

Bill Uphoff, Chair  
Mark A. Waronek, Vice-Chair  
James Gazeley, Commissioner  
Rosemary Hart, Commissioner  
Judi Larson, Commissioner  
Cindy Segawa, Commissioner  
Barry Waite, 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 2024-01

**AGENDA  
REGULAR MEETING  
LOMITA HOUSING AUTHORITY  
TUESDAY, MAY 07, 2024  
5:45 P.M.**

THE HOUSING AUTHORITY HAS RESUMED PUBLIC MEETINGS IN THE COUNCIL CHAMBERS. AS A COURTESY, THE CITY WILL ATTEMPT TO ALSO ALLOW VIRTUAL PUBLIC PARTICIPATION DURING THE MEETING. THE HOUSING AUTHORITY MAY SUSPEND PUBLIC PARTICIPATION VIA ZOOM AT ANY TIME, AND THE MEETING WILL NOT BE CANCELLED NOR SUSPENDED IF TECHNICAL ISSUES PRECLUDE OR IMPACT THE ABILITY TO ACCEPT PUBLIC COMMENT OVER ZOOM. SHOULD YOU WISH TO ENSURE YOU CAN PARTICIPATE IN THIS MEETING OR COMMENT ON AN ITEM ON THE AGENDA, YOU MUST SHOW UP IN PERSON AT 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/81778767378>

Telephone Option: (669) 900-6833 Meeting ID: 817 7876 7378

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 residence are 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 prohibits 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 April 2, 2024

**RECOMMENDED ACTION:** Approve minutes.

- b) Lomita Manor March 2024 Financial Documents

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

- c) Lomita Manor April 2024 Monthly Activity Report

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

**5. SCHEDULED ITEMS**

- a. **DISCUSSION AND CONSIDERATION OF RESOLUTION NO. HA 2024-01 APPROVING THE LOMITA MANOR OPERATING BUDGET FOR FISCAL YEAR 2024-2025**

**RECOMMENDED ACTION:** Adopt Resolution No. HA 2024-01.

**RESOLUTION NO. HA 2024-01 - A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF LOMITA, CALIFORNIA, APPROVING THE LOMITA MANOR OPERATING BUDGET FOR FISCAL YEAR 2024-2025**

**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: May 3, 2024



Kathleen Horn Gregory, MMC, City Clerk

**MINUTES OF THE  
LOMITA HOUSING AUTHORITY  
REGULAR MEETING  
TUESDAY, APRIL 2, 2024**

**1. OPENING CEREMONIES**

a. Call Meeting to Order

The regular meeting of the Lomita Housing Authority was called to order by Chair Uphoff at 5:45 p.m. on Tuesday, April 2, 2024, in the Council Chambers.

b. Roll Call

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

**ABSENT:** Commissioners: Gazeley and Hart

**STAFF PRESENT:** Interim Executive Director Hoefgen, City Attorney Rusin, Administrative Analyst Ibarra, and Deputy Secretary Gregory

**2. ORAL COMMUNICATIONS**

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

**3. COMMISSIONER COMMENTS**

Commissioner Larson reported on the following:

- Saint Patrick's Day Celebration including dinner from Torrance bakery and bingo
- Monthly townhall meeting
- Easter celebration

**4. CONSENT AGENDA**

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

**MOTION CARRIED by the following roll call vote:**

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

NOES: None

ABSENT: Commissioners Gazeley and Hart

**Approved the following Consent Agenda items:**

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

- a) Special Housing Authority Minutes of January 16, 2024, and Regular Housing Authority Minutes of March 5, 2024

**RECOMMENDED ACTION:** Approve minutes.

- b) Lomita Manor February 2024 Financial Documents

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

- c) Lomita Manor March 2024 Monthly Activity Report

**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 Uphoff adjourned the meeting at 5:48 p.m.

Respectfully Submitted,

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Kathleen Horn Gregory, MMC, City Clerk  
Secretary  
Adopted:

**HOUSING AUTHORITY  
COMMISSIONERS**

JAMES GAZELEY  
ROSEMARY HART  
JUDI LARSON  
CINDY SEGAWA  
BARRY WAITE  
MARK A. WARONEK



**CITY OF LOMITA**

**BOARD CHAIRPERSON**

BILL UPHOFF

**EXECUTIVE DIRECTOR**

INTERIM CITY MANAGER  
JOE HOEFGEN

**Item No. 4b**

May 7, 2024

Housing Authority of the City of Lomita  
Board of Commissioners

Re: Lomita Manor Monthly Financial Documents – March 2024 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  
 March 31, 2024

PROJECT NUMBER: 41 PROJECT NAME: LOMITA MANOR

Operating Cash - Beginning of Month		843,140
Amounts Received:		
Rent - Current	29,384	
HUD Operating Subsidy	18,143	
<b>Total Receipts</b>		47,526
Disbursements:		
A/P Checks Disbursement (Including Contract billing)	(50,040)	
Misc Other/Bank fees	(317)	
<b>Total Disbursements</b>		(50,357)
<b>Operating Cash - End of Month</b>		<b>840,309</b>
<b>TOTAL CASH, END OF MONTH</b>		<b>840,309</b>

ACCOUNT TYPE	BANK NAME	BEGINNING BALANCE	DEPOSITS / INTEREST	CHECKS/DEBITS WITHDRAWAL	ENDING BALANCE
Operating	Wells Fargo	843,140	47,526	(50,357)	840,309
		<b>843,140</b>	<b>47,526</b>	<b>(50,357)</b>	<b>840,309</b>
Security Deposit	Wells Fargo	33,875	75		33,950
		<b>33,875</b>	<b>75</b>	-	<b>33,950</b>
<b>TOTAL CASH</b>		<b>877,015</b>	<b>47,602</b>	<b>(50,357)</b>	<b>874,259</b>

Prepared by: Teresita Tindan  
 Title: Senior Accountant  
 Date: 4/8/24

**Lomita Manor**  
**Income Statement Actual vs. Budget**  
**For the Period Ended March 31, 2024**

	CURRENT MONTH				YEAR TO DATE				Annual
	March 31, 2024				March 31, 2024				
	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	28,816	27,311	1,505	5.51	259,454	245,799	13,655	5.55	327,732
5121.000 - Tenant Assistance Payments	18,143	18,054	89	0.49	151,624	162,485	(10,861)	(6.68)	216,647
5220.000 - Vacancies	0	0	0	0.00	(2,285)	0	(2,285)	(100.00)	0
<b>Total Rental Revenue</b>	<b>46,959</b>	<b>45,365</b>	<b>1,594</b>	<b>3.51</b>	<b>408,793</b>	<b>408,284</b>	<b>509</b>	<b>0.12</b>	<b>544,379</b>
<b>Financial Revenue</b>									
5410.000 - Interest Revenue - Project Operations	1,686	0	1,686	100.00	15,098	0	15,098	100.00	0
<b>Total Financial Revenue</b>	<b>1,686</b>	<b>0</b>	<b>1,686</b>	<b>100.00</b>	<b>15,098</b>	<b>0</b>	<b>15,098</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)	2,778	2,970	(192)	(6.46)	3,960
<b>Total Miscellaneous Revenue</b>	<b>0</b>	<b>330</b>	<b>(330)</b>	<b>(100.00)</b>	<b>2,778</b>	<b>2,970</b>	<b>(192)</b>	<b>(6.46)</b>	<b>3,960</b>
<b>Total Other Revenue</b>	<b>0</b>	<b>330</b>	<b>(330)</b>	<b>(100.00)</b>	<b>2,778</b>	<b>2,970</b>	<b>(192)</b>	<b>(6.46)</b>	<b>3,960</b>
<b>Total Revenue</b>	<b>48,645</b>	<b>45,695</b>	<b>2,950</b>	<b>6.45</b>	<b>426,669</b>	<b>411,254</b>	<b>15,415</b>	<b>3.74</b>	<b>548,339</b>
<b>Operating Expenses</b>									
<b>Administrative Expenses</b>									
6203.000 - Training/Meeting/Conferences	0	0	0	0.00	0	2,500	2,500	100.00	2,500
6204.000 - Management Consultants	30,000	30,000	0	0.00	30,054	30,000	(55)	(0.18)	30,000
6205.000 - IT Support Services	327	479	152	31.59	2,357	4,311	1,955	45.34	5,748
6205.001 - IT Equipment	0	83	83	100.00	0	750	750	100.00	1,000
6210.000 - Advertising and Marketing	0	0	0	0.00	234	100	(134)	(134.00)	100
6250.000 - Other Renting Expenses	72	29	(43)	(150.87)	568	256	(312)	(121.63)	342
6311.000 - Office Supplies	356	250	(106)	(42.34)	1,570	2,250	680	30.22	3,000
6311.001 - Office Equipment Lease Expense	405	458	53	11.62	3,762	4,125	364	8.81	5,500
6311.002 - Telephone/Fax/Cell Phone/Elevator	1,456	631	(825)	(131.00)	5,850	5,673	(178)	(3.12)	7,564
6311.003 - Postage/FedEx/UPS	64	21	(43)	(202.16)	219	191	(28)	(14.78)	255
6311.004 - Dues & Fees	379	348	(31)	(8.76)	4,924	3,138	(1,786)	(56.93)	4,183
6311.005 - Tax Return Fees	0	0	0	0.00	0	130	130	100.00	130
6311.006 - Bank Fees	274	248	(25)	(10.34)	2,427	2,232	(196)	(8.75)	2,976
6311.007 - Employee Activities	0	0	0	0.00	258	0	(258)	(100.00)	0
6311.008 - Payroll Fees	0	10	10	100.00	0	90	90	100.00	120
6311.011 - Resident Activities	0	350	350	100.00	17,710	3,150	(14,559)	(462.19)	4,200
6311.012 - Outside Labor	126	0	(126)	(100.00)	238	0	(239)	(100.00)	0
6320.000 - Management Fee	3,850	3,850	0	0.00	34,650	34,650	0	0.00	46,200
6330.000 - Manager Salaries	5,211	5,282	70	1.32	46,360	47,532	1,173	2.46	63,376
6330.001 - Manager Salaries - Non-prod (Vacation)	784	476	(308)	(64.63)	6,958	4,287	(2,671)	(62.28)	5,717
6330.002 - Manager Salaries - Incentive, Bonus, Award	0	0	0	0.00	2,786	2,000	(786)	(39.30)	2,000
6350.000 - Audit/Tax Return Expense	0	188	188	100.00	0	1,695	1,695	100.00	2,260



**Lomita Manor**  
**Income Statement Actual vs. Budget**  
**For the Period Ended March 31, 2024**

	CURRENT MONTH				YEAR TO DATE				Annual
	March 31, 2024				March 31, 2024				
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
6351.000 - Bookkeeping Fees	578	585	8	1.28	5,198	5,265	67	1.28	7,020
6390.001 - Business Travel & Entertainment	0	0	0	0.00	8	0	(8)	(100.00)	0
<b>Total Administrative Expenses</b>	<b>43,882</b>	<b>43,288</b>	<b>(593)</b>	<b>(1.37)</b>	<b>166,131</b>	<b>154,325</b>	<b>(11,806)</b>	<b>(7.65)</b>	<b>194,191</b>
<b>Utilities</b>									
6450.000 - Electricity	2,137	1,834	(305)	(16.59)	23,454	16,500	(6,954)	(42.14)	22,000
6451.000 - Water	1,700	1,716	17	0.97	14,453	15,450	998	6.45	20,600
6452.000 - Gas	836	667	(169)	(25.37)	6,059	6,000	(60)	(0.99)	8,000
<b>Total Utilities Expense</b>	<b>4,673</b>	<b>4,217</b>	<b>(457)</b>	<b>(10.83)</b>	<b>43,966</b>	<b>37,950</b>	<b>(6,016)</b>	<b>(15.85)</b>	<b>50,600</b>
<b>Maintenance Expenses</b>									
6510.000 - Maintenance Salaries	4,960	4,197	(763)	(18.17)	39,885	37,773	(2,112)	(5.59)	50,363
6510.001 - Maintenance Salaries - Non-prod (Vacation)	776	541	(234)	(43.25)	6,916	4,872	(2,044)	(41.93)	6,497
6510.002 - Maintenance Salaries - Incentive, Bonus, Award	0	0	0	0.00	500	600	100	16.66	600
6510.003 - Maintenance Salaries - Overtime, Double-Time	0	0	0	0.00	136	0	(135)	(100.00)	0
6515.000 - Janitorial/Cleaning Supplies	290	561	270	48.20	1,335	5,041	3,705	73.50	6,721
6515.003 - Maintenance Uniforms	0	0	0	0.00	160	600	440	73.35	600
6515.004 - Plumbing Supplies	1,417	416	(1,000)	(240.04)	8,988	3,750	(5,238)	(139.66)	5,000
6515.005 - Electrical Supplies	2,053	834	(1,220)	(146.36)	13,961	7,500	(6,461)	(86.15)	10,000
6515.006 - Decorating Supplies	1,489	416	(1,073)	(257.43)	8,063	3,750	(4,313)	(115.01)	5,000
6515.008 - Maintenance Supplies	0	0	0	0.00	363	0	(363)	(100.00)	0
6525.000 - Garbage & Trash Removal	2,286	1,224	(1,062)	(86.78)	14,593	11,016	(3,576)	(32.46)	14,688
6546.000 - HVAC Repairs & Maintenance	1,474	414	(1,060)	(256.55)	6,596	3,720	(2,877)	(77.33)	4,960
<b>Total Maintenance Expenses</b>	<b>14,745</b>	<b>8,603</b>	<b>(6,142)</b>	<b>(71.40)</b>	<b>101,496</b>	<b>78,622</b>	<b>(22,874)</b>	<b>(29.09)</b>	<b>104,429</b>
<b>Maintenance Contracts</b>									
6520.000 - Maintenance Contracts	3,537	4,583	1,045	22.81	56,147	41,250	(14,897)	(36.11)	55,000
6520.001 - Janitorial/Cleaning Contract	2,160	2,333	174	7.42	22,255	21,000	(1,255)	(5.97)	28,000
6520.002 - Elevator Contract	0	0	0	0.00	9,230	2,280	(6,950)	(304.81)	3,040
6520.003 - Exterminating Contract	230	167	(62)	(37.24)	1,558	1,503	(55)	(3.64)	2,004
6520.004 - Grounds Contract	350	360	10	2.77	6,825	3,240	(3,585)	(110.64)	4,320
<b>Total Maintenance Contract Expense</b>	<b>6,277</b>	<b>7,443</b>	<b>1,167</b>	<b>15.67</b>	<b>96,015</b>	<b>69,273</b>	<b>(26,742)</b>	<b>(38.60)</b>	<b>92,364</b>
<b>Taxes and Insurance</b>									
6711.000 - Payroll Taxes (FICA)	1,086	803	(284)	(35.31)	7,604	7,226	(378)	(5.22)	9,635
6720.000 - Property & Liability Insurance (Hazard)	1,343	1,416	73	5.13	12,090	12,745	655	5.13	16,993
6722.000 - Workman's Compensation	345	344	0	0.00	2,503	3,098	595	19.21	4,131
6723.000 - Health Insurance	970	1,590	619	38.94	8,670	14,302	5,632	39.37	19,069
6723.001 - Retirement	225	275	49	18.05	2,054	2,475	421	17.02	3,300
6723.002 - Unemployment Insurance	51	157	107	67.92	52	1,417	1,365	96.30	1,889
<b>Total Taxes and Insurance</b>	<b>4,020</b>	<b>4,585</b>	<b>564</b>	<b>12.31</b>	<b>32,973</b>	<b>41,263</b>	<b>8,290</b>	<b>20.09</b>	<b>55,017</b>
<b>Total Operating Expenses</b>	<b>73,597</b>	<b>68,136</b>	<b>(5,461)</b>	<b>(8.01)</b>	<b>440,581</b>	<b>381,433</b>	<b>(59,148)</b>	<b>(15.50)</b>	<b>496,601</b>
<b>Total Net Operating Income/(Loss)</b>	<b>(24,952)</b>	<b>(22,441)</b>	<b>(2,511)</b>	<b>(11.18)</b>	<b>(13,912)</b>	<b>29,821</b>	<b>(43,733)</b>	<b>(146.65)</b>	<b>51,738</b>
<b>Total Project Expense</b>	<b>73,597</b>	<b>68,136</b>	<b>5,461</b>	<b>8.01</b>	<b>440,581</b>	<b>381,433</b>	<b>59,148</b>	<b>15.50</b>	<b>496,601</b>
<b>Total Project Income Group (Before Reserves &amp;</b>	<b>(24,952)</b>	<b>(22,441)</b>	<b>(2,511)</b>	<b>(11.18)</b>	<b>(13,912)</b>	<b>29,821</b>	<b>(43,733)</b>	<b>(146.65)</b>	<b>51,738</b>

