	17038059926	08/2023-407 Deposited 02/03/2023 Settlement:17038059926	OARB		4,386.00	(6,761.00)
02/03/2023	02/03/2023	FileID- 7388764-2	Prepaid Revenue	OARA	6,534.00		(227.00)
02/07/2023	02/07/2023	17057867966	08/2023-409 Deposited 02/07/2023 Settlement:17057867966	OARB		1,778.00	(2,005.00)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
02/07/2023	02/07/2023	17057869166	08/2023-408 Deposited 02/07/2023 Settlement:17057869166	OARB		369.00	(2,374.00)
02/07/2023	02/07/2023	FileID-7392563-1	Prepaid Revenue	OARA	2,147.00		(227.00)
02/08/2023	02/08/2023	FileID-7396536-1	Prepaid Revenue	OARA		261.00	(488.00)
02/08/2023	02/08/2023	FileID-7400990-2	Insufficient Funds (R01)	OARB	261.00		(227.00)
02/09/2023	02/09/2023	17077709810	08/2023-410 Deposited 02/09/2023 Settlement:17077709810	OARB		287.00	(514.00)
02/09/2023	02/09/2023	FileID-7400991-1	Prepaid Revenue	OARA	287.00		(227.00)
02/21/2023	02/21/2023	17158462890	08/2023-411 Deposited 02/21/2023 Settlement:17158462890	OARB		261.00	(488.00)
02/21/2023	02/21/2023	FileID-7443716-1	Prepaid Revenue	OARA	261.00		(227.00)
02/28/2023	02/28/2023	FileID-7469417-1	08/2023-412 Deposited 02/28/2023	OARB		243.00	(470.00)
<b>Totals for 2210.000 - Prepaid Revenue</b>					<b>28,086.00</b>	<b>27,356.00</b>	<b>(470.00)</b>
<b>3131.000 - Unrestricted Net Assets (Balance Forward As of 02/01/2023)</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 02/01/2023)</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 02/01/2023)</b>							<b>(186,965.00)</b>
02/01/2023	02/01/2023	FileID-7370303-2	Rent Revenue - Gross Potential	OARA		26,904.00	(213,869.00)
02/03/2023	02/03/2023	FileID-7388764-2	Rent Revenue - Gross Potential	OARA		660.00	(214,529.00)
02/28/2023	02/28/2023	FileID-7469417-2	Rent Revenue - Gross Potential	OARA		312.00	(214,841.00)
<b>Totals for 5120.000 - Rent Revenue - Gross Potential</b>					<b>0.00</b>	<b>27,876.00</b>	<b>(214,841.00)</b>
<b>5121.000 - Tenant Assistance Payments (Balance Forward As of 02/01/2023)</b>							<b>(106,451.67)</b>
02/06/2023	02/06/2023	AF	LOM 2.23 Subsidy Payment	GJ		13,765.67	(120,217.34)
<b>Totals for 5121.000 - Tenant Assistance Payments</b>					<b>0.00</b>	<b>13,765.67</b>	<b>(120,217.34)</b>
<b>5220.000 - Vacancies (Balance Forward As of 02/01/2023)</b>							<b>563.00</b>
02/28/2023	02/28/2023	FileID-7469417-2	Vacancies	OARA	312.00		875.00
<b>Totals for 5220.000 - Vacancies</b>					<b>312.00</b>	<b>0.00</b>	<b>875.00</b>
<b>5410.000 - Interest Revenue - Project Operations (Balance Forward As of 02/01/2023)</b>							<b>(5,675.26)</b>
02/28/2023	02/28/2023		Bank Interest Earned: Interest earned	DB		1,349.56	(7,024.82)
<b>Totals for 5410.000 - Interest Revenue - Project Operations</b>					<b>0.00</b>	<b>1,349.56</b>	<b>(7,024.82)</b>
<b>5910.000 - Laundry Revenue (Balance Forward As of 02/01/2023)</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 02/01/2023)</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 02/01/2023)</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 02/01/2023)</b>							<b>2,720.88</b>
02/28/2023	02/28/2023	RC	HGAH 02.2023 Computer Lease	GJ	363.83		3,084.71
<b>Totals for 6205.000 - IT Support Services</b>					<b>363.83</b>	<b>0.00</b>	<b>3,084.71</b>
<b>6210.000 - Advertising and Marketing (Balance Forward As of 02/01/2023)</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 02/01/2023)</b>							<b>341.82</b>
02/13/2023	01/18/2023	I2301035683	AP Invoice - RealPage Inc: 1.00 70.26 03.23 Other rent- APA ing exp crdt cks		70.26		412.08
<b>Totals for 6250.000 - Other Renting Expenses</b>					<b>70.26</b>	<b>0.00</b>	<b>412.08</b>
<b>6311.000 - Office Supplies (Balance Forward As of 02/01/2023)</b>							<b>2,265.79</b>
02/13/2023	01/31/2023	8069107332	AP Invoice - Staples - Dallas: 1.00 1278.05 Office Main- APA tenance Common Area Supplies		1,278.05		3,543.84
<b>Totals for 6311.000 - Office Supplies</b>					<b>1,278.05</b>	<b>0.00</b>	<b>3,543.84</b>

