

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

Next Resolution No. HA 2024-01

AGENDA
REGULAR MEETING
LOMITA HOUSING AUTHORITY
TUESDAY, MARCH 5, 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 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 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-d be approved.

- a) Regular Housing Authority Minutes of February 6, 2024

RECOMMENDED ACTION: Approve minutes.

- b) Lomita Manor January 2024 Financial Documents

RECOMMENDED ACTION: Approve the monthly financial documents.

- c) Lomita Manor February 2024 Monthly Activity Reports

RECOMMENDED ACTION: Receive and file the reports.

- d) Approval and Submission of the Annual Certification Forms to HUD and Update on the Annual PHA Plan for FY 2024-2025

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

5. SCHEDULED ITEMS

None scheduled.

6. PUBLIC HEARINGS

None scheduled.


7. ADJOURNMENT

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

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

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 72 hours prior to the meeting at the following locations: Lomita City Hall, Lomita Park, and uploaded to the City of Lomita website http://www.lomita.com/cityhall/city_agendas/.

Date Posted: February 29, 2024



Kathleen Horn Gregory, MMC, City Clerk

**MINUTES OF THE
LOMITA HOUSING AUTHORITY
REGULAR MEETING
TUESDAY, FEBRUARY 6, 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 5:53 p.m. on Tuesday, February 6, 2024, in the Council Chambers.

b. Roll Call

PRESENT: Commissioners: Gazeley (*teleconferenced from 25225 Doria Avenue, Lomita CA, 90717*), Hart, Larson, Segawa, Waite, Vice-Chair Waronek, and Chair Uphoff

ABSENT: None.

STAFF PRESENT: Interim Executive Director Hoefgen, Deputy Executive Director Sugano, 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 a presentation from Verizon for home internet service and a presentation on the RAD conversion given by Deputy Executive Director Sugano and Administrative Analyst Ibarra. Commissioner Hart thanked Deputy Executive Director Sugano and Administrative Analyst Ibarra for coming out to speak to the residents about the RAD conversion.

4. CONSENT AGENDA

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

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

NOES: None

ABSENT: None

Approved the following Consent Agenda items:

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

- a) Regular Housing Authority Minutes of December 5, 2023

RECOMMENDED ACTION: Approve minutes.

- b) Lomita Manor November and December 2023 Financial Documents

RECOMMENDED ACTION: Approve the monthly financial documents.

- c) Lomita Manor December 2023 and January 2024 Monthly Activity Reports

RECOMMENDED ACTION: Receive and file the reports.

5. SCHEDULED ITEMS

None scheduled.

6. PUBLIC HEARINGS

None scheduled.

7. ADJOURNMENT

There being no further business to discuss, Chair Uphoff adjourned the meeting at 5:56 p.m.

Respectfully Submitted,

Kathleen Horn Gregory, MMC, City Clerk
Deputy 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

March 5, 2024

Housing Authority of the City of Lomita
Board of Commissioners

Re: Lomita Manor Monthly Financial Documents – January 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
January 31, 2024**

PROJECT NUMBER: 41

PROJECT NAME: LOMITA MANOR

Operating Cash - Beginning of Month **858,689**

Amounts Received:

Rent - Current	31,790	
HUD Operating Subsidy	13,646	
Interest Income	1,736	
Deposit in Transit	1,764	

Total Receipts **48,936**

Disbursements:

A/P Checks Disbursement (Including Contract billing)	(14,431)	
Misc Other/Bank fees	(307)	

Total Disbursements **(14,738)**

Operating Cash - End of Month **892,887**

TOTAL CASH, END OF MONTH **892,887**

ACCOUNT TYPE	BANK NAME	BEGINNING BALANCE	DEPOSITS / INTEREST	CHECKS/DEBITS WITHDRAWAL	ENDING BALANCE
Operating	Wells Fargo	858,689	48,936	(14,738)	892,887
		858,689	48,936	(14,738)	892,887
Security Deposit	Wells Fargo	33,729	75		33,804
		33,729	75	-	33,804
TOTAL CASH		892,418	49,011	(14,738)	926,691