**Lomita Manor**  
**Income Statement Actual vs. Budget**  
**For the Period Ended March 31, 2024**

	CURRENT MONTH March 31, 2024				YEAR TO DATE March 31, 2024				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
<b>CapEx)</b>									
<b>Total Cost of Operations</b>	<b>73,597</b>	<b>68,136</b>	<b>5,461</b>	<b>8.01</b>	<b>440,581</b>	<b>381,433</b>	<b>59,148</b>	<b>15.50</b>	<b>496,601</b>
<b>Net Income (Loss) (on Operations)</b>	<b>(24,952)</b>	<b>(22,441)</b>	<b>(2,511)</b>	<b>(11.18)</b>	<b>(13,912)</b>	<b>29,821</b>	<b>(43,733)</b>	<b>(146.65)</b>	<b>51,738</b>
<b>Other Non-Cash Expenses &amp; Revenue</b>	<b>1,656</b>	<b>1,656</b>	<b>0</b>	<b>0.00</b>	<b>14,904</b>	<b>14,904</b>	<b>0</b>	<b>0.00</b>	<b>19,872</b>
<b>GAAP Net Income (Loss)</b>	<b>(26,608)</b>	<b>(24,097)</b>	<b>(2,511)</b>	<b>(10.42)</b>	<b>(28,816)</b>	<b>14,917</b>	<b>(43,733)</b>	<b>(293.17)</b>	<b>31,866</b>
<b>Cash Flow</b>									
<b>Total Project Net Income</b>	<b>(24,952)</b>	<b>(22,441)</b>	<b>(2,511)</b>	<b>(11.18)</b>	<b>(13,912)</b>	<b>29,821</b>	<b>(43,733)</b>	<b>(146.65)</b>	<b>51,738</b>
<b>Add (Subtract)</b>	<b>(22,121)</b>	<b>0</b>	<b>22,121</b>	<b>100.00</b>	<b>(10,954)</b>	<b>0</b>	<b>10,953</b>	<b>100.00</b>	<b>0</b>
<b>Increase (Decrease) in Operating Cash</b>	<b>(2,831)</b>	<b>(22,441)</b>	<b>19,610</b>	<b>87.38</b>	<b>(2,958)</b>	<b>29,821</b>	<b>(32,780)</b>	<b>(109.92)</b>	<b>51,738</b>
<b>Increase (decrease) in Ops Cash per Bal Sheet</b>	<b>(2,831)</b>	<b>0</b>	<b>(2,831)</b>	<b>100.00</b>	<b>(2,958)</b>	<b>0</b>	<b>(2,958)</b>	<b>100.00</b>	<b>0</b>

**Lomita Manor  
Balance Sheet  
March 31, 2024**

	March 31, 2024	February 29, 2024	Period Difference
<b>Assets</b>			
<b>Current Assets</b>			
<b>Cash</b>			
1120.000 - Cash - Operating	840,309.01	843,140.03	(2,831.02)
<b>Total Cash</b>	<b>840,309.01</b>	<b>843,140.03</b>	<b>(2,831.02)</b>
<b>Other Restricted Cash</b>			
1191.000 - Cash - Security Deposits	33,950.58	33,875.37	75.21
<b>Other Restricted Cash</b>	<b>33,950.58</b>	<b>33,875.37</b>	<b>75.21</b>
<b>Prepaid Expenses and Deposits</b>			
1200.001 - Prepaid Expense - Property Insurance	13,555.02	14,898.35	(1,343.33)
<b>Total Prepaid Expenses and Deposits</b>	<b>13,555.02</b>	<b>14,898.35</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>1,035,271.87</b>	<b>1,039,371.01</b>	<b>(4,099.14)</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	41,365.42	40,900.64	464.78
1495.002 - Accum. Depr. - Building Improvements	91,421.35	90,461.43	959.92
1495.003 - Accum. Depr. - Building Equipment	14,489.10	14,356.15	132.95
1495.004 - Accum. Depr. - Office Furniture & Equipment	12,333.97	12,235.63	98.34
1495.005 - Accum. Depr. - Maintenance Equipment	1,957.64	1,957.64	0.00
<b>Total Accumulated Depreciation</b>	<b>161,567.48</b>	<b>159,911.49</b>	<b>1,655.99</b>
<b>Net Fixed Assets</b>	<b>87,175.09</b>	<b>88,831.08</b>	<b>(1,655.99)</b>
<b>Total Assets</b>	<b>1,122,446.96</b>	<b>1,128,202.09</b>	<b>(5,755.13)</b>

**Liabilities & Equity**

**Liabilities**

**Current Liabilities**

2109.000 - Accounts Payable - Accrued Expenses	1,700.00	0.00	1,700.00
2114.000 - Accounts Payable - Beacon Communities	58,517.52	35,165.43	23,352.09
2118.000 - Escheat Checks Payable	150.00	150.00	0.00
2120.000 - Accrued Vacation Payable	13,710.83	12,967.56	743.27
2126.000 - Accrued Payroll	354.43	4,253.30	(3,898.87)
<b>Total Current Liabilities</b>	<b>74,432.78</b>	<b>52,536.29</b>	<b>21,896.49</b>

**Other Current Liabilities**

**Lomita Manor  
Balance Sheet  
March 31, 2024**

	March 31, 2024	February 29, 2024	Period Difference
2210.000 - Prepaid Revenue	8.00	1,127.00	(1,119.00)
<b>Total Other Current Liabilities</b>	<b>8.00</b>	<b>1,127.00</b>	<b>(1,119.00)</b>
<b>Other Liabilities</b>			
2191.000 - Security Deposits Payable	26,023.00	26,013.00	10.00
2191.001 - Security Deposit Interest Payable	2,239.45	2,174.24	65.21
<b>Total Other Liabilities</b>	<b>28,262.45</b>	<b>28,187.24</b>	<b>75.21</b>
<b>Total Liabilities</b>	<b>102,703.23</b>	<b>81,850.53</b>	<b>20,852.70</b>
<b>Equity</b>			
3131.000 - Unrestricted Net Assets	147,457.26	147,457.26	0.00
3140.000 - Retained Earnings - Profit or Loss	901,102.36	901,102.36	0.00
<b>Current Net Income</b>	<b>(28,815.89)</b>	<b>(2,208.06)</b>	<b>(26,607.83)</b>
<b>Total Equity</b>	<b>1,019,743.73</b>	<b>1,046,351.56</b>	<b>(26,607.83)</b>
<b>Total Liabilities &amp; Equity</b>	<b>1,122,446.96</b>	<b>1,128,202.09</b>	<b>(5,755.13)</b>

**Lomita Manor  
CONTRACT BILLING  
March 31, 2024**

DESCRIPTION	Amount
Employees' Wages/Salaries for the month	15,973.08
Work Comp, Unemployment Ins, Pension & Health Benefits	1,590.39
Computer Lease	267.81
Other-AP transactions-	1,044.32
Bookkeeping Fees (77 units* \$7.50)	577.50
Rental Housing Mgmt fees (\$50*77 units)	3,850.00
Purchase Card	48.99
<b>TOTAL DUE TO HGAH For the Month</b>	<b>23,352.09</b>
<b>Recap:</b>	
<b>Balance as of 6/30/2023</b>	18,237.23
July Charges	16,365.02
July Repayment to HGAH	(18,237.23)
<b>Ending Balance @ 07/31/23</b>	<b>16,365.02</b>
August Charges	16,482.75
August Repayment to HGAH	(16,365.02)
<b>Ending Balance @ 08/31/23</b>	<b>16,482.75</b>
September Charges	21,712.04
September Repayment to HGAH	
<b>Ending Balance @ 09/30/23</b>	<b>38,194.79</b>
October Charges	16,925.21
October Repayment to HGAH	(38,194.79)
<b>Ending Balance @ 10/31/23</b>	<b>16,925.21</b>
November Charges	17,283.57
November Repayment to HGAH	-
<b>Ending Balance @ 11/30/23</b>	<b>34,208.78</b>
December Charges	47,876.37
December Repayment to HGAH	(16,925.21)
<b>Ending Balance @ 12/31/23</b>	<b>65,159.94</b>
January Charges	16,038.24
January Repayment to HGAH	-
<b>Ending Balance @ 01/31/24</b>	<b>81,198.18</b>

**Lomita Manor  
CONTRACT BILLING  
March 31, 2024**

<b>DESCRIPTION</b>	<b>Amount</b>
February Charges	19,127.19
February Repayment to HGAH	(65,159.94)
<b>Ending Balance @ 02/28/24</b>	<b>35,165.43</b>
March Charges	23,352.09
March Repayment to HGAH	-
<b>Ending Balance @ 03/31/24</b>	<b>58,517.52</b>