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>6311.001 - Office Equipment Lease Expense (Balance Forward As of 02/01/2023)</b>							<b>3,180.79</b>
02/13/2023	01/31/2023	33350357	AP Invoice - Swenson Group - Dallas: 1.00 405.05 Leased Copy Machine Fee	APA	405.05		3,585.84
<b>Totals for 6311.001 - Office Equipment Lease Expense</b>					<b>405.05</b>	<b>0.00</b>	<b>3,585.84</b>
<b>6311.002 - Telephone/Fax/Cell Phone/Elevator (Balance Forward As of 02/01/2023)</b>							<b>5,111.27</b>
02/01/2023	01/06/2023	285398576/1-23	AP Invoice - AT&T Uverse - PO Box 5014: 1.00 122.00 Internet Service 01.07.23-02.06.23	APA	122.00		5,233.27
02/01/2023	02/01/2023	RC	HGAH vCom ATT11909920230126	GJ	34.87		5,268.14
02/13/2023	01/28/2023	19416747	AP Invoice - AT&T - Box 9011: 1.00 289.58 Phone Ser- vice 12.28.22-01.27.23	APA	289.58		5,557.72
02/13/2023	01/18/2023	I2301035683	AP Invoice - RealPage Inc: 1.00 124.80 03.23 Phone emergency calls	APA	124.80		5,682.52
02/15/2023	02/15/2023	RC	HGAH TSG Invoice - AT&T U-VERSE - 85398576 0223	GJ	64.20		5,746.72
02/15/2023	02/15/2023	RC	HGAH TSG Invoice - AT&T U-VERSE - 85398576 0223	GJ	179.80		5,926.52
<b>Totals for 6311.002 - Telephone/Fax/Cell Phone/Elevator</b>					<b>815.25</b>	<b>0.00</b>	<b>5,926.52</b>
<b>6311.003 - Postage/FedEx/UPS (Balance Forward As of 02/01/2023)</b>							<b>254.60</b>
02/28/2023	02/28/2023	RC	HGAH 02.2023 Purchase Card Truist - Uribe-USPS PO 0544520039	GJ	22.53		277.13
<b>Totals for 6311.003 - Postage/FedEx/UPS</b>					<b>22.53</b>	<b>0.00</b>	<b>277.13</b>
<b>6311.004 - Dues &amp; Fees (Balance Forward As of 02/01/2023)</b>							<b>3,113.20</b>
02/01/2023	12/31/2022	123122-0148	AP Invoice - Rent Track Inc: 1.00 39.00 Monthly Service Fee	APA	39.00		3,152.20
02/13/2023	01/18/2023	I2301035683	AP Invoice - RealPage Inc: 1.00 290.93 03.23 Dues and Fees	APA	290.93		3,443.13
02/28/2023	02/28/2023	AF	LOM RP fees 2.23	GJ	106.39		3,549.52
02/28/2023	02/28/2023	RC	HGAH LeadingAge 2022-23_77010	GJ	1,095.00		4,644.52
<b>Totals for 6311.004 - Dues &amp; Fees</b>					<b>1,531.32</b>	<b>0.00</b>	<b>4,644.52</b>
<b>6311.006 - Bank Fees (Balance Forward As of 02/01/2023)</b>							<b>1,793.04</b>
02/28/2023	02/28/2023		Bank Service Charge: Service charge	DB	263.34		2,056.38
<b>Totals for 6311.006 - Bank Fees</b>					<b>263.34</b>	<b>0.00</b>	<b>2,056.38</b>
<b>6311.011 - Resident Activities (Balance Forward As of 02/01/2023)</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 02/01/2023)</b>							<b>26,950.00</b>
02/28/2023	02/28/2023	AF	02.2023 Management Fee	GJ	3,850.00		30,800.00
<b>Totals for 6320.000 - Management Fee</b>					<b>3,850.00</b>	<b>0.00</b>	<b>30,800.00</b>
<b>6330.000 - Manager Salaries (Balance Forward As of 02/01/2023)</b>							<b>31,120.23</b>
02/01/2023	02/01/2023	Reversed - RC	Reversed -- HGAH 1.2023 Payroll Accruals	GJA		1,794.29	29,325.94
02/04/2023	02/04/2023	RC	HGAH 02.04.23 Payroll	GJ	2,512.00		31,837.94
02/18/2023	02/18/2023	RC	HGAH 02.18.23 Payroll	GJ	2,512.00		34,349.94
02/28/2023	02/28/2023	RC	HGAH 2.2023 Payroll Accruals	GJA	1,794.29		36,144.23
<b>Totals for 6330.000 - Manager Salaries</b>					<b>6,818.29</b>	<b>1,794.29</b>	<b>36,144.23</b>
<b>6330.001 - Manager Salaries - Non-prod (Vacation) (Balance Forward As of 02/01/2023)</b>							<b>5,945.33</b>
02/01/2023	02/01/2023	Reversed - RC	Reversed -- HGAH 1.2023 Vacation Accruals	GJA		4,733.07	1,212.26
02/28/2023	02/28/2023	RC	HGAH 2.2023 Vacation Accruals	GJA	5,215.54		6,427.80
<b>Totals for 6330.001 - Manager Salaries - Non-prod (Vacation)</b>					<b>5,215.54</b>	<b>4,733.07</b>	<b>6,427.80</b>
<b>6330.002 - Manager Salaries - Incentive, Bonus, Award (Balance Forward As of 02/01/2023)</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 02/01/2023)</b>							<b>4,042.50</b>
02/28/2023	02/28/2023	AF	02.2023 Bookkeeping Fee	GJ	577.50		4,620.00
<b>Totals for 6351.000 - Bookkeeping Fees</b>					<b>577.50</b>	<b>0.00</b>	<b>4,620.00</b>
<b>6370.000 - Bad Debts Expense (Balance Forward As of 02/01/2023)</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 02/01/2023)</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 02/01/2023)</b>							<b>20,637.91</b>
02/01/2023	01/17/2023	7001432662/12-1.23	AP Invoice - So Cal Edison: 1.00 58.18 Manager Unit Electric Service 12.16.22-01.16.23	APA	58.18		20,696.09
02/01/2023	01/17/2023	7004343468/12-1.23	AP Invoice - So Cal Edison: 1.00 2257.59 Electric Ser- vice 12.16.22-01.16.23	APA	2,257.59		22,953.68
02/01/2023	02/01/2023	Reversed - AF	Reversed -- LOM Accr Elec Exp 1.23	GJ		2,000.00	20,953.68
02/28/2023	02/28/2023	AF	LOM Accr Elec Exp 2.23	GJ	2,264.17		23,217.85