Prepared by: Teresita Tindan
Title: Senior Accountant
Date: 2/15/24

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

	CURRENT MONTH January 31, 2024				YEAR TO DATE January 31, 2024				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
Revenue									
Rental Revenue									
5120.000 - Rent Revenue - Gross Potential	28,993	27,311	1,682	6.15	202,052	191,177	10,875	5.68	327,732
5121.000 - Tenant Assistance Payments	13,646	18,054	(4,408)	(24.41)	115,339	126,377	(11,038)	(8.73)	216,647
5220.000 - Vacancies	0	0	0	0.00	(2,285)	0	(2,285)	(100.00)	0
Total Rental Revenue	42,639	45,365	(2,726)	(6.00)	315,106	317,554	(2,448)	(0.77)	544,379
Financial Revenue									
5410.000 - Interest Revenue - Project Operations	1,736	0	1,736	100.00	11,732	0	11,731	100.00	0
Total Financial Revenue	1,736	0	1,736	100.00	11,732	0	11,731	100.00	0
Other Revenue									
Miscellaneous Revenue									
5910.000 - Laundry Revenue	2,778	330	2,448	741.81	2,778	2,310	468	20.25	3,960
Total Miscellaneous Revenue	2,778	330	2,448	741.81	2,778	2,310	468	20.25	3,960
Total Other Revenue	2,778	330	2,448	741.81	2,778	2,310	468	20.25	3,960
Total Revenue	47,153	45,695	1,458	3.19	329,616	319,864	9,751	3.04	548,339
Operating Expenses									
Administrative Expenses									
6203.000 - Training/Meeting/Conferences	0	0	0	0.00	0	2,500	2,500	100.00	2,500
6204.000 - Management Consultants	0	0	0	0.00	48	0	(47)	(100.00)	30,000
6205.000 - IT Support Services	216	479	263	54.93	1,680	3,353	1,673	49.89	5,748
6205.001 - IT Equipment	0	83	83	100.00	0	583	583	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	47	29	(18)	(63.15)	450	199	(251)	(125.81)	342
6311.000 - Office Supplies	114	250	136	54.21	981	1,750	769	43.97	3,000
6311.001 - Office Equipment Lease Expense	405	458	53	11.62	2,907	3,209	302	9.40	5,500
6311.002 - Telephone/Fax/Cell Phone/Elevator	590	631	40	6.35	3,792	4,412	620	14.06	7,564
6311.003 - Postage/FedEx/UPS	33	21	(11)	(50.63)	146	149	3	1.70	255
6311.004 - Dues & Fees	378	348	(30)	(8.61)	3,821	2,440	(1,381)	(56.58)	4,183
6311.005 - Tax Return Fees	0	0	0	0.00	0	130	130	100.00	130
6311.006 - Bank Fees	264	248	(16)	(6.45)	1,872	1,736	(136)	(7.85)	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	70	70	100.00	120
6311.011 - Resident Activities	0	350	350	100.00	16,693	2,450	(14,243)	(581.35)	4,200
6311.012 - Outside Labor	0	0	0	0.00	75	0	(75)	(100.00)	0
6320.000 - Management Fee	3,850	3,850	0	0.00	26,950	26,950	0	0.00	46,200
6330.000 - Manager Salaries	5,259	5,282	22	0.41	35,667	36,969	1,302	3.52	63,376
6330.001 - Manager Salaries - Non-prod (Vacation)	980	476	(503)	(105.55)	5,291	3,335	(1,956)	(58.64)	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	189	100.00	0	1,318	1,319	100.00	2,260