**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (03/01/2024 to 03/31/2024)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
<b>1120.000 - Cash - Operating (Balance Forward As of 03/01/2024)</b>										
03/01/2024	03/01/2024	20252181610	09/2024-401 Deposited 03/01/2024 Settle- ment:20252181610		LOM		OARB	3,393.00		843,140.03
03/01/2024	03/01/2024	20263275070	09/2024-400 Deposited 03/01/2024 Settle- ment:20263275070		LOM		OARB	1,444.00		847,977.03
03/04/2024	03/04/2024	20295980638	09/2024-403 Deposited 03/04/2024 Settle- ment:20295980638		LOM		OARB	16,506.00		864,483.03
03/04/2024	03/04/2024	20303380054	09/2024-402 Deposited 03/04/2024 Settle- ment:20303380054		LOM		OARB	791.00		865,274.03
03/05/2024	03/05/2024	20313855538	09/2024-405 Deposited 03/05/2024 Settle- ment:20313855538		LOM		OARB	3,200.00		868,474.03
03/05/2024	03/05/2024	20317973438	09/2024-404 Deposited 03/05/2024 Settle- ment:20317973438		LOM		OARB	1,092.00		869,566.03
03/06/2024	03/06/2024	20327308986	09/2024-407 Deposited 03/06/2024 Settle- ment:20327308986		LOM		OARB	527.00		870,093.03
03/06/2024	03/06/2024	TRT	LOM 03.24 Subsidy Payment		LOM		GJ	18,142.66		888,235.69
03/11/2024	03/11/2024	25155	AP Pymt - AT&T - BOX 5014		LOM		DB		63.49	888,172.20
03/11/2024	03/11/2024	25156	AP Pymt - City Lomita		LOM		DB		30,000.00	858,172.20
03/11/2024	03/11/2024	25157	AP Pymt - Cleaner Image Inc		LOM		DB		2,160.00	856,012.20
03/11/2024	03/11/2024	25158	AP Pymt - DoorKing Inc		LOM		DB		460.35	855,551.85
03/11/2024	03/11/2024	25159	AP Pymt - Ferguson Facilities Supply - Atlanta		LOM		DB		277.30	855,274.55
03/11/2024	03/11/2024	25160	AP Pymt - HD Supply Ltd		LOM		DB		242.63	855,031.92
03/11/2024	03/11/2024	25161	AP Pymt - Home Depot Credit Services		LOM		DB		1,662.27	853,369.65
03/11/2024	03/11/2024	25162	AP Pymt - J. McKeeve Plumb- ing, Inc. Sewer & Drain Clean- ing		LOM		DB		692.00	852,677.65
03/11/2024	03/11/2024	25163	AP Pymt - RealPage Inc		LOM		DB		495.82	852,181.83
03/11/2024	03/11/2024	25164	AP Pymt - Smiths Lock Safe		LOM		DB		194.66	851,987.17
03/11/2024	03/11/2024	25165	AP Pymt - So Cal Edison		LOM		DB		2,137.53	849,849.64
03/14/2024	03/14/2024	20387882222	09/2024-408 Deposited 03/14/2024 Settle- ment:20387882222		LOM		OARB	744.00		850,593.64
03/20/2024	03/20/2024	TRT	LOM 0324 BSC & RPI Trans- billing		LOM		GJ		43.74	850,549.90
03/20/2024	03/20/2024	TRT	LOM 0324 BSC & RPI Trans- billing		LOM		GJ		273.66	850,276.24
03/21/2024	03/21/2024	25166	AP Pymt - Sweinhart Elect Co Inc		LOM		DB		313.00	849,963.24
03/28/2024	03/28/2024	25167	AP Pymt - Athens Services		LOM		DB		2,286.28	847,676.96
03/28/2024	03/28/2024	25168	AP Pymt - Bobs Lawn Service - Jesus Arias		LOM		DB		350.00	847,326.96
03/28/2024	03/28/2024	25169	AP Pymt - Ferguson Facilities Supply - Atlanta		LOM		DB		1,692.36	845,634.60
03/28/2024	03/28/2024	25170	AP Pymt - HD Supply Ltd		LOM		DB		2,848.54	842,786.06
03/28/2024	03/28/2024	25171	AP Pymt - J. McKeeve Plumb- ing, Inc. Sewer & Drain Clean- ing		LOM		DB		2,337.80	840,448.26
03/28/2024	03/28/2024	25172	AP Pymt - PEST R US		LOM		DB		229.20	840,219.06
03/28/2024	03/28/2024	25173	AP Pymt - SoCal Gas		LOM		DB		309.28	839,909.78
03/28/2024	03/28/2024	25174	AP Pymt - SoCal Gas		LOM		DB		526.53	839,383.25
03/28/2024	03/28/2024	25175	AP Pymt - Staples - Dallas		LOM		DB		355.87	839,027.38
03/28/2024	03/28/2024	25176	AP Pymt - The Swenson Group		LOM		DB		405.05	838,622.33
03/31/2024	03/31/2024		Bank Interest Earned: LOM In- terest earned		LOM		DB	1,686.68		840,309.01
<b>Totals for 1120.000 - Cash - Operating</b>								<b>47,526.34</b>	<b>50,357.36</b>	<b>840,309.01</b>
<b>1130.000 - Accounts Receivable - Tenant Rent (Balance Forward As of 03/01/2024)</b>										
03/01/2024	03/01/2024	FileID- 8881783-1	Accounts Receivable - Tenant Rent		LOM		OARA	22,860.00		22,860.00
03/01/2024	03/01/2024	FileID- 8885717-2	Accounts Receivable - Tenant Rent		LOM		OARA		15,979.00	6,881.00
03/02/2024	03/02/2024	FileID- 8885717-1	Accounts Receivable - Tenant Rent		LOM		OARA		283.00	6,598.00
03/04/2024	03/04/2024	FileID- 8885717-3	Accounts Receivable - Tenant Rent		LOM		OARA		1,035.00	5,563.00
03/04/2024	03/04/2024	FileID- 8889159-3	Accounts Receivable - Tenant Rent		LOM		OARA		3,371.00	2,192.00

**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (03/01/2024 to 03/31/2024)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
03/05/2024	03/05/2024	FileID-8889159-2	Accounts Receivable - Tenant Rent		LOM		OARA		921.00	1,271.00
03/05/2024	03/05/2024	FileID-8892655-1	Accounts Receivable - Tenant Rent		LOM		OARA		527.00	744.00
03/14/2024	03/14/2024	FileID-8917756-2	Accounts Receivable - Tenant Rent		LOM		OARA		744.00	0.00
<b>Totals for 1130.000 - Accounts Receivable - Tenant Rent</b>								<b>22,860.00</b>	<b>22,860.00</b>	<b>0.00</b>
<b>1191.000 - Cash - Security Deposits (Balance Forward As of 03/01/2024)</b>										<b>33,875.37</b>
03/05/2024	03/05/2024	20317993750	09/2024-406 Deposited 03/05/2024 Settlement:20317993750		LOM		OARB	10.00		33,885.37
03/31/2024	03/31/2024		Bank Interest Earned: LOM Interest earned		LOM		DB	65.21		33,950.58
<b>Totals for 1191.000 - Cash - Security Deposits</b>								<b>75.21</b>	<b>0.00</b>	<b>33,950.58</b>
<b>1200.001 - Prepaid Expense - Property Insurance (Balance Forward As of 03/01/2024)</b>										<b>14,898.35</b>
03/31/2024	03/31/2024	TRT	LOM Recurring Earthquake-Prop&Liability Ins(Hazard)		LOM		GJ		1,343.33	13,555.02
<b>Totals for 1200.001 - Prepaid Expense - Property Insurance</b>								<b>0.00</b>	<b>1,343.33</b>	<b>13,555.02</b>
<b>1330.000 - Cash - Operating Reserve (Balance Forward As of 03/01/2024)</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 03/01/2024)</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 03/01/2024)</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 03/01/2024)</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 03/01/2024)</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 03/01/2024)</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 03/01/2024)</b>										<b>(40,900.64)</b>
03/01/2024	03/01/2024		Depreciation for asset LOM- Replacem Fire Line/Pipe, serial number AS-004914-161212		LOM		FA		464.78	(41,365.42)
<b>Totals for 1495.000 - Accum. Depr. - Land Improvements</b>								<b>0.00</b>	<b>464.78</b>	<b>(41,365.42)</b>
<b>1495.002 - Accum. Depr. - Building Improvements (Balance Forward As of 03/01/2024)</b>										<b>(90,461.43)</b>
03/01/2024	03/01/2024		Depreciation for asset LOM- AC Unit - Bldg A, serial number AS-019681-210427		LOM		FA		150.00	(90,611.43)
03/01/2024	03/01/2024		Depreciation for asset LOM- AC Unit - Bldg B, serial number AS-019682-210427		LOM		FA		133.33	(90,744.76)
03/01/2024	03/01/2024		Depreciation for asset LOM- Awning Replacement, serial number AS-004963-170410		LOM		FA		122.50	(90,867.26)
03/01/2024	03/01/2024		Depreciation for asset LOM- Door - 101B, serial number AS-019676-210427		LOM		FA		87.47	(90,954.73)
03/01/2024	03/01/2024		Depreciation for asset LOM- Furnace - 101B, serial number AS-019680-210427		LOM		FA		25.00	(90,979.73)
03/01/2024	03/01/2024		Depreciation for asset LOM- Main Entry Gate Upgrade, serial number AS-019675-210427		LOM		FA		152.48	(91,132.21)
03/01/2024	03/01/2024		Depreciation for asset LOM- Main Pipeline Replacement - 104A, serial number AS-019674-210427		LOM		FA		69.17	(91,201.38)
03/01/2024	03/01/2024		Depreciation for asset LOM- Office Door, serial number AS-019679-210427		LOM		FA		29.77	(91,231.15)
03/01/2024	03/01/2024		Depreciation for asset LOM- Rec Room Doors, serial num-		LOM		FA		132.81	(91,363.96)