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>Totals for 6450.000 - Electricity</b>					<b>4,579.94</b>	<b>2,000.00</b>	<b>23,217.85</b>
<b>6451.000 - Water (Balance Forward As of 02/01/2023)</b>							<b>11,460.72</b>
02/01/2023	01/13/2023	660813002/11-1	AP Invoice - City Lomita Water Dept: 1.00 2656.58 Water Service 11.06.22-01.06.23	APA	2,656.58		14,117.30
02/01/2023	01/13/2023	660814002/11-0	AP Invoice - City Lomita Water Dept: 1.00 465.22 Fire Lane Service 11.06.22-01.06.23	APA	465.22		14,582.52
02/01/2023	02/01/2023	Reversed - AF	Reversed -- LOM Accr Water Exp 1.23	GJ		3,121.80	11,460.72
02/28/2023	02/28/2023	AF	LOM Accr Water Exp 2.23	GJ	1,500.00		12,960.72
<b>Totals for 6451.000 - Water</b>					<b>4,621.80</b>	<b>3,121.80</b>	<b>12,960.72</b>
<b>6452.000 - Gas (Balance Forward As of 02/01/2023)</b>							<b>4,097.22</b>
02/01/2023	01/06/2023	01350501803/1	AP Invoice - SoCal Gas: 1.00 145.86 Gas Service A Bldg 12.02.22-01.04.23	APA	145.86		4,243.08
02/01/2023	01/06/2023	11430501061/1	AP Invoice - SoCal Gas: 1.00 989.74 Gas Service B Bldg 12.02.22-01.04.23	APA	989.74		5,232.82
02/01/2023	02/01/2023	Reversed - AF	Reversed -- LOM Accr Gas Exp 1.23	GJ		1,135.60	4,097.22
02/28/2023	02/28/2023	AF	LOM Accr Gas Exp 2.23	GJ	1,968.72		6,065.94
<b>Totals for 6452.000 - Gas</b>					<b>3,104.32</b>	<b>1,135.60</b>	<b>6,065.94</b>
<b>6510.000 - Maintenance Salaries (Balance Forward As of 02/01/2023)</b>							<b>27,027.52</b>
02/01/2023	02/01/2023	Reversed - RC	Reversed -- HGAH 1.2023 Payroll Accruals	GJA		1,523.77	25,503.75
02/04/2023	02/04/2023	RC	HGAH 02.04.23 Payroll	GJ	2,133.28		27,637.03
02/18/2023	02/18/2023	RC	HGAH 02.18.23 Payroll	GJ	2,133.28		29,770.31
02/28/2023	02/28/2023	RC	HGAH 2.2023 Payroll Accruals	GJA	1,523.77		31,294.08
<b>Totals for 6510.000 - Maintenance Salaries</b>					<b>5,790.33</b>	<b>1,523.77</b>	<b>31,294.08</b>
<b>6510.001 - Maintenance Salaries - Non-prod (Vacation) (Balance Forward As of 02/01/2023)</b>							<b>3,373.06</b>
02/01/2023	02/01/2023	Reversed - RC	Reversed -- HGAH 1.2023 Vacation Accruals	GJA		4,155.85	(782.79)
02/28/2023	02/28/2023	RC	HGAH 2.2023 Vacation Accruals	GJA	3,805.01		3,022.22
<b>Totals for 6510.001 - Maintenance Salaries - Non-prod (Vacation)</b>					<b>3,805.01</b>	<b>4,155.85</b>	<b>3,022.22</b>
<b>6510.002 - Maintenance Salaries - Incentive, Bonus, Award (Balance Forward As of 02/01/2023)</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 02/01/2023)</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 02/01/2023)</b>							<b>6,721.13</b>
02/01/2023	01/13/2022	9210479876	AP Invoice - HD Supply Ltd: 1.00 234.85 Supplies Stock	APA	234.85		6,955.98
02/01/2023	01/18/2023	9210575203	AP Invoice - HD Supply Ltd: 1.00 887.69 106B Supplies	APA	887.69		7,843.67
02/01/2023	01/18/2023	9210575204	AP Invoice - HD Supply Ltd: 1.00 67.14 Supplies Stock	APA	67.14		7,910.81
02/01/2023	01/19/2023	9210631776	AP Invoice - HD Supply Ltd: 1.00 39.37 Supplies Stock	APA	39.37		7,950.18
02/01/2023	01/12/2023	WC752594	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 309.19 Supplies Stock	APA	309.19		8,259.37
02/01/2023	01/11/2023	WC752971	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 50.44 Cleaning Supplies	APA	50.44		8,309.81
02/13/2023	01/31/2023	1292573	AP Invoice - Home Depot Credit Services: 1.00 114.27 Supplies Stock	APA	114.27		8,424.08
02/13/2023	01/07/2023	5120386	AP Invoice - Home Depot Credit Services: 1.00 92.57 Supplies Stock	APA	92.57		8,516.65
02/13/2023	01/23/2023	9210736011	AP Invoice - HD Supply Ltd: 1.00 26.47 Cleaning Supplies	APA	26.47		8,543.12
02/13/2023	01/26/2023	9210873052	AP Invoice - HD Supply Ltd: 1.00 35.19 Supplies Stock	APA	35.19		8,578.31
<b>Totals for 6515.000 - Janitorial/Cleaning Supplies</b>					<b>1,857.18</b>	<b>0.00</b>	<b>8,578.31</b>
<b>6515.003 - Maintenance Uniforms (Balance Forward As of 02/01/2023)</b>							<b>499.09</b>
<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 02/01/2023)</b>							<b>4,515.50</b>
02/01/2023	01/12/2023	9210424207	AP Invoice - HD Supply Ltd: 1.00 353.85 Kitchen Faucets Stock	APA	353.85		4,869.35
02/01/2023	01/18/2023	9210575202	AP Invoice - HD Supply Ltd: 1.00 352.61 106B Supplies	APA	352.61		5,221.96
02/01/2023	01/19/2023	9210631775	AP Invoice - HD Supply Ltd: 1.00 353.85 106B Supplies	APA	353.85		5,575.81
02/01/2023	01/11/2023	WC752616	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 532.01 Garbage Disp Stock	APA	532.01		6,107.82
02/13/2023	01/20/2023	2512837	AP Invoice - Home Depot Credit Services: 1.00 70.06 Supplies Stock	APA	70.06		6,177.88
<b>Totals for 6515.004 - Plumbing Supplies</b>					<b>1,662.38</b>	<b>0.00</b>	<b>6,177.88</b>
<b>6515.005 - Electrical Supplies (Balance Forward As of 02/01/2023)</b>							<b>10,464.89</b>
02/01/2023	01/11/2023	9210383791	AP Invoice - HD Supply Ltd: 1.00 285.06 Range Stock	APA	285.06		10,749.95
02/01/2023	01/12/2023	9210424209	AP Invoice - HD Supply Ltd: 1.00 206.01 Lights Stock	APA	206.01		10,955.96
02/01/2023	01/17/2023	9210559246	AP Invoice - HD Supply Ltd: 1.00 706.79 315A Range	APA	706.79		11,662.75
02/01/2023	01/18/2023	9210575201	AP Invoice - HD Supply Ltd: 1.00 156.93 Supplies Stock	APA	156.93		11,819.68