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

	CURRENT MONTH January 31, 2024				YEAR TO DATE January 31, 2024				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
6351.000 - Bookkeeping Fees	577	585	7	1.28	4,042	4,095	52	1.28	7,020
6390.002 - PCard Expenses - Not submitted	(20)	0	20	100.00	0	0	0	0.00	0
Total Administrative Expenses	12,693	13,288	595	4.48	107,693	97,748	(9,944)	(10.17)	194,191
Utilities									
6450.000 - Electricity	2,348	1,834	(514)	(28.05)	18,744	12,834	(5,911)	(46.05)	22,000
6451.000 - Water	1,500	1,716	217	12.62	11,156	12,016	861	7.16	20,600
6452.000 - Gas	317	667	349	52.45	4,410	4,667	257	5.49	8,000
Total Utilities Expense	4,165	4,217	52	1.23	34,310	29,517	(4,793)	(16.23)	50,600
Maintenance Expenses									
6510.000 - Maintenance Salaries	3,992	4,197	205	4.87	30,506	29,378	(1,128)	(3.83)	50,363
6510.001 - Maintenance Salaries - Non-prod (Vacation)	1,224	541	(682)	(126.07)	5,362	3,790	(1,571)	(41.47)	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	135	0	(136)	(100.00)	0
6515.000 - Janitorial/Cleaning Supplies	(10)	561	570	101.80	1,046	3,921	2,875	73.32	6,721
6515.003 - Maintenance Uniforms	0	0	0	0.00	160	300	140	46.71	600
6515.004 - Plumbing Supplies	873	416	(456)	(109.47)	7,570	2,917	(4,654)	(159.56)	5,000
6515.005 - Electrical Supplies	95	834	738	88.58	11,512	5,833	(5,678)	(97.33)	10,000
6515.006 - Decorating Supplies	1,130	416	(714)	(171.23)	6,374	2,917	(3,457)	(118.53)	5,000
6515.008 - Maintenance Supplies	0	0	0	0.00	362	0	(363)	(100.00)	0
6525.000 - Garbage & Trash Removal	1,200	1,224	24	1.96	8,900	8,568	(331)	(3.86)	14,688
6546.000 - HVAC Repairs & Maintenance	0	414	414	100.00	4,314	2,893	(1,421)	(49.09)	4,960
Total Maintenance Expenses	8,504	8,603	99	1.14	76,741	61,117	(15,624)	(25.56)	104,429
Maintenance Contracts									
6520.000 - Maintenance Contracts	1,795	4,583	2,788	60.84	41,487	32,083	(9,404)	(29.31)	55,000
6520.001 - Janitorial/Cleaning Contract	2,430	2,333	(96)	(4.14)	17,665	16,334	(1,332)	(8.15)	28,000
6520.002 - Elevator Contract	790	760	(30)	(3.93)	9,230	2,280	(6,949)	(304.81)	3,040
6520.003 - Exterminating Contract	607	167	(441)	(263.83)	1,184	1,169	(16)	(1.31)	2,004
6520.004 - Grounds Contract	1,625	360	(1,265)	(351.38)	5,875	2,520	(3,355)	(133.13)	4,320
Total Maintenance Contract Expense	7,247	8,203	956	11.65	75,441	54,386	(21,056)	(38.71)	92,364
Taxes and Insurance									
6711.000 - Payroll Taxes (FICA)	688	803	115	14.33	5,830	5,620	(209)	(3.72)	9,635
6720.000 - Property & Liability Insurance (Hazard)	1,343	1,416	73	5.13	9,404	9,913	509	5.13	16,993
6722.000 - Workman's Compensation	(489)	344	834	242.22	1,814	2,409	595	24.70	4,131
6723.000 - Health Insurance	1,153	1,590	436	27.44	6,493	11,124	4,631	41.62	19,069
6723.001 - Retirement	288	275	(13)	(4.71)	1,592	1,925	333	17.33	3,300
6723.002 - Unemployment Insurance	47	157	110	70.01	(52)	1,102	1,154	104.66	1,889
Total Taxes and Insurance	3,030	4,585	1,555	33.91	25,081	32,093	7,013	21.85	55,017
Total Operating Expenses	35,639	38,896	3,257	8.37	319,266	274,861	(44,404)	(16.15)	496,601
Total Net Operating Income/(Loss)	11,514	6,799	4,715	69.35	10,350	45,003	(34,653)	(77.00)	51,738
Total Project Expense	35,638	38,896	(3,257)	(8.37)	319,266	274,861	44,405	16.15	496,601
Total Project Income Group (Before Reserves &	11,514	6,799	4,715	69.35	10,350	45,003	(34,653)	(77.00)	51,738