**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (03/01/2024 to 03/31/2024)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
03/01/2024	03/01/2024		ber AS-019678-210427 Depreciation for asset LOM- Replace Fire Line - Utility Room, serial number AS- 004915-161212		LOM		FA	57.39		(91,421.35)
<b>Totals for 1495.002 - Accum. Depr. - Building Improvements</b>								<b>0.00</b>	<b>959.92</b>	<b>(91,421.35)</b>
<b>1495.003 - Accum. Depr. - Building Equipment (Balance Forward As of 03/01/2024)</b>										
03/01/2024	03/01/2024		Depreciation for asset LOM- Fire Alarm System, serial num- ber AS-004532-160504		LOM		FA	132.95		(14,489.10)
<b>Totals for 1495.003 - Accum. Depr. - Building Equipment</b>								<b>0.00</b>	<b>132.95</b>	<b>(14,489.10)</b>
<b>1495.004 - Accum. Depr. - Office Furniture &amp; Equipment (Balance Forward As of 03/01/2024)</b>										
03/01/2024	03/01/2024		Depreciation for asset LOM- Community Furniture, serial num- ber AS-004912-161209		LOM		FA	98.34		(12,333.97)
<b>Totals for 1495.004 - Accum. Depr. - Office Furniture &amp; Equipment</b>								<b>0.00</b>	<b>98.34</b>	<b>(12,333.97)</b>
<b>1495.005 - Accum. Depr. - Maintenance Equipment (Balance Forward As of 03/01/2024)</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 03/01/2024)</b>										
03/31/2024	03/31/2024	TRT	LOM 0324 Accrual of water ex- pense		LOM		GJ	1,700.00		0.00 (1,700.00)
<b>Totals for 2109.000 - Accounts Payable - Accrued Expenses</b>								<b>0.00</b>	<b>1,700.00</b>	<b>(1,700.00)</b>
<b>2110.000 - Accounts Payable - Operations (Balance Forward As of 03/01/2024)</b>										
03/04/2024	02/20/2024	2024	AP Invoice - City Lomita: An- nual Admin Fee		LOM		APA	30,000.00		(30,000.00)
03/04/2024	02/20/2024	5890	AP Invoice - Smiths Lock Safe: Keys Stock		LOM		APA	194.66		(30,194.66)
03/04/2024	02/27/2024	26915	AP Invoice - Sweinhart Elect Co Inc: Monthly ER Power System Service		LOM		APA	313.00		(30,507.66)
03/04/2024	02/19/2024	40836	AP Invoice - Cleaner Image Inc: Cleaning Service Feb 1-23, 2024		LOM		APA	1,890.00		(32,397.66)
03/04/2024	02/19/2024	40837	AP Invoice - Cleaner Image Inc: Cleaning Service Feb 24-29, 2024		LOM		APA	270.00		(32,667.66)
03/04/2024	02/28/2024	65737	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 307B Clear Line		LOM		APA	692.00		(33,359.66)
03/04/2024	02/25/2024	1610334	AP Invoice - Home Depot Credit Services: Supplies Stock		LOM		APA	75.39		(33,435.05)
03/04/2024	02/28/2024	2201118	AP Invoice - DoorKing Inc: DoorKing Entry System		LOM		APA	460.35		(33,895.40)
03/04/2024	01/24/2024	3624673	AP Invoice - Home Depot Credit Services: Supplies Stock		LOM		APA	152.20		(34,047.60)
03/04/2024	02/22/2024	4511472	AP Invoice - Home Depot Credit Services: 308B Supplies		LOM		APA	1,094.50		(35,142.10)
03/04/2024	02/22/2024	4511484	AP Invoice - Home Depot Credit Services: 308B Supplies		LOM		APA	340.18		(35,482.28)
03/04/2024	02/27/2024	9223608269	AP Invoice - HD Supply Ltd: Supplies 308B		LOM		APA	182.44		(35,664.72)
03/04/2024	02/28/2024	9223642621	AP Invoice - HD Supply Ltd: Supplies 308B		LOM		APA	60.19		(35,724.91)
03/04/2024	02/18/2024	330269793/01.1	AP Invoice - AT&T - BOX 5014: Internet Service 02.19.24-03.18.24		LOM		APA	63.49		(35,788.40)
03/04/2024	02/14/2024	700434346846/	AP Invoice - So Cal Edison: Electrical Service 01.16.24-02.13.24		LOM		APA	2,137.53		(37,925.93)
03/04/2024	02/17/2024	I2402035044	AP Invoice - RealPage Inc		LOM		APA	495.82		(38,421.75)
03/04/2024	02/21/2024	WH016928	AP Invoice - Ferguson Facili- ties Supply - Atlanta: Cleaning Supplies Stock		LOM		APA	277.30		(38,699.05)
03/11/2024	03/11/2024	25155	AP Pymt - AT&T - BOX 5014		LOM		DB	63.49		(38,635.56)
03/11/2024	03/11/2024	25156	AP Pymt - City Lomita: Annual Admin Fee		LOM		DB	30,000.00		(8,635.56)
03/11/2024	03/11/2024	25157	AP Pymt - Cleaner Image Inc: Cleaning Service Feb 1-23, 2024		LOM		DB	1,890.00		(6,745.56)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
03/11/2024	03/11/2024	25157	AP Pymt - Cleaner Image Inc: Cleaning Service Feb 24-29, 2024		LOM		DB	270.00		(6,475.56)
03/11/2024	03/11/2024	25158	AP Pymt - DoorKing Inc: Doorking Entry System		LOM		DB	460.35		(6,015.21)
03/11/2024	03/11/2024	25159	AP Pymt - Ferguson Facilities Supply - Atlanta: Cleaning Supplies Stock		LOM		DB	277.30		(5,737.91)
03/11/2024	03/11/2024	25160	AP Pymt - HD Supply Ltd: Supplies 308B		LOM		DB	242.63		(5,495.28)
03/11/2024	03/11/2024	25161	AP Pymt - Home Depot Credit Services: 308B Supplies		LOM		DB	1,434.68		(4,060.60)
03/11/2024	03/11/2024	25161	AP Pymt - Home Depot Credit Services: Supplies Stock		LOM		DB	227.59		(3,833.01)
03/11/2024	03/11/2024	25162	AP Pymt - J. McKeeve Plumb- ing, Inc. Sewer & Drain Clean- ing: 307B Clear Line		LOM		DB	692.00		(3,141.01)
03/11/2024	03/11/2024	25163	AP Pymt - RealPage Inc		LOM		DB	495.82		(2,645.19)
03/11/2024	03/11/2024	25164	AP Pymt - Smiths Lock Safe: Keys Stock		LOM		DB	194.66		(2,450.53)
03/11/2024	03/11/2024	25165	AP Pymt - So Cal Edison: Electrical Service 01.16.24-02.13.24		LOM		DB	2,137.53		(313.00)
03/19/2024	03/04/2024	5877	AP Invoice - PEST R US: Pest Control Service		LOM		APA		229.20	(542.20)
03/19/2024	02/22/2024	22924	AP Invoice - Bobs Lawn Ser- vice - Jesus Arias: Landscap- ing Service		LOM		APA		350.00	(892.20)
03/19/2024	03/11/2024	65566	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: Repair Boilers B Bldging		LOM		APA		1,600.00	(2,492.20)
03/19/2024	01/30/2024	65644	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 307A Clear Line		LOM		APA		737.80	(3,230.00)
03/19/2024	03/01/2024	16465207	AP Invoice - Athens Services: Trash Service 03.24		LOM		APA		2,286.28	(5,516.28)
03/19/2024	02/29/2024	36043526	AP Invoice - The Swenson Group: Leased Copy Machine Fee		LOM		APA		405.05	(5,921.33)
03/19/2024	03/05/2024	922377102	AP Invoice - HD Supply Ltd: 308B Stove		LOM		APA		714.05	(6,635.38)
03/19/2024	02/29/2024	8073428625	AP Invoice - Staples - Dallas: Office Supplies		LOM		APA		355.87	(6,991.25)
03/19/2024	03/01/2024	9223725305	AP Invoice - HD Supply Ltd: Plumbing Supplies Stock		LOM		APA		532.43	(7,523.68)
03/19/2024	03/05/2024	9223777101	AP Invoice - HD Supply Ltd: Plumbing Supplies Stock		LOM		APA		432.67	(7,956.35)
03/19/2024	03/05/2024	9223777103	AP Invoice - HD Supply Ltd: Smoke CO Alarm Stock		LOM		APA		299.99	(8,256.34)
03/19/2024	03/05/2024	9223777104	AP Invoice - HD Supply Ltd: Plumbing Supplies Stock		LOM		APA		153.88	(8,410.22)
03/19/2024	03/14/2024	9224127980	AP Invoice - HD Supply Ltd: 109B PTAC		LOM		APA		715.52	(9,125.74)
03/19/2024	03/05/2024	01350501803/0	AP Invoice - SoCal Gas: Gas 1.31.24-03.01.24 Service A Bldging 4 01.31.24-03.01.24		LOM		APA		309.28	(9,435.02)
03/19/2024	03/05/2024	11430501061/0	AP Invoice - SoCal Gas: Gas 1.31.24-03.01.24 Service B Bldging 4 01.31.24-03.01.24		LOM		APA		526.53	(9,961.55)
03/19/2024	03/12/2024	WC024774	AP Invoice - Ferguson Facili- ties Supply - Atlanta: Cleaning Supplies		LOM		APA		12.78	(9,974.33)
03/19/2024	03/02/2024	WH024241	AP Invoice - Ferguson Facili- ties Supply - Atlanta: Light Stock Stock		LOM		APA		91.01	(10,065.34)
03/19/2024	03/02/2024	WH24231	AP Invoice - Ferguson Facili- ties Supply - Atlanta: Plumbing Supplies Stock		LOM		APA		830.33	(10,895.67)
03/19/2024	03/05/2024	WH24992	AP Invoice - Ferguson Facili- ties Supply - Atlanta: PTAC 218A		LOM		APA		758.24	(11,653.91)
03/21/2024	03/21/2024	25166	AP Pymt - Sweinhart Elect Co Inc: Monthly ER Power System Service		LOM		DB	313.00		(11,340.91)
03/28/2024	03/28/2024	25167	AP Pymt - Athens Services: Trash Service 03.24		LOM		DB	2,286.28		(9,054.63)
03/28/2024	03/28/2024	25168	AP Pymt - Bobs Lawn Service		LOM		DB	350.00		(8,704.63)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
03/28/2024	03/28/2024	25169	- Jesus Arias: Landscaping Service AP Pymt - Ferguson Facilities Supply - Atlanta: Light Stock		LOM		DB	91.01		(8,613.62)
03/28/2024	03/28/2024	25169	Stock AP Pymt - Ferguson Facilities Supply - Atlanta: PTAC 218A		LOM		DB	758.24		(7,855.38)
03/28/2024	03/28/2024	25169	AP Pymt - Ferguson Facilities Supply - Atlanta: Plumbing Supplies Stock		LOM		DB	830.33		(7,025.05)
03/28/2024	03/28/2024	25169	AP Pymt - Ferguson Facilities Supply - Atlanta: Cleaning Supplies		LOM		DB	12.78		(7,012.27)
03/28/2024	03/28/2024	25170	AP Pymt - HD Supply Ltd: 109B PTAC		LOM		DB	715.52		(6,296.75)
03/28/2024	03/28/2024	25170	AP Pymt - HD Supply Ltd: Plumbing Supplies Stock		LOM		DB	1,118.98		(5,177.77)
03/28/2024	03/28/2024	25170	AP Pymt - HD Supply Ltd: Smoke CO Alarm Stock		LOM		DB	299.99		(4,877.78)
03/28/2024	03/28/2024	25170	AP Pymt - HD Supply Ltd: 308B Stove		LOM		DB	714.05		(4,163.73)
03/28/2024	03/28/2024	25171	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: Repair Boilers B Bldging		LOM		DB	1,600.00		(2,563.73)
03/28/2024	03/28/2024	25171	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 307A Clear Line		LOM		DB	737.80		(1,825.93)
03/28/2024	03/28/2024	25172	AP Pymt - PEST R US: Pest Control Service		LOM		DB	229.20		(1,596.73)
03/28/2024	03/28/2024	25173	AP Pymt - SoCal Gas: Gas Service A Bldging		LOM		DB	309.28		(1,287.45)
03/28/2024	03/28/2024	25174	01.31.24-03.01.24 AP Pymt - SoCal Gas: Gas Service B Bldging		LOM		DB	526.53		(760.92)
03/28/2024	03/28/2024	25175	01.31.24-03.01.24 AP Pymt - Staples - Dallas: Office Supplies		LOM		DB	355.87		(405.05)
03/28/2024	03/28/2024	25176	AP Pymt - The Swenson Group: Leased Copy Machine Fee		LOM		DB	405.05		0.00
<b>Totals for 2110.000 - Accounts Payable - Operations</b>								<b>50,039.96</b>	<b>50,039.96</b>	<b>0.00</b>
<b>2114.000 - Accounts Payable - Beacon Communities (Balance Forward As of 03/01/2024)</b>										
03/01/2024	03/01/2024	CA	HGAH 03.2024 Workers Compensation		LOM		GJ		344.25	(35,509.68)
03/01/2024	03/01/2024	CA	HGAH Rent Track 0229240404		LOM		GJ		39.00	(35,548.68)
03/02/2024	03/02/2024	CA	HGAH 03.02.24 Payroll		LOM		GJ	5,324.36		(40,873.04)
03/06/2024	03/06/2024	CA	HGAH Radius invoices 030624		LOM		GJ	321.88		(41,194.92)
03/08/2024	03/08/2024	CA	HGAH FedEx 8-432-50373		LOM		GJ	15.22		(41,210.14)
03/12/2024	03/12/2024	CA	HGAH - ProLogistix Invoice - 8409690177		LOM		GJ	15.17		(41,225.31)
03/12/2024	03/12/2024	CA	HGAH - ProLogistix Invoice - 8409706566		LOM		GJ	14.34		(41,239.65)
03/15/2024	03/15/2024	CA	HGAH - Robert Half Invoice 63070002		LOM		GJ	8.87		(41,248.52)
03/15/2024	03/15/2024	CA	HGAH - Robert Half Invoice 63091223		LOM		GJ	14.44		(41,262.96)
03/15/2024	03/15/2024	CA	HGAH - Robert Half Invoice 63126119		LOM		GJ	8.67		(41,271.63)
03/15/2024	03/15/2024	CA	HGAH - Robert Half Invoice 63145261		LOM		GJ	14.44		(41,286.07)
03/15/2024	03/15/2024	CA	HGAH - Robert Half Invoice 63175392		LOM		GJ	8.05		(41,294.12)
03/15/2024	03/15/2024	CA	HGAH - Robert Half Invoice 63216302		LOM		GJ	14.03		(41,308.15)
03/15/2024	03/15/2024	CA	HGAH - Robert Half Invoice 63221327		LOM		GJ	14.24		(41,322.39)
03/15/2024	03/15/2024	CA	HGAH - Robert Half Invoice 63251461		LOM		GJ	14.15		(41,336.54)
03/16/2024	03/16/2024	CA	HGAH 03.16.24 Payroll		LOM		GJ	5,324.36		(46,660.90)
03/18/2024	03/18/2024	CA	HGAH - Robert Half Invoice 63283397		LOM		GJ	14.44		(46,675.34)
03/18/2024	03/18/2024	CA	HGAH - Robert Half Invoice 63314750		LOM		GJ	14.55		(46,689.89)
03/20/2024	03/20/2024	CA	HGAH Radius invoices 032024		LOM		GJ	143.92		(46,833.81)
03/27/2024	03/27/2024	CA	HGAH - ProLogistix Invoice -		LOM		GJ	15.25		(46,849.06)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
03/27/2024	03/27/2024	CA	8409725078 HGAH - ProLogistix Invoice - 8409740231		LOM		GJ		15.10	(46,864.16)
03/30/2024	03/30/2024	CA	HGAH 03.30.24 Payroll		LOM		GJ	5,324.36		(52,188.52)
03/31/2024	03/31/2024	CA	HGAH 03.2024 Computer Lease		LOM		GJ	267.81		(52,456.33)
03/31/2024	03/31/2024	CA	HGAH 03.2024 Benefits Allo- cation		LOM		GJ	1,246.14		(53,702.47)
03/31/2024	03/31/2024	CA	HGAH Radius invoices 033124		LOM		GJ	338.56		(54,041.03)
03/31/2024	03/31/2024	RC	HGAH 03.24 Purcahse Card		LOM		GJ	48.99		(54,090.02)
03/31/2024	03/31/2024	TRT	BCI 03.2024 Mgmt fee and; Bkkp Fees - Managed		LOM		GJ	4,427.50		(58,517.52)
<b>Totals for 2114.000 - Accounts Payable - Beacon Communities</b>								<b>0.00</b>	<b>23,352.09</b>	<b>(58,517.52)</b>
<b>2118.000 - Escheat Checks Payable (Balance Forward As of 03/01/2024)</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 03/01/2024)</b>										<b>(12,967.56)</b>
03/01/2024	03/01/2024	Reversed - CA	Reversed - HGAH 02.2024 Vacation Accruals		LOM		GJA	12,967.56		0.00
03/31/2024	03/31/2024	CA	HGAH 03.2024 Vacation Ac- cruals		LOM		GJA		13,710.83	(13,710.83)
<b>Totals for 2120.000 - Accrued Vacation Payable</b>								<b>12,967.56</b>	<b>13,710.83</b>	<b>(13,710.83)</b>
<b>2126.000 - Accrued Payroll (Balance Forward As of 03/01/2024)</b>										<b>(4,253.30)</b>
03/01/2024	03/01/2024	Reversed - CA	Reversed - HGAH 02.2024 Payroll Accruals		LOM		GJA	4,253.30		0.00
03/31/2024	03/31/2024	CA	HGAH 03.2024 Payroll Accru- als		LOM		GJA		354.43	(354.43)
<b>Totals for 2126.000 - Accrued Payroll</b>								<b>4,253.30</b>	<b>354.43</b>	<b>(354.43)</b>
<b>2191.000 - Security Deposits Payable (Balance Forward As of 03/01/2024)</b>										<b>(26,013.00)</b>
03/05/2024	03/05/2024	20317993750	09/2024-406 Deposited 03/05/2024 Settle- ment:20317993750		LOM		OARB		10.00	(26,023.00)
<b>Totals for 2191.000 - Security Deposits Payable</b>								<b>0.00</b>	<b>10.00</b>	<b>(26,023.00)</b>
<b>2191.001 - Security Deposit Interest Payable (Balance Forward As of 03/01/2024)</b>										<b>(2,174.24)</b>
03/31/2024	03/31/2024		Bank Interest Earned: Interest earned		LOM		DB		65.21	(2,239.45)
<b>Totals for 2191.001 - Security Deposit Interest Payable</b>								<b>0.00</b>	<b>65.21</b>	<b>(2,239.45)</b>
<b>2210.000 - Prepaid Revenue (Balance Forward As of 03/01/2024)</b>										<b>(1,127.00)</b>
03/01/2024	03/01/2024	20252181610	09/2024-401 Deposited 03/01/2024 Settle- ment:20252181610		LOM		OARB	3,393.00		(4,520.00)
03/01/2024	03/01/2024	20263275070	09/2024-400 Deposited 03/01/2024 Settle- ment:20263275070		LOM		OARB	1,444.00		(5,964.00)
03/01/2024	03/01/2024	FileID- 8881783-1	Prepaid Revenue		LOM		OARA	5,956.00		(8.00)
03/01/2024	03/01/2024	FileID- 8885717-2	Prepaid Revenue		LOM		OARA	15,979.00		15,971.00
03/02/2024	03/02/2024	FileID- 8885717-1	Prepaid Revenue		LOM		OARA	283.00		16,254.00
03/04/2024	03/04/2024	20295980638	09/2024-403 Deposited 03/04/2024 Settle- ment:20295980638		LOM		OARB	16,506.00		(252.00)
03/04/2024	03/04/2024	20303380054	09/2024-402 Deposited 03/04/2024 Settle- ment:20303380054		LOM		OARB	791.00		(1,043.00)
03/04/2024	03/04/2024	FileID- 8885717-3	Prepaid Revenue		LOM		OARA	1,035.00		(8.00)
03/04/2024	03/04/2024	FileID- 8889159-3	Prepaid Revenue		LOM		OARA	3,371.00		3,363.00
03/05/2024	03/05/2024	20313855538	09/2024-405 Deposited 03/05/2024 Settle- ment:20313855538		LOM		OARB		3,200.00	163.00
03/05/2024	03/05/2024	20317973438	09/2024-404 Deposited 03/05/2024 Settle- ment:20317973438		LOM		OARB		1,092.00	(929.00)
03/05/2024	03/05/2024	FileID- 8889159-2	Prepaid Revenue		LOM		OARA	921.00		(8.00)
03/05/2024	03/05/2024	FileID- 8892655-1	Prepaid Revenue		LOM		OARA	527.00		519.00