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02/01/2023	01/09/2023	WC744608	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 234.79 Exterior Lighting Supplies	APA	234.79		12,054.47
02/13/2023	01/24/2023	8511757	AP Invoice - Home Depot Credit Services: 1.00 257.70 Supplies Stock	APA	257.70		12,312.17
<b>Totals for 6515.005 - Electrical Supplies</b>					<b>1,847.28</b>	<b>0.00</b>	<b>12,312.17</b>
<b>6515.006 - Decorating Supplies (Balance Forward As of 02/01/2023)</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 02/01/2023)</b>							<b>44,630.35</b>
02/01/2023	01/10/2023	5582	AP Invoice - Smiths Lock Safe: 1.00 431.29 Replaced Exterior Door Lock	APA	431.29		45,061.64
02/01/2023	01/17/2023	39019	AP Invoice - Cleaner Image Inc: 1.00 1890.00 Cleaning Service Jan 1-24, 2023	APA	1,890.00		46,951.64
02/01/2023	01/17/2023	39020	AP Invoice - Cleaner Image Inc: 1.00 540.00 Cleaning Service Jan 25-31, 2023	APA	540.00		47,491.64
02/01/2023	01/09/2023	63961	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 247.50 310B Sink Line Replaced	APA	247.50		47,739.14
02/13/2023	01/30/2023	64093	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 287.50 211A Cleanout Kitchen Sink Line	APA	287.50		48,026.64
02/13/2023	02/02/2023	64105	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 287.50 104B Cleanout Kitchen Sink Line	APA	287.50		48,314.14
02/13/2023	01/27/2023	319181	AP Invoice - Alvarez Refinishing Inc: 1.00 775.00 202A Tub Repair	APA	775.00		49,089.14
02/13/2023	02/01/2023	1000596790	AP Invoice - Cosco Fire Protection Inc - Brea: 1.00 75.00 APA Monitoring Service	APA	75.00		49,164.14
<b>Totals for 6520.000 - Maintenance Contracts</b>					<b>4,533.79</b>	<b>0.00</b>	<b>49,164.14</b>
<b>6520.002 - Elevator Contract (Balance Forward As of 02/01/2023)</b>							<b>2,403.62</b>
<b>Totals for 6520.002 - Elevator Contract</b>					<b>0.00</b>	<b>0.00</b>	<b>2,403.62</b>
<b>6520.003 - Exterminating Contract (Balance Forward As of 02/01/2023)</b>							<b>4,515.00</b>
02/13/2023	02/01/2023	105971	AP Invoice - Round The Clock Pest Control Inc: 1.00 140.00 Pest Control Service	APA	140.00		4,655.00
<b>Totals for 6520.003 - Exterminating Contract</b>					<b>140.00</b>	<b>0.00</b>	<b>4,655.00</b>
<b>6520.004 - Grounds Contract (Balance Forward As of 02/01/2023)</b>							<b>4,350.00</b>
02/01/2023	01/08/2023	10923	AP Invoice - Bobs Lawn Service - Jesus Arias: 1.00 700.00 Trim Trees	APA	700.00		5,050.00
02/01/2023	01/08/2023	123122	AP Invoice - Bobs Lawn Service - Jesus Arias: 1.00 350.00 Landscaping Service	APA	350.00		5,400.00
02/13/2023	02/01/2023	93022	AP Invoice - Bobs Lawn Service - Jesus Arias: 1.00 350.00 Landscaping Service	APA	350.00		5,750.00
<b>Totals for 6520.004 - Grounds Contract</b>					<b>1,400.00</b>	<b>0.00</b>	<b>5,750.00</b>
<b>6525.000 - Garbage &amp; Trash Removal (Balance Forward As of 02/01/2023)</b>							<b>8,613.68</b>
02/01/2023	01/01/2023	13615490	AP Invoice - Athens Services: 1.00 1225.03 Trash Service 01.23	APA	1,225.03		9,838.71
02/01/2023	02/01/2023	Reversed - AF	Reversed -- LOM Accr Trash Exp 1.23	GJ		1,225.03	8,613.68
02/28/2023	02/28/2023	AF	LOM Accr Trash Exp 2.23	GJ	1,224.29		9,837.97
<b>Totals for 6525.000 - Garbage &amp; Trash Removal</b>					<b>2,449.32</b>	<b>1,225.03</b>	<b>9,837.97</b>
<b>6546.000 - HVAC Repairs &amp; Maintenance (Balance Forward As of 02/01/2023)</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 02/01/2023)</b>							<b>3,253.46</b>
02/01/2023	02/01/2023		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS-004914-161212	FA	464.78		3,718.24
<b>Totals for 6600.000 - Depr. Expense - Land Improvements</b>					<b>464.78</b>	<b>0.00</b>	<b>3,718.24</b>
<b>6600.002 - Depr. Expense - Building Improvements (Balance Forward As of 02/01/2023)</b>							<b>6,719.44</b>
02/01/2023	02/01/2023		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA	150.00		6,869.44
02/01/2023	02/01/2023		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA	133.33		7,002.77
02/01/2023	02/01/2023		Depreciation for asset LOM-Awning Replacement, serial number AS-004963-170410	FA	122.50		7,125.27
02/01/2023	02/01/2023		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA	87.47		7,212.74
02/01/2023	02/01/2023		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA	25.00		7,237.74
02/01/2023	02/01/2023		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427	FA	152.48		7,390.22
02/01/2023	02/01/2023		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427	FA	69.17		7,459.39