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

	CURRENT MONTH January 31, 2024				YEAR TO DATE January 31, 2024				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
CapEx)									
Total Cost of Operations	35,638	38,896	(3,257)	(8.37)	319,266	274,861	44,405	16.15	496,601
Net Income (Loss) (on Operations)	<u>11,514</u>	<u>6,799</u>	<u>4,715</u>	<u>69.35</u>	<u>10,350</u>	<u>45,003</u>	<u>(34,653)</u>	<u>(77.00)</u>	<u>51,738</u>
Other Non-Cash Expenses & Revenue	<u>1,656</u>	<u>1,656</u>	<u>0</u>	<u>0.00</u>	<u>11,592</u>	<u>11,592</u>	<u>0</u>	<u>0.00</u>	<u>19,872</u>
GAAP Net Income (Loss)	<u>9,858</u>	<u>5,143</u>	<u>4,715</u>	<u>91.67</u>	<u>(1,242)</u>	<u>33,411</u>	<u>(34,653)</u>	<u>(103.71)</u>	<u>31,866</u>
Cash Flow									
Total Project Net Income	11,514	6,799	4,715	69.35	10,350	45,003	(34,653)	(77.00)	51,738
Add (Subtract)	(22,684)	0	22,684	100.00	(39,269)	0	39,269	100.00	0
Increase (Decrease) in Operating Cash	<u>34,198</u>	<u>6,799</u>	<u>27,399</u>	<u>402.98</u>	<u>49,619</u>	<u>45,003</u>	<u>4,616</u>	<u>10.25</u>	<u>51,738</u>
Increase (decrease) in Ops Cash per Bal Sheet	<u>34,198</u>	<u>0</u>	<u>34,198</u>	<u>100.00</u>	<u>49,619</u>	<u>0</u>	<u>49,619</u>	<u>100.00</u>	<u>0</u>

Lomita Manor Balance Sheet January 31, 2024

	January 31, 2024	December 31, 2023	Period Difference
Assets			
Current Assets			
Cash			
1120.000 - Cash - Operating	892,886.77	858,689.03	34,197.74
Total Cash	892,886.77	858,689.03	34,197.74
Other Restricted Cash			
1191.000 - Cash - Security Deposits	33,804.50	33,729.58	74.92
Other Restricted Cash	33,804.50	33,729.58	74.92
Prepaid Expenses and Deposits			
1200.001 - Prepaid Expense - Property Insurance	16,241.68	17,585.01	(1,343.33)
Total Prepaid Expenses and Deposits	16,241.68	17,585.01	(1,343.33)
Reserves & Impounds - Restricted Cash			
1330.000 - Cash - Operating Reserve	147,457.26	147,457.26	0.00
Total Reserves & Impounds - Restricted Cash	147,457.26	147,457.26	0.00
Total Current Assets	1,090,390.21	1,057,460.88	32,929.33
Net Fixed Assets			
Fixed Assets			
1410.001 - Land Improvements	83,660.00	83,660.00	0.00
1420.001 - Building Improvements	122,253.46	122,253.46	0.00
1440.000 - Building Equipment	25,391.00	25,391.00	0.00
1465.000 - Office Furniture & Equipment	15,480.47	15,480.47	0.00
1470.000 - Maintenance Equipment	1,957.64	1,957.64	0.00
Total Fixed Assets	248,742.57	248,742.57	0.00
Accumulated Depreciation			
1495.000 - Accum. Depr. - Land Improvements	40,435.86	39,971.08	464.78
1495.002 - Accum. Depr. - Building Improvements	89,501.51	88,541.59	959.92
1495.003 - Accum. Depr. - Building Equipment	14,223.20	14,090.25	132.95
1495.004 - Accum. Depr. - Office Furniture & Equipment	12,137.29	12,038.95	98.34
1495.005 - Accum. Depr. - Maintenance Equipment	1,957.64	1,957.64	0.00
Total Accumulated Depreciation	158,255.50	156,599.51	1,655.99
Net Fixed Assets	90,487.07	92,143.06	(1,655.99)
Total Assets	1,180,877.28	1,149,603.94	31,273.34