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03/06/2024	03/06/2024	20327308986	09/2024-407 Deposited 03/06/2024 Settle- ment:20327308986		LOM		OARB		527.00	(8.00)
03/14/2024	03/14/2024	20387882222	09/2024-408 Deposited 03/14/2024 Settle- ment:20387882222		LOM		OARB		744.00	(752.00)
03/14/2024	03/14/2024	FileID- 8917756-2	Prepaid Revenue		LOM		OARA	744.00		(8.00)
<b>Totals for 2210.000 - Prepaid Revenue</b>								<b>28,816.00</b>	<b>27,697.00</b>	<b>(8.00)</b>
<b>3131.000 - Unrestricted Net Assets (Balance Forward As of 03/01/2024)</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 03/01/2024)</b>										<b>(898,894.30)</b>
<b>Totals for 3140.000 - Retained Earnings - Profit or Loss</b>								<b>0.00</b>	<b>0.00</b>	<b>(898,894.30)</b>
<b>5120.000 - Rent Revenue - Gross Potential (Balance Forward As of 03/01/2024)</b>										<b>0.00</b>
03/01/2024	03/01/2024	FileID- 8881783-1	Rent Revenue - Gross Poten- tial		LOM		OARA		28,816.00	(28,816.00)
<b>Totals for 5120.000 - Rent Revenue - Gross Potential</b>								<b>0.00</b>	<b>28,816.00</b>	<b>(28,816.00)</b>
<b>5121.000 - Tenant Assistance Payments (Balance Forward As of 03/01/2024)</b>										<b>0.00</b>
03/06/2024	03/06/2024	TRT	LOM 03.24 Subsidy Payment		LOM		GJ		18,142.66	(18,142.66)
<b>Totals for 5121.000 - Tenant Assistance Payments</b>								<b>0.00</b>	<b>18,142.66</b>	<b>(18,142.66)</b>
<b>5410.000 - Interest Revenue - Project Operations (Balance Forward As of 03/01/2024)</b>										<b>0.00</b>
03/31/2024	03/31/2024		Bank Interest Earned: Interest earned		LOM		DB		1,686.68	(1,686.68)
<b>Totals for 5410.000 - Interest Revenue - Project Operations</b>								<b>0.00</b>	<b>1,686.68</b>	<b>(1,686.68)</b>
<b>6204.000 - Management Consultants (Balance Forward As of 03/01/2024)</b>										<b>0.00</b>
03/04/2024	02/20/2024	2024	AP Invoice - City Lomita: An- nual Admin Fee		LOM		APA	30,000.00		30,000.00
<b>Totals for 6204.000 - Management Consultants</b>								<b>30,000.00</b>	<b>0.00</b>	<b>30,000.00</b>
<b>6205.000 - IT Support Services (Balance Forward As of 03/01/2024)</b>										<b>0.00</b>
03/12/2024	03/12/2024	CA	HGAH - ProLogistix Invoice - 8409690177		LOM		GJ	15.17		15.17
03/12/2024	03/12/2024	CA	HGAH - ProLogistix Invoice - 8409706566		LOM		GJ	14.34		29.51
03/27/2024	03/27/2024	CA	HGAH - ProLogistix Invoice - 8409725078		LOM		GJ	15.25		44.76
03/27/2024	03/27/2024	CA	HGAH - ProLogistix Invoice - 8409740231		LOM		GJ	15.10		59.86
03/31/2024	03/31/2024	CA	HGAH 03.2024 Computer Lease		LOM		GJ	267.81		327.67
<b>Totals for 6205.000 - IT Support Services</b>								<b>327.67</b>	<b>0.00</b>	<b>327.67</b>
<b>6250.000 - Other Renting Expenses (Balance Forward As of 03/01/2024)</b>										<b>0.00</b>
03/04/2024	02/17/2024	I2402035044	AP Invoice - RealPage Inc		LOM		APA	71.50		71.50
<b>Totals for 6250.000 - Other Renting Expenses</b>								<b>71.50</b>	<b>0.00</b>	<b>71.50</b>
<b>6311.000 - Office Supplies (Balance Forward As of 03/01/2024)</b>										<b>0.00</b>
03/19/2024	02/29/2024	8073428625	AP Invoice - Staples - Dallas: Office Supplies		LOM		APA	355.87		355.87
<b>Totals for 6311.000 - Office Supplies</b>								<b>355.87</b>	<b>0.00</b>	<b>355.87</b>
<b>6311.001 - Office Equipment Lease Expense (Balance Forward As of 03/01/2024)</b>										<b>0.00</b>
03/19/2024	02/29/2024	36043526	AP Invoice - The Swenson Group: Leased Copy Machine Fee		LOM		APA	405.05		405.05
<b>Totals for 6311.001 - Office Equipment Lease Expense</b>								<b>405.05</b>	<b>0.00</b>	<b>405.05</b>
<b>6311.002 - Telephone/Fax/Cell Phone/Elevator (Balance Forward As of 03/01/2024)</b>										<b>0.00</b>
03/04/2024	02/28/2024	2201118	AP Invoice - DoorKing Inc: DoorKing Entry System		LOM		APA	460.35		460.35
03/04/2024	02/18/2024	330269793/01.1 9.24-03.18.24	AP Invoice - AT&T - BOX 5014: Internet Service 02.19.24-03.18.24		LOM		APA	63.49		523.84
03/04/2024	02/17/2024	I2402035044	AP Invoice - RealPage Inc		LOM		APA	127.92		651.76
03/06/2024	03/06/2024	CA	HGAH Radius invoices 030624 - AT&T - 000021322149		LOM		GJ		2.98	648.78
03/06/2024	03/06/2024	CA	HGAH Radius invoices 030624 - AT&T - 000021322149		LOM		GJ	25.86		674.64
03/06/2024	03/06/2024	CA	HGAH Radius invoices 030624		LOM		GJ	25.86		700.50

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03/06/2024	03/06/2024	CA	- AT&T - 000021322149 HGAH Radius invoices 030624		LOM		GJ	25.86		726.36
03/06/2024	03/06/2024	CA	- AT&T - 000021322149 HGAH Radius invoices 030624		LOM		GJ	25.91		752.27
03/06/2024	03/06/2024	CA	- AT&T - 000021322149 HGAH Radius invoices 030624		LOM		GJ	25.96		778.23
03/06/2024	03/06/2024	CA	- AT&T - 000021322149 HGAH Radius invoices 030624		LOM		GJ	25.97		804.20
03/06/2024	03/06/2024	CA	- AT&T - 000021322149 HGAH Radius invoices 030624		LOM		GJ	27.46		831.66
03/06/2024	03/06/2024	CA	- AT&T - 000021322149 HGAH Radius invoices 030624		LOM		GJ	27.46		859.12
03/06/2024	03/06/2024	CA	- AT&T - 000021322149 HGAH Radius invoices 030624		LOM		GJ	27.46		886.58
03/06/2024	03/06/2024	CA	- AT&T - 000021322149 HGAH Radius invoices 030624		LOM		GJ	27.46		914.04
03/06/2024	03/06/2024	CA	- AT&T - 000021322149 HGAH Radius invoices 030624		LOM		GJ	29.75		943.79
03/06/2024	03/06/2024	CA	- AT&T - 000021322149 HGAH Radius invoices 030624		LOM		GJ	29.85		973.64
03/20/2024	03/20/2024	CA	- AT&T - 000021322149 HGAH Radius invoices 031324		LOM		GJ	48.33		1,021.97
03/20/2024	03/20/2024	CA	- AT&T U-VERSE - 85398576 0324 HGAH Radius invoices 031324		LOM		GJ	95.59		1,117.56
03/31/2024	03/31/2024	CA	- AT&T U-VERSE - 85398576 0324 HGAH Radius invoices 033124		LOM		GJ	14.15		1,131.71
03/31/2024	03/31/2024	CA	- AT&T - 000021469494 HGAH Radius invoices 033124		LOM		GJ	25.86		1,157.57
03/31/2024	03/31/2024	CA	- AT&T - 000021469494 HGAH Radius invoices 033124		LOM		GJ	25.86		1,183.43
03/31/2024	03/31/2024	CA	- AT&T - 000021469494 HGAH Radius invoices 033124		LOM		GJ	25.86		1,209.29
03/31/2024	03/31/2024	CA	- AT&T - 000021469494 HGAH Radius invoices 033124		LOM		GJ	25.91		1,235.20
03/31/2024	03/31/2024	CA	- AT&T - 000021469494 HGAH Radius invoices 033124		LOM		GJ	25.96		1,261.16
03/31/2024	03/31/2024	CA	- AT&T - 000021469494 HGAH Radius invoices 033124		LOM		GJ	25.97		1,287.13
03/31/2024	03/31/2024	CA	- AT&T - 000021469494 HGAH Radius invoices 033124		LOM		GJ	27.46		1,314.59
03/31/2024	03/31/2024	CA	- AT&T - 000021469494 HGAH Radius invoices 033124		LOM		GJ	27.46		1,342.05
03/31/2024	03/31/2024	CA	- AT&T - 000021469494 HGAH Radius invoices 033124		LOM		GJ	27.46		1,369.51
03/31/2024	03/31/2024	CA	- AT&T - 000021469494 HGAH Radius invoices 033124		LOM		GJ	27.46		1,396.97
03/31/2024	03/31/2024	CA	- AT&T - 000021469494 HGAH Radius invoices 033124		LOM		GJ	29.36		1,426.33
03/31/2024	03/31/2024	CA	- AT&T - 000021469494 HGAH Radius invoices 033124		LOM		GJ	29.79		1,456.12
<b>Totals for 6311.002 - Telephone/Fax/Cell Phone/Elevator</b>								<b>1,459.10</b>	<b>2.98</b>	<b>1,456.12</b>
<b>6311.003 - Postage/FedEx/UPS (Balance Forward As of 03/01/2024)</b>										
03/08/2024	03/08/2024	CA	HGAH FedEx 8-432-50373		LOM		GJ	15.22		0.00
03/31/2024	03/31/2024	RC	HGAH 03.24 Purcahse Card Truist - Uribe-USPS PO 0532940033 -Waitlist Mailed Letters		LOM		GJ	13.56		28.78
03/31/2024	03/31/2024	RC	HGAH 03.24 Purcahse Card Truist - Uribe-USPS PO 0532940033 -Waitlist Mailed Letters		LOM		GJ	35.43		64.21
<b>Totals for 6311.003 - Postage/FedEx/UPS</b>								<b>64.21</b>	<b>0.00</b>	<b>64.21</b>
<b>6311.004 - Dues &amp; Fees (Balance Forward As of 03/01/2024)</b>										
03/01/2024	03/01/2024	CA	HGAH Rent Track 0229240404 - Monthly SB- 1157 Service Fee		LOM		GJ	39.00		0.00
03/04/2024	02/17/2024	I2402035044	AP Invoice - RealPage Inc		LOM		APA	296.40		335.40
03/20/2024	03/20/2024	TRT	LOM 0324 BSC & RPI Trans- billing		LOM		GJ	43.74		379.14
<b>Totals for 6311.004 - Dues &amp; Fees</b>								<b>379.14</b>	<b>0.00</b>	<b>379.14</b>
<b>6311.006 - Bank Fees (Balance Forward As of 03/01/2024)</b>										
										<b>0.00</b>