**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (02/01/2023 to 02/28/2023)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
02/01/2023	02/01/2023		Depreciation for asset LOM-Office Door, serial number AS-019679-210427	FA	29.77		7,489.16
02/01/2023	02/01/2023		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427	FA	132.81		7,621.97
02/01/2023	02/01/2023		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	FA	57.39		7,679.36
<b>Totals for 6600.002 - Depr. Expense - Building Improvements</b>					<b>959.92</b>	<b>0.00</b>	<b>7,679.36</b>
<b>6600.003 - Depr. Expense - Building Equipment (Balance Forward As of 02/01/2023)</b>							<b>930.65</b>
02/01/2023	02/01/2023		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	FA	132.95		1,063.60
<b>Totals for 6600.003 - Depr. Expense - Building Equipment</b>					<b>132.95</b>	<b>0.00</b>	<b>1,063.60</b>
<b>6600.004 - Depr. Expense - Office Furniture &amp; Equipment (Balance Forward As of 02/01/2023)</b>							<b>688.38</b>
02/01/2023	02/01/2023		Depreciation for asset LOM-Community Furniture, serial number AS-004912-161209	FA	98.34		786.72
<b>Totals for 6600.004 - Depr. Expense - Office Furniture &amp; Equipment</b>					<b>98.34</b>	<b>0.00</b>	<b>786.72</b>
<b>6711.000 - Payroll Taxes (FICA) (Balance Forward As of 02/01/2023)</b>							<b>5,661.95</b>
02/04/2023	02/04/2023	RC	HGAH 02.04.23 Payroll	GJ	338.64		6,000.59
02/18/2023	02/18/2023	RC	HGAH 02.18.23 Payroll	GJ	338.64		6,339.23
<b>Totals for 6711.000 - Payroll Taxes (FICA)</b>					<b>677.28</b>	<b>0.00</b>	<b>6,339.23</b>
<b>6720.000 - Property &amp; Liability Insurance (Hazard) (Balance Forward As of 02/01/2023)</b>							<b>15,866.23</b>
<b>Totals for 6720.000 - Property &amp; Liability Insurance (Hazard)</b>					<b>0.00</b>	<b>0.00</b>	<b>15,866.23</b>
<b>6720.002 - Excess Liability Insurance (Balance Forward As of 02/01/2023)</b>							<b>0.00</b>
02/28/2023	02/28/2023	AF	LOM Earthquake Insurance EXPENSE	GJ	1,343.33		1,343.33
<b>Totals for 6720.002 - Excess Liability Insurance</b>					<b>1,343.33</b>	<b>0.00</b>	<b>1,343.33</b>
<b>6722.000 - Workman's Compensation (Balance Forward As of 02/01/2023)</b>							<b>2,972.08</b>
02/01/2023	02/01/2023	QN	HGAH 02.2023 Workers Comp	GJ	384.00		3,356.08
<b>Totals for 6722.000 - Workman's Compensation</b>					<b>384.00</b>	<b>0.00</b>	<b>3,356.08</b>
<b>6723.000 - Health Insurance (Balance Forward As of 02/01/2023)</b>							<b>8,699.31</b>
02/01/2023	02/01/2023	RC	HGAH Additional Jan23 Benefits	GJ	148.92		8,848.23
02/28/2023	02/28/2023	RC	HGAH 02.2023 Benefits Allocation	GJ	1,683.41		10,531.64
<b>Totals for 6723.000 - Health Insurance</b>					<b>1,832.33</b>	<b>0.00</b>	<b>10,531.64</b>
<b>6723.001 - Retirement (Balance Forward As of 02/01/2023)</b>							<b>1,572.84</b>
02/28/2023	02/28/2023	RC	HGAH 02.2023 Benefits Allocation	GJ	261.02		1,833.86
<b>Totals for 6723.001 - Retirement</b>					<b>261.02</b>	<b>0.00</b>	<b>1,833.86</b>
<b>6723.002 - Unemployment Insurance (Balance Forward As of 02/01/2023)</b>							<b>400.45</b>
02/28/2023	02/28/2023	RC	HGAH 02.2023 Benefits Allocation	GJ	67.16		467.61
<b>Totals for 6723.002 - Unemployment Insurance</b>					<b>67.16</b>	<b>0.00</b>	<b>467.61</b>
<b>Grand Total</b>					<b>238,296.77</b>	<b>238,296.77</b>	<b>0.00</b>