Liabilities & Equity

Liabilities

Current Liabilities

2109.000 - Accounts Payable - Accrued Expenses	3,200.00	1,000.00	2,200.00
2110.000 - Accounts Payable - Operations	4,000.47	4,664.33	(663.86)
2113.000 - Accounts Payable - Other	0.00	20.25	(20.25)
2114.000 - Accounts Payable - Beacon Communities	81,198.18	65,159.94	16,038.24
2118.000 - Escheat Checks Payable	150.00	150.00	0.00
2120.000 - Accrued Vacation Payable	11,396.55	10,406.14	990.41
2126.000 - Accrued Payroll	3,713.19	2,700.50	1,012.69
Total Current Liabilities	103,658.39	84,101.16	19,557.23

Lomita Manor Balance Sheet January 31, 2024

	January 31, 2024	December 31, 2023	Period Difference
Other Current Liabilities			
2210.000 - Prepaid Revenue	1,785.00	2.00	1,783.00
Total Other Current Liabilities	1,785.00	2.00	1,783.00
Other Liabilities			
2191.000 - Security Deposits Payable	26,003.00	25,993.00	10.00
2191.001 - Security Deposit Interest Payable	2,113.37	2,048.45	64.92
Total Other Liabilities	28,116.37	28,041.45	74.92
Total Liabilities	133,559.76	112,144.61	21,415.15
Equity			
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
Current Net Income	(1,242.10)	(11,100.29)	9,858.19
Total Equity	1,047,317.52	1,037,459.33	9,858.19
Total Liabilities & Equity	1,180,877.28	1,149,603.94	31,273.34

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

DESCRIPTION	Amount
Employees' Wages/Salaries for the month	10,139.65
Work Comp, Unemployment Ins, Pension & Health Benefits	998.53
Computer Lease	215.88
Other-AP transactions-	182.92
Bookkeeping Fees (77 units* \$7.50)	577.50
Rental Housing Mgmt fees (\$50*77 units)	3,850.00
Purchase Card	73.76
TOTAL DUE TO HGAH For the Month	16,038.24
Recap:	
Balance as of 6/30/2023	18,237.23
July Charges	16,365.02
July Repayment to HGAH	(18,237.23)
Ending Balance @ 07/31/23	16,365.02
August Charges	16,482.75
August Repayment to HGAH	(16,365.02)
Ending Balance @ 08/31/23	16,482.75
September Charges	21,712.04
September Repayment to HGAH	-
Ending Balance @ 09/30/23	38,194.79
October Charges	16,925.21
October Repayment to HGAH	(38,194.79)
Ending Balance @ 10/31/23	16,925.21
November Charges	17,283.57
November Repayment to HGAH	-
Ending Balance @ 11/30/23	34,208.78
December Charges	47,876.37
December Repayment to HGAH	(16,925.21)
Ending Balance @ 12/31/23	65,159.94
January Charges	16,038.24
January Repayment to HGAH	-
Ending Balance @ 01/31/24	81,198.18