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03/20/2024	03/20/2024	TRT	LOM 0324 BSC & RPI Trans-billing		LOM		GJ	273.66		273.66
<b>Totals for 6311.006 - Bank Fees</b>								<b>273.66</b>	<b>0.00</b>	<b>273.66</b>
<b>6311.012 - Outside Labor (Balance Forward As of 03/01/2024)</b>										<b>0.00</b>
03/15/2024	03/15/2024	CA	HGAH - Robert Half Invoice 63070002		LOM		GJ	8.87		8.87
03/15/2024	03/15/2024	CA	HGAH - Robert Half Invoice 63091223		LOM		GJ	14.44		23.31
03/15/2024	03/15/2024	CA	HGAH - Robert Half Invoice 63126119		LOM		GJ	8.67		31.98
03/15/2024	03/15/2024	CA	HGAH - Robert Half Invoice 63145261		LOM		GJ	14.44		46.42
03/15/2024	03/15/2024	CA	HGAH - Robert Half Invoice 63175392		LOM		GJ	8.05		54.47
03/15/2024	03/15/2024	CA	HGAH - Robert Half Invoice 63216302		LOM		GJ	14.03		68.50
03/15/2024	03/15/2024	CA	HGAH - Robert Half Invoice 63221327		LOM		GJ	14.24		82.74
03/15/2024	03/15/2024	CA	HGAH - Robert Half Invoice 63251461		LOM		GJ	14.15		96.89
03/18/2024	03/18/2024	CA	HGAH - Robert Half Invoice 63283397		LOM		GJ	14.44		111.33
03/18/2024	03/18/2024	CA	HGAH - Robert Half Invoice 63314750		LOM		GJ	14.55		125.88
<b>Totals for 6311.012 - Outside Labor</b>								<b>125.88</b>	<b>0.00</b>	<b>125.88</b>
<b>6320.000 - Management Fee (Balance Forward As of 03/01/2024)</b>										<b>0.00</b>
03/31/2024	03/31/2024	TRT	BCI 03.2024 Mgmt fee and; Bkbp Fees - Managed		LOM		GJ	3,850.00		3,850.00
<b>Totals for 6320.000 - Management Fee</b>								<b>3,850.00</b>	<b>0.00</b>	<b>3,850.00</b>
<b>6330.000 - Manager Salaries (Balance Forward As of 03/01/2024)</b>										<b>0.00</b>
03/01/2024	03/01/2024	Reversed - CA	Reversed - HGAH 02.2024 Payroll Accruals		LOM		GJA		2,333.36	(2,333.36)
03/02/2024	03/02/2024	CA	HGAH 03.02.24 Payroll		LOM		GJ	2,722.26		388.90
03/16/2024	03/16/2024	CA	HGAH 03.16.24 Payroll		LOM		GJ	1,905.58		2,294.48
03/30/2024	03/30/2024	CA	HGAH 03.30.24 Payroll		LOM		GJ	2,722.26		5,016.74
03/31/2024	03/31/2024	CA	HGAH 03.2024 Payroll Accruals		LOM		GJA	194.44		5,211.18
<b>Totals for 6330.000 - Manager Salaries</b>								<b>7,544.54</b>	<b>2,333.36</b>	<b>5,211.18</b>
<b>6330.001 - Manager Salaries - Non-prod (Vacation) (Balance Forward As of 03/01/2024)</b>										<b>0.00</b>
03/01/2024	03/01/2024	Reversed - CA	Reversed - HGAH 02.2024 Vacation Accruals		LOM		GJA		8,094.72	(8,094.72)
03/16/2024	03/16/2024	CA	HGAH 03.16.24 Payroll		LOM		GJ	816.68		(7,278.04)
03/31/2024	03/31/2024	CA	HGAH 03.2024 Vacation Accruals		LOM		GJA	8,062.39		784.35
<b>Totals for 6330.001 - Manager Salaries - Non-prod (Vacation)</b>								<b>8,879.07</b>	<b>8,094.72</b>	<b>784.35</b>
<b>6351.000 - Bookkeeping Fees (Balance Forward As of 03/01/2024)</b>										<b>0.00</b>
03/31/2024	03/31/2024	TRT	BCI 03.2024 Mgmt fee and; Bkbp Fees - Managed		LOM		GJ	577.50		577.50
<b>Totals for 6351.000 - Bookkeeping Fees</b>								<b>577.50</b>	<b>0.00</b>	<b>577.50</b>
<b>6450.000 - Electricity (Balance Forward As of 03/01/2024)</b>										<b>0.00</b>
03/04/2024	02/14/2024	700434346846/	AP Invoice - So Cal Edison: 01.16.24-02.13. Electrical Service 24 01.16.24-02.13.24		LOM		APA	2,137.53		2,137.53
<b>Totals for 6450.000 - Electricity</b>								<b>2,137.53</b>	<b>0.00</b>	<b>2,137.53</b>
<b>6451.000 - Water (Balance Forward As of 03/01/2024)</b>										<b>0.00</b>
03/31/2024	03/31/2024	TRT	LOM 0324 Accrual of water expense		LOM		GJ	1,700.00		1,700.00
<b>Totals for 6451.000 - Water</b>								<b>1,700.00</b>	<b>0.00</b>	<b>1,700.00</b>
<b>6452.000 - Gas (Balance Forward As of 03/01/2024)</b>										<b>0.00</b>
03/19/2024	03/05/2024	01350501803/0	AP Invoice - SoCal Gas: Gas 1.31.24-03.01.2 Service A Bldging 4 01.31.24-03.01.24		LOM		APA	309.28		309.28
03/19/2024	03/05/2024	11430501061/0	AP Invoice - SoCal Gas: Gas 1.31.24-03.01.2 Service B Bldging 4 01.31.24-03.01.24		LOM		APA	526.53		835.81
<b>Totals for 6452.000 - Gas</b>								<b>835.81</b>	<b>0.00</b>	<b>835.81</b>

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<b>6510.000 - Maintenance Salaries (Balance Forward As of 03/01/2024)</b>										
03/01/2024	03/01/2024	Reversed - CA	Reversed - HGAAH 02.2024 Payroll Accruals		LOM		GJA		1,919.94	(1,919.94)
03/02/2024	03/02/2024	CA	HGAH 03.02.24 Payroll		LOM		GJ	2,239.94		320.00
03/16/2024	03/16/2024	CA	HGAH 03.16.24 Payroll		LOM		GJ	2,239.94		2,559.94
03/30/2024	03/30/2024	CA	HGAH 03.30.24 Payroll		LOM		GJ	2,239.94		4,799.88
03/31/2024	03/31/2024	CA	HGAH 03.2024 Payroll Accruals		LOM		GJA	159.99		4,959.87
<b>Totals for 6510.000 - Maintenance Salaries</b>								<b>6,879.81</b>	<b>1,919.94</b>	<b>4,959.87</b>
<b>6510.001 - Maintenance Salaries - Non-prod (Vacation) (Balance Forward As of 03/01/2024)</b>										
03/01/2024	03/01/2024	Reversed - CA	Reversed - HGAAH 02.2024 Vacation Accruals		LOM		GJA		4,872.84	(4,872.84)
03/31/2024	03/31/2024	CA	HGAH 03.2024 Vacation Accruals		LOM		GJA	5,648.44		775.60
<b>Totals for 6510.001 - Maintenance Salaries - Non-prod (Vacation)</b>								<b>5,648.44</b>	<b>4,872.84</b>	<b>775.60</b>
<b>6515.000 - Janitorial/Cleaning Supplies (Balance Forward As of 03/01/2024)</b>										
03/04/2024	02/21/2024	WH016928	AP Invoice - Ferguson Facilities Supply - Atlanta: Cleaning Supplies Stock		LOM		APA	277.30		277.30
03/19/2024	03/12/2024	WC024774	AP Invoice - Ferguson Facilities Supply - Atlanta: Cleaning Supplies		LOM		APA	12.78		290.08
<b>Totals for 6515.000 - Janitorial/Cleaning Supplies</b>								<b>290.08</b>	<b>0.00</b>	<b>290.08</b>
<b>6515.004 - Plumbing Supplies (Balance Forward As of 03/01/2024)</b>										
03/19/2024	03/05/2024	9223777101	AP Invoice - HD Supply Ltd: Plumbing Supplies Stock		LOM		APA	432.67		432.67
03/19/2024	03/05/2024	9223777104	AP Invoice - HD Supply Ltd: Plumbing Supplies Stock		LOM		APA	153.88		586.55
03/19/2024	03/02/2024	WH24231	AP Invoice - Ferguson Facilities Supply - Atlanta: Plumbing Supplies Stock		LOM		APA	830.33		1,416.88
<b>Totals for 6515.004 - Plumbing Supplies</b>								<b>1,416.88</b>	<b>0.00</b>	<b>1,416.88</b>
<b>6515.005 - Electrical Supplies (Balance Forward As of 03/01/2024)</b>										
03/04/2024	02/25/2024	1610334	AP Invoice - Home Depot Credit Services: Supplies Stock		LOM		APA	75.39		75.39
03/04/2024	02/22/2024	4511484	AP Invoice - Home Depot Credit Services: 308B Supplies		LOM		APA	340.18		415.57
03/19/2024	03/05/2024	9223777102	AP Invoice - HD Supply Ltd: 308B Stove		LOM		APA	714.05		1,129.62
03/19/2024	03/01/2024	9223725305	AP Invoice - HD Supply Ltd: Plumbing Supplies Stock		LOM		APA	532.43		1,662.05
03/19/2024	03/05/2024	9223777103	AP Invoice - HD Supply Ltd: Smoke CO Alarm Stock		LOM		APA	299.99		1,962.04
03/19/2024	03/02/2024	WH024241	AP Invoice - Ferguson Facilities Supply - Atlanta: Light Stock		LOM		APA	91.01		2,053.05
<b>Totals for 6515.005 - Electrical Supplies</b>								<b>2,053.05</b>	<b>0.00</b>	<b>2,053.05</b>
<b>6515.006 - Decorating Supplies (Balance Forward As of 03/01/2024)</b>										
03/04/2024	01/24/2024	3624673	AP Invoice - Home Depot Credit Services: Supplies Stock		LOM		APA	152.20		152.20
03/04/2024	02/22/2024	4511472	AP Invoice - Home Depot Credit Services: 308B Supplies		LOM		APA	1,094.50		1,246.70
03/04/2024	02/27/2024	9223608269	AP Invoice - HD Supply Ltd: Supplies 308B		LOM		APA	182.44		1,429.14
03/04/2024	02/28/2024	9223642621	AP Invoice - HD Supply Ltd: Supplies 308B		LOM		APA	60.19		1,489.33
<b>Totals for 6515.006 - Decorating Supplies</b>								<b>1,489.33</b>	<b>0.00</b>	<b>1,489.33</b>
<b>6520.000 - Maintenance Contracts (Balance Forward As of 03/01/2024)</b>										
03/04/2024	02/20/2024	5890	AP Invoice - Smiths Lock Safe: Keys Stock		LOM		APA	194.66		194.66
03/04/2024	02/27/2024	26915	AP Invoice - Sweinhart Elect Co Inc: Monthly ER Power System Service		LOM		APA	313.00		507.66
03/04/2024	02/28/2024	65737	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain		LOM		APA	692.00		1,199.66
03/19/2024	03/11/2024	65566	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain		LOM		APA	1,600.00		2,799.66



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03/19/2024	01/30/2024	65644	Cleaning: Repair Boilers B Bldg AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 307A Clear Line		LOM		APA	737.80		3,537.46
<b>Totals for 6520.000 - Maintenance Contracts</b>								<b>3,537.46</b>	<b>0.00</b>	<b>3,537.46</b>
<b>6520.001 - Janitorial/Cleaning Contract (Balance Forward As of 03/01/2024)</b>										<b>0.00</b>
03/04/2024	02/19/2024	40836	AP Invoice - Cleaner Image Inc: Cleaning Service Feb 1-23, 2024		LOM		APA	1,890.00		1,890.00
03/04/2024	02/19/2024	40837	AP Invoice - Cleaner Image Inc: Cleaning Service Feb 24-29, 2024		LOM		APA	270.00		2,160.00
<b>Totals for 6520.001 - Janitorial/Cleaning Contract</b>								<b>2,160.00</b>	<b>0.00</b>	<b>2,160.00</b>
<b>6520.003 - Exterminating Contract (Balance Forward As of 03/01/2024)</b>										<b>0.00</b>
03/19/2024	03/04/2024	5877	AP Invoice - PEST R US: Pest Control Service		LOM		APA	229.20		229.20
<b>Totals for 6520.003 - Exterminating Contract</b>								<b>229.20</b>	<b>0.00</b>	<b>229.20</b>
<b>6520.004 - Grounds Contract (Balance Forward As of 03/01/2024)</b>										<b>0.00</b>
03/19/2024	02/22/2024	22924	AP Invoice - Bobs Lawn Service - Jesus Arias: Landscaping Service		LOM		APA	350.00		350.00
<b>Totals for 6520.004 - Grounds Contract</b>								<b>350.00</b>	<b>0.00</b>	<b>350.00</b>
<b>6525.000 - Garbage &amp; Trash Removal (Balance Forward As of 03/01/2024)</b>										<b>0.00</b>
03/19/2024	03/01/2024	16465207	AP Invoice - Athens Services: Trash Service 03.24		LOM		APA	2,286.28		2,286.28
<b>Totals for 6525.000 - Garbage &amp; Trash Removal</b>								<b>2,286.28</b>	<b>0.00</b>	<b>2,286.28</b>
<b>6546.000 - HVAC Repairs &amp; Maintenance (Balance Forward As of 03/01/2024)</b>										<b>0.00</b>
03/19/2024	03/14/2024	9224127980	AP Invoice - HD Supply Ltd: 109B PTAC		LOM		APA	715.52		715.52
03/19/2024	03/05/2024	WH24992	AP Invoice - Ferguson Facilities Supply - Atlanta: PTAC 218A		LOM		APA	758.24		1,473.76
<b>Totals for 6546.000 - HVAC Repairs &amp; Maintenance</b>								<b>1,473.76</b>	<b>0.00</b>	<b>1,473.76</b>
<b>6600.000 - Depr. Expense - Land Improvements (Balance Forward As of 03/01/2024)</b>										<b>0.00</b>
03/01/2024	03/01/2024		Depreciation for asset LOM- Replacem Fire Line/Pipe, serial number AS-004914-161212		LOM		FA	464.78		464.78
<b>Totals for 6600.000 - Depr. Expense - Land Improvements</b>								<b>464.78</b>	<b>0.00</b>	<b>464.78</b>
<b>6600.002 - Depr. Expense - Building Improvements (Balance Forward As of 03/01/2024)</b>										<b>0.00</b>
03/01/2024	03/01/2024		Depreciation for asset LOM- AC Unit - Bldg A, serial number AS-019681-210427		LOM		FA	150.00		150.00
03/01/2024	03/01/2024		Depreciation for asset LOM- AC Unit - Bldg B, serial number AS-019682-210427		LOM		FA	133.33		283.33
03/01/2024	03/01/2024		Depreciation for asset LOM- Awning Replacement, serial number AS-004963-170410		LOM		FA	122.50		405.83
03/01/2024	03/01/2024		Depreciation for asset LOM- Door - 101B, serial number AS-019676-210427		LOM		FA	87.47		493.30
03/01/2024	03/01/2024		Depreciation for asset LOM- Furnace - 101B, serial number AS-019680-210427		LOM		FA	25.00		518.30
03/01/2024	03/01/2024		Depreciation for asset LOM- Main Entry Gate Upgrade, serial number AS-019675-210427		LOM		FA	152.48		670.78
03/01/2024	03/01/2024		Depreciation for asset LOM- Main Pipeline Replacement - 104A, serial number AS-019674-210427		LOM		FA	69.17		739.95
03/01/2024	03/01/2024		Depreciation for asset LOM- Office Door, serial number AS-019679-210427		LOM		FA	29.77		769.72
03/01/2024	03/01/2024		Depreciation for asset LOM- Rec Room Doors, serial num-		LOM		FA	132.81		902.53