# Lomita Manor Senior Housing

## Vendor Aging Report

Based on: GL posting Date As of: 02/28/2023

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	097	No	02/20/2023	02/15/2023	03/17/2023	8	17,919.08	0.00	0.00	0.00	0.00	17,919.08
<b>Total for Normal</b>									<b>17,919.08</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>17,919.08</b>
<b>Grand Totals</b>									<b>17,919.08</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>17,919.08</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>	
02/09/2023	ATUV60197--AT&T Uverse - PO Box 5014	24824	122.00 02/28/2023
02/09/2023	ATHE90054--Athens Services	24825	1,225.03 02/28/2023
02/09/2023	BLSE90501--Bobs Lawn Service - Jesus Arias	24826	1,050.00 02/28/2023
02/09/2023	CLWD90717--City Lomita Water Dept	24827	2,656.58 02/28/2023
02/09/2023	CLWD90717--City Lomita Water Dept	24828	465.22 02/28/2023
02/09/2023	CLIM90277--Cleaner Image Inc	24829	2,430.00 02/28/2023
02/09/2023	FFSU30384--Ferguson Facilities Supply - Atlanta	24830	1,126.43 02/28/2023
02/09/2023	HDSU92150--HD Supply Ltd	24831	3,644.15 02/28/2023
02/09/2023	JMPL90505--J. McKeeve Plumbing, Inc. Sewer & Drain Clean- ing	24832	247.50 02/28/2023
02/09/2023	RENT55416--Rent Track Inc	24833	39.00 02/28/2023
02/09/2023	SLSA90717--Smiths Lock Safe	24834	431.29 02/28/2023
02/09/2023	SCED91771-0001--So Cal Edison	24835	58.18 02/28/2023
02/09/2023	SCED91772-0001--So Cal Edison	24836	2,257.59 02/28/2023
02/09/2023	GASC91756--SoCal Gas	24837	145.86 02/28/2023
02/09/2023	GASC91756--SoCal Gas	24838	989.74 02/28/2023
02/16/2023	ALRE92836--Alvarez Refinishing Inc	24839	775.00 02/28/2023
02/16/2023	ATT60197-9011--AT&T - Box 9011	24840	289.58 02/28/2023
02/16/2023	BLSE90501--Bobs Lawn Service - Jesus Arias	24841	350.00 02/28/2023
02/16/2023	CFPR92821--Cosco Fire Protection Inc - Brea	24842	75.00 02/28/2023
02/16/2023	HDSU92150--HD Supply Ltd	24843	61.66 02/28/2023
02/16/2023	HDCS85062--Home Depot Credit Services	24844	534.60 02/28/2023
02/16/2023	HGAH94588--Humangood Affordable Housing	24845	21,450.97 02/28/2023
02/16/2023	JMPL90505--J. McKeeve Plumbing, Inc. Sewer & Drain Clean- ing	24846	575.00 02/28/2023
02/16/2023	TEMP255512940--Peterson, Debbie K	24847	656.95 In Transit
02/16/2023	REPA75267--RealPage Inc	24848	485.99 In Transit
02/16/2023	RCPC91351--Round The Clock Pest Control Inc	24849	140.00 02/28/2023
02/16/2023	STCC75266--Staples - Dallas	24850	1,278.05 02/28/2023
02/16/2023	SWGR75266--Swenson Group - Dallas	24851	405.05 In Transit
<b>Total for LOM Operating</b>			<b><u>43,966.42</u></b>
		<b>Total:</b>	<b><u>43,966.42</u></b>
		<b>Grand Total:</b>	<b><u>43,966.42</u></b>