**Lomita Manor Senior Housing
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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
1120.000 - Cash - Operating (Balance Forward As of 01/01/2024)										858,689.03
01/02/2024	01/02/2024	19773834818	07/2024-401 Deposited 01/02/2024 Settlement:19773834818		LOM		OARB	12,891.00		871,580.03
01/02/2024	01/02/2024	19781846594	07/2024-400 Deposited 01/02/2024 Settlement:19781846594		LOM		OARB	1,022.00		872,602.03
01/03/2024	01/03/2024	19795277554	07/2024-402 Deposited 01/03/2024 Settlement:19795277554		LOM		OARB	3,296.00		875,898.03
01/04/2024	01/04/2024	19811227158	07/2024-405 Deposited 01/04/2024 Settlement:19811227158		LOM		OARB	3,936.00		879,834.03
01/04/2024	01/04/2024	19816642114	07/2024-404 Deposited 01/04/2024 Settlement:19816642114		LOM		OARB	300.00		880,134.03
01/05/2024	01/05/2024	19824416174	07/2024-407 Deposited 01/05/2024 Settlement:19824416174		LOM		OARB	1,922.00		882,056.03
01/05/2024	01/05/2024	19830600986	07/2024-406 Deposited 01/05/2024 Settlement:19830600986		LOM		OARB	2,193.71		884,249.74
01/08/2024	01/08/2024	19844008286	07/2024-409 Deposited 01/08/2024 Settlement:19844008286		LOM		OARB	2,640.00		886,889.74
01/08/2024	01/08/2024	19850306238	07/2024-408 Deposited 01/08/2024 Settlement:19850306238		LOM		OARB	2,878.29		889,768.03
01/10/2024	01/10/2024	19878505674	07/2024-410 Deposited 01/10/2024 Settlement:19878505674		LOM		OARB	711.00		890,479.03
01/10/2024	01/10/2024	TRT	LOM 01.24 Subsidy Payment		LOM		GJ	13,646.00		904,125.03
01/11/2024	01/11/2024	25110	AP Pymt - Amtech Elevator Services		LOM		DB		789.93	903,335.10
01/11/2024	01/11/2024	25111	AP Pymt - AT&T - BOX 5014		LOM		DB		34.25	903,300.85
01/11/2024	01/11/2024	25112	AP Pymt - Bobs Lawn Service - Jesus Arias		LOM		DB		1,625.00	901,675.85
01/11/2024	01/11/2024	25113	AP Pymt - Cleaner Image Inc		LOM		DB		2,430.00	899,245.85
01/11/2024	01/11/2024	25114	AP Pymt - Community Controls		LOM		DB		400.00	898,845.85
01/11/2024	01/11/2024	25115	AP Pymt - HD Supply Ltd		LOM		DB		2,416.14	896,429.71
01/11/2024	01/11/2024	25116	AP Pymt - HM Carpet Inc - HM Flooring Group		LOM		DB		648.00	895,781.71
01/11/2024	01/11/2024	25117	AP Pymt - Home Depot Credit Services		LOM		DB		1,221.84	894,559.87
01/11/2024	01/11/2024	25118	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning		LOM		DB		302.50	894,257.37
01/11/2024	01/11/2024	25119	AP Pymt - So Cal Edison		LOM		DB		50.50	894,206.87
01/11/2024	01/11/2024	25120	AP Pymt - So Cal Edison		LOM		DB		2,297.23	891,909.64
01/11/2024	01/11/2024	25121	AP Pymt - The Chute Doctor		LOM		DB		649.14	891,260.50
01/25/2024	01/25/2024	25122	AP Pymt - HD Supply Ltd		LOM		DB		1,566.17	889,694.33
01/31/2024	01/31/2024		Bank Interest Earned: LOM0124Interest Income		LOM		DB	1,735.66		891,429.99
01/31/2024	01/31/2024	FileID-8734865-1	07/2024-411 Deposited 01/31/2024		LOM		OARB	1,764.00		893,193.99
01/31/2024	01/31/2024	TRT	LOM- 0124 Bank Analysis Service Charge		LOM		GJ		264.02	892,929.97
01/31/2024	01/31/2024	TRT	LOM- 0124 RPI Transbiling		LOM		GJ		43.20	892,886.77
Totals for 1120.000 - Cash - Operating								48,935.66	14,737.92	892,886.77
1130.000 - Accounts Receivable - Tenant Rent (Balance Forward As of 01/01/2024)										0.00
01/01/2024	01/01/2024	FileID-8622502-2	Accounts Receivable - Tenant Rent		LOM		OARA	28,991.00		28,991.00
01/01/2024	01/01/2024	FileID-8627124-4	Accounts Receivable - Tenant Rent		LOM		OARA		13,820.00	15,171.00
01/02/2024	01/02/2024	FileID-8627124-2	Accounts Receivable - Tenant Rent		LOM		OARA		93.00	15,078.00
01/02/2024	01/02/2024	FileID-8630861-1	Accounts Receivable - Tenant Rent		LOM		OARA		3,296.00	11,782.00
01/03/2024	01/03/2024	FileID-8634184-3	Accounts Receivable - Tenant Rent		LOM		OARA		4,236.00	7,546.00
01/04/2024	01/04/2024	FileID-8634184-1	Accounts Receivable - Tenant Rent		LOM		OARA	574.71		8,120.71
01/04/2024	01/04/2024	FileID-8643125-2	Accounts Receivable - Tenant Rent		LOM		OARA		4,115.71	4,005.00
01/05/2024	01/05/2024	FileID-8646823-5	Accounts Receivable - Tenant Rent		LOM		OARA		527.00	3,478.00