**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (03/01/2024 to 03/31/2024)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
03/01/2024	03/01/2024		ber AS-019678-210427 Depreciation for asset LOM- Replace Fire Line - Utility Room, serial number AS- 004915-161212		LOM		FA	57.39		959.92
<b>Totals for 6600.002 - Depr. Expense - Building Improvements</b>								<b>959.92</b>	<b>0.00</b>	<b>959.92</b>
<b>6600.003 - Depr. Expense - Building Equipment (Balance Forward As of 03/01/2024)</b>										
03/01/2024	03/01/2024		Depreciation for asset LOM- Fire Alarm System, serial num- ber AS-004532-160504		LOM		FA	132.95		132.95
<b>Totals for 6600.003 - Depr. Expense - Building Equipment</b>								<b>132.95</b>	<b>0.00</b>	<b>132.95</b>
<b>6600.004 - Depr. Expense - Office Furniture &amp; Equipment (Balance Forward As of 03/01/2024)</b>										
03/01/2024	03/01/2024		Depreciation for asset LOM- Community Furniture, serial number AS-004912-161209		LOM		FA	98.34		98.34
<b>Totals for 6600.004 - Depr. Expense - Office Furniture &amp; Equipment</b>								<b>98.34</b>	<b>0.00</b>	<b>98.34</b>
<b>6711.000 - Payroll Taxes (FICA) (Balance Forward As of 03/01/2024)</b>										
03/02/2024	03/02/2024	CA	HGAH 03.02.24 Payroll		LOM		GJ	362.16		362.16
03/16/2024	03/16/2024	CA	HGAH 03.16.24 Payroll		LOM		GJ	362.16		724.32
03/30/2024	03/30/2024	CA	HGAH 03.30.24 Payroll		LOM		GJ	362.16		1,086.48
<b>Totals for 6711.000 - Payroll Taxes (FICA)</b>								<b>1,086.48</b>	<b>0.00</b>	<b>1,086.48</b>
<b>6720.000 - Property &amp; Liability Insurance (Hazard) (Balance Forward As of 03/01/2024)</b>										
03/31/2024	03/31/2024	TRT	LOM Recurring Earthquake- Prop&Liability Ins(Hazard)		LOM		GJ	1,343.33		1,343.33
<b>Totals for 6720.000 - Property &amp; Liability Insurance (Hazard)</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 03/01/2024)</b>										
03/01/2024	03/01/2024	CA	HGAH 03.2024 Workers Com- pensation		LOM		GJ	344.25		344.25
<b>Totals for 6722.000 - Workman's Compensation</b>								<b>344.25</b>	<b>0.00</b>	<b>344.25</b>
<b>6723.000 - Health Insurance (Balance Forward As of 03/01/2024)</b>										
03/31/2024	03/31/2024	CA	HGAH 03.2024 Benefits Allo- cation		LOM		GJ	970.29		970.29
<b>Totals for 6723.000 - Health Insurance</b>								<b>970.29</b>	<b>0.00</b>	<b>970.29</b>
<b>6723.001 - Retirement (Balance Forward As of 03/01/2024)</b>										
03/31/2024	03/31/2024	CA	HGAH 03.2024 Benefits Allo- cation		LOM		GJ	225.35		225.35
<b>Totals for 6723.001 - Retirement</b>								<b>225.35</b>	<b>0.00</b>	<b>225.35</b>
<b>6723.002 - Unemployment Insurance (Balance Forward As of 03/01/2024)</b>										
03/31/2024	03/31/2024	CA	HGAH 03.2024 Benefits Allo- cation		LOM		GJ	50.50		50.50
<b>Totals for 6723.002 - Unemployment Insurance</b>								<b>50.50</b>	<b>0.00</b>	<b>50.50</b>
<b>OCCU - Occupied Units (Balance Forward As of 03/01/2024)</b>										
<b>Totals for OCCU - Occupied Units</b>								<b>0.00</b>	<b>0.00</b>	<b>78.00</b>
<b>UNIT - Total Unit Count (Balance Forward As of 03/01/2024)</b>										
<b>Totals for UNIT - Total Unit Count</b>								<b>0.00</b>	<b>0.00</b>	<b>78.00</b>
<b>Grand Total</b>								<b>259,015.38</b>	<b>259,015.38</b>	<b>156.00</b>

# Lomita Manor Senior Housing Vendor Aging Report

Based on: GL posting Date As of: 03/31/2024

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	
<b>Grand Totals</b>								<hr/>	0.00	0.00	0.00	0.00	0.00	0.00

## 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>	
03/11/2024	ATTO60197-5014--AT&T - BOX 5014	25155	63.49 03/31/2024
03/11/2024	CILO90717--City Lomita	25156	30,000.00 03/31/2024
03/11/2024	CLIM90277--Cleaner Image Inc	25157	2,160.00 03/31/2024
03/11/2024	DOKI90301--DoorKing Inc	25158	460.35 03/31/2024
03/11/2024	FFSU30384--Ferguson Facilities Supply - Atlanta	25159	277.30 03/31/2024
03/11/2024	HDSU92150--HD Supply Ltd	25160	242.63 03/31/2024
03/11/2024	HDCS85062--Home Depot Credit Services	25161	1,662.27 03/31/2024
03/11/2024	JMPL90505--J. McKeeve Plumbing, Inc. Sewer & Drain Clean- ing	25162	692.00 03/31/2024
03/11/2024	REPA75267--RealPage Inc	25163	495.82 03/31/2024
03/11/2024	SLSA90717--Smiths Lock Safe	25164	194.66 03/31/2024
03/11/2024	SCED91772-0001--So Cal Edison	25165	2,137.53 03/31/2024
03/21/2024	SWEL90621--Sweinhart Elect Co Inc	25166	313.00 03/31/2024
03/28/2024	ATHE90054--Athens Services	25167	2,286.28 In Transit
03/28/2024	BLSE90501--Bobs Lawn Service - Jesus Arias	25168	350.00 In Transit
03/28/2024	FFSU30384--Ferguson Facilities Supply - Atlanta	25169	1,692.36 In Transit
03/28/2024	HDSU92150--HD Supply Ltd	25170	2,848.54 In Transit
03/28/2024	JMPL90505--J. McKeeve Plumbing, Inc. Sewer & Drain Clean- ing	25171	2,337.80 In Transit
03/28/2024	PEST93550--PEST R US	25172	229.20 In Transit
03/28/2024	GASC91756--SoCal Gas	25173	309.28 In Transit
03/28/2024	GASC91756--SoCal Gas	25174	526.53 In Transit
03/28/2024	STCC75266--Staples - Dallas	25175	355.87 In Transit
03/28/2024	SWEN75266--The Swenson Group	25176	405.05 In Transit
<b>Total for LOM Operating</b>			<u><u>50,039.96</u></u>
		<b>Total:</b>	<u><u>50,039.96</u></u>
		<b>Grand Total:</b>	<u><u>50,039.96</u></u>

# Commercial Checking Acct W Interest

Account number: [REDACTED] ■ March 1, 2024 - March 31, 2024 ■ 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]	\$923,315.89	\$48,619.34	-\$110,474.15	\$861,461.08

## Interest summary

Annual percentage yield earned this period	2.29%
Interest earned during this period	\$1,686.68
Year to date interest and bonuses paid	\$5,101.88
Total interest and bonuses earned in 2023	\$18,977.12

## Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	03/01	1,093.00	Lomita Manor Settlement 030124 000020238056122 Humangood Affordable H
	03/04	3,393.00	Lomita Manor Settlement 030424 000020252181610 Humangood Affordable H
	03/05	16,506.00	Lomita Manor Settlement 030524 000020295980638 Humangood Affordable H
	03/06	1,444.00	Lomita Manor Settlement 030624 000020263275070 Humangood Affordable H
	03/06	3,200.00	Lomita Manor Settlement 030624 000020313855538 Humangood Affordable H
	03/06	18,142.66	Hud Treas 310 Misc Pay 030624 xxxxx0103 RMT*VV*09901581073*****Hud Operating Fund CA13
	03/07	527.00	Lomita Manor Settlement 030724 000020327308986 Humangood Affordable H
	03/07	791.00	Lomita Manor Settlement 030724 000020303380054 Humangood Affordable H
	03/08	1,092.00	Lomita Manor Settlement 030824 000020317973438 Humangood Affordable H
	03/19	744.00	Lomita Manor Settlement 031924 000020387882222 Humangood Affordable H
03/31	03/29	1,686.68	Interest Payment
		\$48,619.34	Total electronic deposits/bank credits
		\$48,619.34	Total credits



**Debits**

Electronic debits/bank debits

<i>Effective date</i>	<i>Posted date</i>	<i>Amount</i>	<i>Transaction detail</i>
	03/11	273.66	Client Analysis Srvc Chrg 240308 Svc Chge 0224 000004124301342
	03/19	43.74	Rpi Transbilling Sigonfile 031924 Y4329C Lomita Manor
		<b>\$317.40</b>	<b>Total electronic debits/bank debits</b>

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>
25139	600.00	03/04	25155	63.49	03/18	25161	1,662.27	03/18
25140	2,430.00	03/01	25156	30,000.00	03/13	25162	692.00	03/20
25148*	2,454.32	03/01	25157	2,160.00	03/22	25163	495.82	03/18
25149	311.12	03/04	25158	460.35	03/14	25164	194.66	03/18
25150	502.32	03/01	25159	277.30	03/20	25165	2,137.53	03/25
25154*	65,159.94	03/04	25160	242.63	03/15	25166	313.00	03/27
		<b>\$110,156.75</b>	<b>Total checks paid</b>					

\* Gap in check sequence.

**\$110,474.15 Total debits**

**Daily ledger balance summary**

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
02/29	923,315.89	03/08	898,046.85	03/19	865,354.23
03/01	919,022.25	03/11	897,773.19	03/20	864,384.93
03/04	856,344.19	03/13	867,773.19	03/22	862,224.93
03/05	872,850.19	03/14	867,312.84	03/25	860,087.40
03/06	895,636.85	03/15	867,070.21	03/27	859,774.40
03/07	896,954.85	03/18	864,653.97	03/29	861,461.08
<b>Average daily ledger balance</b>		<b>\$876,484.60</b>			

# Lomita Manor Senior Housing Reconciliation Report

As Of 03/31/2024

Account: Cash - Operating

Statement Ending Balance	861,461.08
Deposits in Transit	0.00
Outstanding Checks and Charges	(21,152.07)
Adjusted Bank Balance	840,309.01
Book Balance	840,309.01
Adjustments - Excluded Transactions	0.00
Adjustments - Unmatched Items	0.00
Adjustments - Journal Entries*	0.00
Adjusted Book Balance	840,309.01

Total Checks and Charges Cleared	110,474.15	Total Deposits Cleared	48,619.34
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## Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
General Ledger Entry	08/2024-410 Deposited 02/29/2024	02/29/2024		1,093.00	
General Ledger Entry	09/2024-401 Deposited 03/01/2024 Settlement:20252181610	03/01/2024	20252181610	3,393.00	
General Ledger Entry	09/2024-400 Deposited 03/01/2024 Settlement:20263275070	03/01/2024	20263275070	1,444.00	
General Ledger Entry	09/2024-403 Deposited 03/04/2024 Settlement:20295980638	03/04/2024	20295980638	16,506.00	
General Ledger Entry	09/2024-402 Deposited 03/04/2024 Settlement:20303380054	03/04/2024	20303380054	791.00	
General Ledger Entry	09/2024-405 Deposited 03/05/2024 Settlement:20313855538	03/05/2024	20313855538	3,200.00	
General Ledger Entry	09/2024-404 Deposited 03/05/2024 Settlement:20317973438	03/05/2024	20317973438	1,092.00	
General Ledger Entry	09/2024-407 Deposited 03/06/2024 Settlement:20327308986	03/06/2024	20327308986	527.00	
General Ledger Entry	LOM 03.24 Subsidy Payment	03/06/2024		18,142.66	
General Ledger Entry	09/2024-408 Deposited 03/14/2024 Settlement:20387882222	03/14/2024	20387882222	744.00	
	LOM Interest earned	03/31/2024		1,686.68	
<b>Total Deposits</b>				<b>48,619.34</b>	<b>0.00</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 Sup-		03/15/2022	24446		209.30

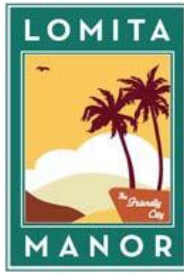
# Lomita Manor Senior Housing Reconciliation Report