# Commercial Checking Acct W Interest

Account number: [REDACTED] ■ February 1, 2023 - February 28, 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://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]	\$888,975.75	\$42,812.23	-\$48,863.82	\$882,924.16

## Interest summary

Annual percentage yield earned this period	1.96%
Interest earned during this period	\$1,349.56
Year to date interest and bonuses paid	\$2,715.25
Total interest and bonuses earned in 2022	\$4,879.91

## Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	02/01	845.00	Lomita Manor Settlement 020123 000016954349366 Humangood Affordable H
	02/02	3,396.00	Lomita Manor Settlement 020223 000016968624386 Humangood Affordable H
	02/03	8,319.00	Lomita Manor Settlement 020323 000016994919662 Humangood Affordable H
	02/06	583.00	Lomita Manor Settlement 020623 000016983517934 Humangood Affordable H
	02/06	4,640.00	Lomita Manor Settlement 020623 000017011099322 Humangood Affordable H
	02/06	13,765.67	Hud Treas 310 Misc Pay 020623 xxxxx0103 RMT*VV*09901500012*****Hud Operating Fund CA13
	02/07	343.00	Lomita Manor Settlement 020723 000016999991574 Humangood Affordable H
	02/07	4,386.00	Lomita Manor Settlement 020723 000017038059926 Humangood Affordable H
	02/08	1,778.00	Lomita Manor Settlement 020823 000017057867966 Humangood Affordable H
	02/08	2,490.00	Lomita Manor Settlement 020823 000017017271690 Humangood Affordable H
	02/10	287.00	Lomita Manor Settlement 021023 000017077709810 Humangood Affordable H
	02/10	369.00	Lomita Manor Settlement 021023 000017057869166 Humangood Affordable H
	02/24	261.00	Lomita Manor Settlement 022423 000017158462890 Humangood Affordable H
	02/28	1,349.56	Interest Payment
		\$42,812.23	Total electronic deposits/bank credits
		\$42,812.23	Total credits



**Debits**

Electronic debits/bank debits

<i>Effective date</i>	<i>Posted date</i>	<i>Amount</i>	<i>Transaction detail</i>
	02/09	261.00	< Business to Business ACH Debit - Lomita Manor Return 020923 000017067446298 Humangood Affordable H
	02/13	263.34	Client Analysis Srvc Chrg 230210 Svc Chge 0123 000004124301342
	02/17	106.39	Rpi Transbilling Sigonfile 021723 Q4Lhs9 Lomita Manor
		<b>\$630.73</b>	<b>Total electronic debits/bank debits</b>

< *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>
24813	2,430.00	02/01	24831	3,644.15	02/15	24840	289.58	02/23
24819*	2,032.40	02/01	24832	247.50	02/17	24841	350.00	02/27
24822*	1,352.26	02/06	24833	39.00	02/17	24842	75.00	02/22
24824*	122.00	02/16	24834	431.29	02/27	24843	61.66	02/22
24825	1,225.03	02/14	24835	58.18	02/15	24844	534.60	02/22
24826	1,050.00	02/21	24836	2,257.59	02/15	24845	21,450.97	02/21
24827	2,656.58	02/14	24837	145.86	02/21	24846	575.00	02/27
24828	465.22	02/14	24838	989.74	02/21	24849*	140.00	02/21
24829	2,430.00	02/27	24839	775.00	02/23	24850	1,278.05	02/22
24830	1,126.43	02/13						
		<b>\$48,233.09</b>				<b>Total checks paid</b>		

\* *Gap in check sequence.*

**\$48,863.82 Total debits**

**Daily ledger balance summary**

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
01/31	888,975.75	02/09	923,445.76	02/21	888,113.78
02/01	885,358.35	02/10	924,101.76	02/22	886,164.47
02/02	888,754.35	02/13	922,711.99	02/23	885,099.89
02/03	897,073.35	02/14	918,365.16	02/24	885,360.89
02/06	914,709.76	02/15	912,405.24	02/27	881,574.60
02/07	919,438.76	02/16	912,283.24	02/28	882,924.16
02/08	923,706.76	02/17	911,890.35		

Average daily ledger balance      \$904,008.05

# Lomita Manor Senior Housing Reconciliation Report

As Of 02/28/2023  
Account: Cash - Operating

Statement Ending Balance	882,924.16
Deposits in Transit	243.00
Outstanding Checks and Charges	(4,756.80)
Adjusted Bank Balance	878,410.36
Book Balance	878,410.36
Adjustments - Excluded Transactions	0.00
Adjustments - Unmatched Items	0.00
Adjustments - Journal Entries*	0.00
Adjusted Book Balance	878,410.36