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
01/06/2024	01/06/2024	FileID-8646823-2	Accounts Receivable - Tenant Rent		LOM		OARA		2,089.00	1,389.00
01/08/2024	01/08/2024	FileID-8646823-1	Accounts Receivable - Tenant Rent		LOM		OARA		678.00	711.00
01/10/2024	01/10/2024	FileID-8656729-1	Accounts Receivable - Tenant Rent		LOM		OARA		711.00	0.00
Totals for 1130.000 - Accounts Receivable - Tenant Rent								29,565.71	29,565.71	0.00
1191.000 - Cash - Security Deposits (Balance Forward As of 01/01/2024)										33,729.58
01/03/2024	01/03/2024	19800888006	07/2024-403 Deposited 01/03/2024 Settle- ment:19800888006		LOM		OARB	10.00		33,739.58
01/31/2024	01/31/2024		Bank Interest Earned: LOM Bank Interest Income		LOM		DB	64.92		33,804.50
Totals for 1191.000 - Cash - Security Deposits								74.92	0.00	33,804.50
1200.001 - Prepaid Expense - Property Insurance (Balance Forward As of 01/01/2024)										17,585.01
01/31/2024	01/31/2024	TRT	LOM Recurring Earthquake- Prop&Liability Ins(Hazard)		LOM		GJ		1,343.33	16,241.68
Totals for 1200.001 - Prepaid Expense - Property Insurance								0.00	1,343.33	16,241.68
1330.000 - Cash - Operating Reserve (Balance Forward As of 01/01/2024)										147,457.26
Totals for 1330.000 - Cash - Operating Reserve								0.00	0.00	147,457.26
1410.001 - Land Improvements (Balance Forward As of 01/01/2024)										83,660.00
Totals for 1410.001 - Land Improvements								0.00	0.00	83,660.00
1420.001 - Building Improvements (Balance Forward As of 01/01/2024)										122,253.46
Totals for 1420.001 - Building Improvements								0.00	0.00	122,253.46
1440.000 - Building Equipment (Balance Forward As of 01/01/2024)										25,391.00
Totals for 1440.000 - Building Equipment								0.00	0.00	25,391.00
1465.000 - Office Furniture & Equipment (Balance Forward As of 01/01/2024)										15,480.47
Totals for 1465.000 - Office Furniture & Equipment								0.00	0.00	15,480.47
1470.000 - Maintenance Equipment (Balance Forward As of 01/01/2024)										1,957.64
Totals for 1470.000 - Maintenance Equipment								0.00	0.00	1,957.64
1495.000 - Accum. Depr. - Land Improvements (Balance Forward As of 01/01/2024)										(39,971.08)
01/01/2024	01/01/2024		Depreciation for asset LOM- Replacem Fire Line/Pipe, se- rial number AS- 004914-161212		LOM		FA		464.78	(40,435.86)
Totals for 1495.000 - Accum. Depr. - Land Improvements								0.00	464.78	(40,435.86)
1495.002 - Accum. Depr. - Building Improvements (Balance Forward As of 01/01/2024)										(88,541.59)
01/01/2024	01/01/2024		Depreciation for asset LOM- AC Unit - Bldg A, serial num- ber AS-019681-210427		LOM		FA		150.00	(88,691.59)
01/01/2024	01/01/2024		Depreciation for asset LOM- AC Unit - Bldg B, serial num- ber AS-019682-210427		LOM		FA		133.33	(88,824.92)