As Of 03/31/2024

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
Lesley Uribe	03/30/2023	24877		1,720.33
Lesley Uribe	05/31/2023	24941		1,556.08
MIRAMONTEZ, IRENE TUnit -LOM002-101B	07/20/2023	24991		252.29
Lesley Uribe	09/07/2023	25021		1,036.02
Lesley Uribe	09/28/2023	25046		1,021.66
Bobs Lawn Service - Jesus Arias	02/22/2024	25139	600.00	
Cleaner Image Inc	02/22/2024	25140	2,430.00	
Lesley Uribe	02/22/2024	25146		1,015.97
So Cal Edison	02/22/2024	25148	2,454.32	
SoCal Gas	02/22/2024	25149	311.12	
SoCal Gas	02/22/2024	25150	502.32	
Humangood Affordable Housing	02/29/2024	25154	65,159.94	
AT&T - BOX 5014	03/11/2024	25155	63.49	
City Lomita	03/11/2024	25156	30,000.00	
Cleaner Image Inc	03/11/2024	25157	2,160.00	
DoorKing Inc	03/11/2024	25158	460.35	
Ferguson Facilities Supply - Atlanta	03/11/2024	25159	277.30	
HD Supply Ltd	03/11/2024	25160	242.63	
Home Depot Credit Services	03/11/2024	25161	1,662.27	
J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	03/11/2024	25162	692.00	
RealPage Inc	03/11/2024	25163	495.82	
Smiths Lock Safe	03/11/2024	25164	194.66	
So Cal Edison	03/11/2024	25165	2,137.53	
General Ledger Entry LOM 0324 BSC & RPI Transbilling	03/20/2024		273.66	
General Ledger Entry LOM 0324 BSC & RPI Transbilling	03/20/2024		43.74	
Sweinhart Elect Co Inc	03/21/2024	25166	313.00	
Athens Services	03/28/2024	25167		2,286.28
Bobs Lawn Service - Jesus Arias	03/28/2024	25168		350.00
Ferguson Facilities Supply - Atlanta	03/28/2024	25169		1,692.36
HD Supply Ltd	03/28/2024	25170		2,848.54
J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	03/28/2024	25171		2,337.80
PEST R US	03/28/2024	25172		229.20
SoCal Gas	03/28/2024	25173		309.28
SoCal Gas	03/28/2024	25174		526.53
Staples - Dallas	03/28/2024	25175		355.87
The Swenson Group	03/28/2024	25176		405.05
<b>Total Checks and Charges</b>			<b>110,474.15</b>	<b>21,152.07</b>





## Housing Authority of the City of Lomita

### Lomita Manor

April 2024

#### **VACANCIES**

- 210A- will have keys 4/30/24 hopper in process
- 204A- will have keys 5/3/24 hopper in process

#### **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
- April 2-COVID Clinic

#### **MAINTENANCE / PROJECTS**

- Annual Inspections- Starting May-June 2024
- REAC



## CITY OF LOMITA HOUSING AUTHORITY REPORT

**TO:** Board of Commissioners **Item No. SCH 5a**

**FROM:** Andrew Vialpando, Executive Director

**PREPARED BY:** Gary Y. Sugano, Deputy Executive Director

**MEETING DATE:** May 7, 2024

**SUBJECT:** Discussion and Consideration of Resolution No. HA 2024-01  
Approving the Lomita Manor Operating Budget for Fiscal Year  
2024-2025

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### **RECOMMENDATION**

Adopt Resolution.

### **BACKGROUND**

The Housing Authority of the City of Lomita is required to annually prepare and submit a budget to the Department of Housing and Urban Development (HUD) for Lomita Manor. Additionally, pursuant to 24 Code of Federal Regulations (CFR) 900.315, Public Housing Authorities are required to have the operating budget reviewed and approved by resolution. The attached Lomita Manor Operating Budget details the anticipated revenues and expenses for FY 2024-2025, which will begin on July 1, 2024, and ends on June 30, 2025. The projected cost of operating Lomita Manor for FY 2024-2025 is \$536,927. The proposed budget also has a recommended operating contingency of \$11,531 for unplanned expenses during the course of the fiscal year.

### **Calendar Year (CY) Operating Subsidy Submission**

Part of the anticipated revenue for the budget is based on the Operating Subsidy. The Housing Authority must submit an annual Operating Subsidy request to HUD, which is separate from the Lomita Manor Operating Budget. The Operating Subsidy (HUD Form 52723) is required to be submitted to HUD in October of each year, and covers a calendar year, not a fiscal year. Therefore, the CY 2023 Operating Subsidy will be included in both FY 2023-2024 and 2024-2025.

Rental income provides a majority of the revenues for the annual budget (approximately \$327,732). The Operating subsidy from HUD is estimated at \$216,647. A final number for the operating subsidy will be released by HUD in late 2024.

Operating Reserve for Housing Authority of the City of Lomita

The Housing Authority of the City of Lomita's Operating Reserve is currently \$550,000. Expenditures from the Operating Reserve must be approved by the Board. Currently, there are no requests to expend any portion of the Operating Reserve.

**OPTIONS**

1. Approve the Lomita Manor Operating Budget for FY 2024-2025
2. Provide further direction.

**FISCAL IMPACT**

As stated in the attached draft budget, an unused operating contingency of \$11,531 would remain within the budget at Fiscal Year End 2023-2024 if unspent in addition to the \$550,000 in the operating reserve.

**ATTACHMENTS**

1. Resolution No. HA 2024-01
2. Lomita Manor Budget for FY 2024-2025

Prepared by:

*Gary Sugano*

\_\_\_\_\_  
Gary Y. Sugano  
Assistant City Manager

Approved by:

*Andrew Vialpando*

\_\_\_\_\_  
Andrew Vialpando  
Executive Director

**RESOLUTION NO. HA 2024-01**

**A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF LOMITA, CALIFORNIA, APPROVING THE LOMITA MANOR OPERATING BUDGET FOR FISCAL YEAR 2024-2025**

**WHEREAS**, Pursuant to 24 CFR 990.315, Public Housing Authorities are required to prepare an operating budget and have it reviewed and approved by resolution by its Board of Commissioners; and

**WHEREAS**, the Consolidated Operating Budget identifies appropriate sources of funding for all proposed expenditures; and

**WHEREAS**, the Board of Commissioners has reviewed the Consolidated Operating Budget and finds the recommendations acceptable.

**NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY OF LOMITA AS FOLLOWS:**

**SECTION 1.** The Housing Authority of the City of Lomita hereby finds that the above recitals are true and correct and incorporated them herein by this reference.

**SECTION 2.** The Housing Authority of the City of Lomita approves and adopts the Consolidated Operating Budget for the Fiscal Year 2024-2025 (**Exhibit A**) and authorizes the Executive Director to execute all required budget documents and authorize the submission of this Resolution to the United States Department of Housing and Urban Development (HUD)

**SECTION 3.** The City Clerk shall attest and certify to the passage and adoption of this Resolution and enter it into the book of original resolutions, and it shall become effective immediately upon its approval.

**PASSED, APPROVED and ADOPTED** this 7<sup>th</sup> day of May 2024.

\_\_\_\_\_  
Bill Uphoff, Chair

ATTEST:

\_\_\_\_\_  
Kathleen Horn Gregory, MMC, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Trevor Rusin, City Attorney

## Exhibit A - Lomita Manor Annual Operating Budget FY 2024-2025

REVENUE		FY 23-24	FY 24-25	Difference
5120.000	Rent Revenue - Gross Potential	\$ 327,732	\$ 327,732	\$ -
5121.000	Operating Subsidy	\$ 216,647	\$ 216,647	\$ -
5910.000	Laundry Revenue	\$ 3,960	\$ 4,079	\$ 119
5220.000	Vacancy Loss	\$ -	\$ -	\$ -
<b>Total Revenue</b>		<b>\$ 548,339</b>	<b>\$ 548,458</b>	<b>\$ 119</b>

**OPERATING EXPENSES**

Administrative Expenses		FY 23-24	FY 24-25	Difference
6203.000	Conventions and Meetings	\$ 2,500	\$ 6,000	\$ 3,500
6204.000	Management Consultants	\$ 30,000	\$ 30,000	\$ -
6205.000	IT Support Services	\$ 5,748	\$ 5,920	\$ 172
6205.001	IT Equipment	\$ 1,000	\$ 1,030	\$ 30
6210.000	Advertising and Marketing	\$ 100	\$ 103	\$ 3
6210.001	Recruitment		\$ -	
6250.000	Other Renting Expenses	\$ 342	\$ 352	\$ 10
6311.000	Office Supplies	\$ 3,000	\$ 3,090	\$ 90
6311.001	Office Equipment Lease Expense	\$ 5,500	\$ 5,665	\$ 165
6311.002	Telephone/Fax/Cell/Elevator	\$ 7,564	\$ 7,790	\$ 226
6311.003	Postage/FedEx/UPS	\$ 255	\$ 262	\$ 7
6311.004	Dues & Fees	\$ 4,183	\$ 4,308	\$ 125
6311.005	Tax return	\$ 130	\$ 133	\$ 3
6311.006	Bank Fees	\$ 1,284	\$ 3,216	\$ 1,932
6311.007	Employee Activities		\$ -	\$ -
6311.008	Payroll Fees	\$ 120	\$ 120	\$ -
6311.009	Miscellaneous Supplies		\$ -	\$ -
6311.011	Resident Activities	\$ 4,200	\$ 4,326	\$ 126
6320.000	Management Fee	\$ 46,200	\$ 46,200	\$ -
6330.000	Manager Salaries	\$ 63,376	\$ 66,886	\$ 3,510
6330.001	Manager Salaries - Vacation	\$ 5,717	\$ 7,432	\$ 1,715
6330.002	Manager Salaries - Incentive, Bonus, Award		\$ 3,000	\$ 3,000
6340.000	Legal Expenses		\$ -	\$ -
6350.000	Audit Expense	\$ 2,260	\$ 2,260	\$ -
6351.000	Bookkeeping Fees	\$ 7,020	\$ 7,020	\$ -
6390.000	Misc. Administrative Expenses		\$ -	\$ -
<b>Total Administrative Expenses</b>		<b>\$ 187,999</b>	<b>\$ 205,113</b>	<b>\$ 17,114</b>

Utilities		FY 23-24	FY 24-25	Difference
6450.000	Electricity	\$ 22,000	\$ 23,100	\$ 1,100
6451.000	Water	\$ 20,600	\$ 21,630	\$ 1,030
6452.000	Gas	\$ 8,000	\$ 8,400	\$ 400
<b>Total Utilities Expenses</b>		<b>\$ 50,600</b>	<b>\$ 53,130</b>	<b>\$ 2,530</b>

Maintenance Expenses		FY 23-24	FY 24-25	Difference
6510.000	Maintenance Salaries	\$ 50,363	\$ 55,035	\$ 4,672

6510.001	Maintenance Salaries - Vacation	\$ 6,497	\$ 6,115	\$ (382)
6510.002	Maintenance Salaries - Incentive, Bonus	\$ -	\$ 600	\$ 600
6515.000	Janitorial/Cleaning Supplies	\$ 6,721	\$ 7,057	\$ 336
6515.003	Maintenance Uniforms	\$ 600	\$ 700	\$ 100
6515.004	Plumbing Supplies	\$ 5,000	\$ 6,300	\$ 1,300
6515.005	Electrical Supplies	\$ 10,000	\$ 10,500	\$ 500
6515.006	Decorating Supplies	\$ 5,000	\$ 5,250	\$ 250
6515.008	Misc. Maintenance Supplies		\$ -	\$ -
6525.000	Trash Removal	\$ 14,688	\$ 22,800	\$ 8,112
6546.000	HVAC Repairs/Maintenance	\$ 4,960	\$ 5,208	\$ 248
<b>Total Maintenance Expenses</b>		<b>\$ 103,829</b>	<b>\$ 119,565</b>	<b>\$ 15,736</b>

<b>Maintenance Contracts</b>		<b>FY 23-24</b>	<b>FY 24-25</b>	<b>Difference</b>
6520.000	Maintenance Contracts	\$ 55,000	\$ 63,250	\$ 8,250
6520.001	Janitorial Contract	\$ 28,000	\$ 29,400	\$ 1,400
6520.002	Elevator Contract	\$ 3,040	\$ 3,131	\$ 91
6520.003	Exterminating Contract	\$ 2,004	\$ 2,104	\$ 100
6520.005	Decorating Contract		\$ -	\$ -
6520.004	Grounds Contract	\$ 4,320	\$ 4,536	\$ 216
<b>Total Maintenance Contracts</b>		<b>\$ 92,364</b>	<b>\$ 102,421</b>	<b>\$ 10,057</b>

<b>Apartment Turnover Expenses</b>		<b>FY 23-24</b>	<b>FY 24-25</b>	<b>Difference</b>
6516.000	Unit Turnover Expenses	\$ -	\$ -	\$ -
<b>Total Apartment Turnover Expenses</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

<b>Service Coordinator Expenses</b>		<b>FY 23-24</b>	<b>FY 24-25</b>	<b>Difference</b>
6935.000	Service Coordinator Salary-(RSC)		\$ -	\$ -
6935.001	RSC Salaries - Vacation		\$ -	\$ -
6936.000	RSC - Office Supplies		\$ -	\$ -
6936.001	RSC- Travel (Hotel, Air, etc.)		\$ -	\$ -
6936.002	RSC- Software License (Pangea)		\$ -	\$ -
<b>Total Service Coordinator Expenses</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

<b>Taxes and Insurance Expenses</b>		<b>FY 23-24</b>	<b>FY 24-25</b>	<b>Difference</b>
6711.000	Payroll Taxes (FICA)	\$ 9,635	\$ 10,639	\$ 1,004
6720.000	Property & Liability Insurance	\$ 16,993	\$ 16,993	\$ -
6720.001	D&O Insurance		\$ -	\$ -
6722.000	Workman's Compensation	\$ 4,131	\$ 4,867	\$ 736
6723.000	Health Insurance	\$ 19,069	\$ 18,774	\$ (295)
6723.001	Retirement	\$ 3,300	\$ 4,728	\$ 1,428
6723.002	Unemployment Insurance	\$ 1,889	\$ 695	\$ (1,194)
<b>Total Taxes and Insurance Expenses</b>		<b>\$ 55,017</b>	<b>\$ 56,697</b>	<b>\$ 1,680</b>

<b>Total Operating Expenses</b>		<b>\$ 489,809</b>	<b>\$ 536,927</b>	<b>\$ 47,118</b>
<b>Net Surplus (Deficit) Expense -Income=</b>		<b>\$ 58,530</b>	<b>\$ 11,531</b>	<b>\$ (46,999)</b>