<b>Total Checks and Charges Cleared</b>	<b>48,863.82</b>	<b>Total Deposits Cleared</b>	<b>42,812.23</b>
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## Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
General Ledger Entry	07/2023-408 Deposited 01/31/2023	01/31/2023		845.00	
General Ledger Entry	08/2023-401 Deposited 02/01/2023 Settlement:16968624386	02/01/2023	16968624386	3,396.00	
General Ledger Entry	08/2023-400 Deposited 02/01/2023 Settlement:16983517934	02/01/2023	16983517934	583.00	
General Ledger Entry	08/2023-403 Deposited 02/02/2023 Settlement:16994919662	02/02/2023	16994919662	8,319.00	
General Ledger Entry	08/2023-402 Deposited 02/02/2023 Settlement:16999991574	02/02/2023	16999991574	343.00	
General Ledger Entry	08/2023-406 Deposited 02/03/2023 Settlement:17011099322	02/03/2023	17011099322	4,640.00	
General Ledger Entry	08/2023-404 Deposited 02/03/2023 Settlement:17017271690	02/03/2023	17017271690	2,490.00	
General Ledger Entry	08/2023-407 Deposited 02/03/2023 Settlement:17038059926	02/03/2023	17038059926	4,386.00	
General Ledger Entry	LOM 2.23 Subsidy Payment	02/06/2023		13,765.67	
General Ledger Entry	08/2023-409 Deposited 02/07/2023 Settlement:17057867966	02/07/2023	17057867966	1,778.00	
General Ledger Entry	08/2023-408 Deposited 02/07/2023 Settlement:17057869166	02/07/2023	17057869166	369.00	
General Ledger Entry	08/2023-410 Deposited 02/09/2023 Settlement:17077709810	02/09/2023	17077709810	287.00	
General Ledger Entry	08/2023-411 Deposited 02/21/2023 Settlement:17158462890	02/21/2023	17158462890	261.00	
General Ledger Entry	LOM int earned 2.23 08/2023-412 Deposited 02/28/2023	02/28/2023		1,349.56	
General Ledger Entry	08/2023-412 Deposited 02/28/2023	02/28/2023			243.00
<b>Total Deposits</b>				<b>42,812.23</b>	<b>243.00</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

# Lomita Manor Senior Housing Reconciliation Report

As Of 02/28/2023

Account: Cash - Operating

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
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
Cleaner Image Inc		01/19/2023	24813	2,430.00	
So Cal Edison		01/19/2023	24819	2,032.40	
Sweinhart Elect Co Inc		01/19/2023	24822	1,352.26	
General Ledger Entry	Insufficient Funds (R01)	02/08/2023		261.00	
AT&T Uverse - PO Box 5014		02/09/2023	24824	122.00	
Athens Services		02/09/2023	24825	1,225.03	
Bobs Lawn Service - Jesus Arias		02/09/2023	24826	1,050.00	
City Lomita Water Dept		02/09/2023	24827	2,656.58	
City Lomita Water Dept		02/09/2023	24828	465.22	
Cleaner Image Inc		02/09/2023	24829	2,430.00	
Ferguson Facilities Supply - Atlanta		02/09/2023	24830	1,126.43	
HD Supply Ltd		02/09/2023	24831	3,644.15	
J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning		02/09/2023	24832	247.50	
Rent Track Inc		02/09/2023	24833	39.00	
Smiths Lock Safe		02/09/2023	24834	431.29	
So Cal Edison		02/09/2023	24835	58.18	
So Cal Edison		02/09/2023	24836	2,257.59	
SoCal Gas		02/09/2023	24837	145.86	
SoCal Gas		02/09/2023	24838	989.74	
Alvarez Refinishing Inc		02/16/2023	24839	775.00	
AT&T - Box 9011		02/16/2023	24840	289.58	
Bobs Lawn Service - Jesus Arias		02/16/2023	24841	350.00	
Cosco Fire Protection Inc - Brea		02/16/2023	24842	75.00	
HD Supply Ltd		02/16/2023	24843	61.66	
Home Depot Credit Services		02/16/2023	24844	534.60	
Humangood Affordable Housing		02/16/2023	24845	21,450.97	
J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning		02/16/2023	24846	575.00	
Peterson, Debbie K	Unit -LOM002-106B	02/16/2023	24847		656.95
RealPage Inc		02/16/2023	24848		485.99
Round The Clock Pest Control Inc		02/16/2023	24849	140.00	
Staples - Dallas		02/16/2023	24850	1,278.05	
Swenson Group - Dallas		02/16/2023	24851		405.05
General Ledger Entry	LOM RP fees 2.23	02/28/2023		106.39	
	LOM bk fees 2.23	02/28/2023		263.34	

# Lomita Manor Senior Housing Reconciliation Report

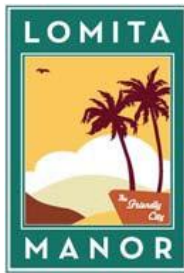
As Of 02/28/2023  
Account: Cash - Operating

Total Checks and Charges

48,863.82

4,756.80





## Housing Authority of the City of Lomita

Lomita Manor

March 2023

### VACANCIES

- 0

### ACTIVITIES

- Mondays:
  - 11:00am Exercise/Chair class
  - 12:00-3:00pm Bingo-available if resident want to lead
- Wednesdays:
  - 11:00am Exercise/Chair class
- Thursdays:
  - 12:00pm Coloring class-available if resident want to lead
- Fridays:
  - 10:00am Exercise/Chair class
  - 11:00am Walking Group-available if resident want to lead
  - 12:00pm Art Class – available if resident want to lead
  - Monthly celebration of residents' birthdays with cake-every 2 months during TAB Meeting
- March 17, 2023- St Patrick's Celebration
- March 30, 2023- Easter Egg Craft

### MAINTENANCE / PROJECTS

- Annual Inspections
- REAC