01/01/2024	01/01/2024		Depreciation for asset LOM- Awning Replacement, serial number AS-004963-170410		LOM		FA		122.50	(88,947.42)
01/01/2024	01/01/2024		Depreciation for asset LOM- Door - 101B, serial number AS-019676-210427		LOM		FA		87.47	(89,034.89)
01/01/2024	01/01/2024		Depreciation for asset LOM- Furnace - 101B, serial number AS-019680-210427		LOM		FA		25.00	(89,059.89)
01/01/2024	01/01/2024		Depreciation for asset LOM- Main Entry Gate Upgrade, se- rial number AS- 019675-210427		LOM		FA		152.48	(89,212.37)
01/01/2024	01/01/2024		Depreciation for asset LOM- Main Pipeline Replacement - 104A, serial number AS- 019674-210427		LOM		FA		69.17	(89,281.54)
01/01/2024	01/01/2024		Depreciation for asset LOM- Office Door, serial number AS- 019679-210427		LOM		FA		29.77	(89,311.31)
01/01/2024	01/01/2024		Depreciation for asset LOM-		LOM		FA		132.81	(89,444.12)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
01/01/2024	01/01/2024		Rec Room Doors, serial number AS-019678-210427 Depreciation for asset LOM- Replace Fire Line - Utility Room, serial number AS- 004915-161212		LOM		FA		57.39	(89,501.51)
Totals for 1495.002 - Accum. Depr. - Building Improvements								0.00	959.92	(89,501.51)
1495.003 - Accum. Depr. - Building Equipment (Balance Forward As of 01/01/2024)										
01/01/2024	01/01/2024		Depreciation for asset LOM- Fire Alarm System, serial number AS-004532-160504		LOM		FA		132.95	(14,223.20)
Totals for 1495.003 - Accum. Depr. - Building Equipment								0.00	132.95	(14,223.20)
1495.004 - Accum. Depr. - Office Furniture & Equipment (Balance Forward As of 01/01/2024)										
01/01/2024	01/01/2024		Depreciation for asset LOM- Community Furniture, serial number AS-004912-161209		LOM		FA		98.34	(12,137.29)
Totals for 1495.004 - Accum. Depr. - Office Furniture & Equipment								0.00	98.34	(12,137.29)
1495.005 - Accum. Depr. - Maintenance Equipment (Balance Forward As of 01/01/2024)										
Totals for 1495.005 - Accum. Depr. - Maintenance Equipment								0.00	0.00	(1,957.64)
2109.000 - Accounts Payable - Accrued Expenses (Balance Forward As of 01/01/2024)										
01/01/2024	01/01/2024	Reversed - AT	Reversed -- LOM Monthly Accrual of gas		LOM		GJ	500.00		(500.00)
01/01/2024	01/01/2024	Reversed - AT	Reversed -- LOM Monthly Accrual of water		LOM		GJ	500.00		0.00
01/31/2024	01/31/2024	TRT	LOM 0124 Accrual of water & Garbage		LOM		GJ		1,200.00	(1,200.00)
01/31/2024	01/31/2024	TRT	LOM 0124 Accrual of water & Garbage		LOM		GJ		2,000.00	(3,200.00)
Totals for 2109.000 - Accounts Payable - Accrued Expenses								1,000.00	3,200.00	(3,200.00)
2110.000 - Accounts Payable - Operations (Balance Forward As of 01/01/2024)										
01/03/2024	12/21/2023	40565	AP Invoice - Cleaner Image Inc: Cleaning Service Dec 1-22, 2023		LOM		APA		1,890.00	(6,554.33)
01/03/2024	12/21/2023	40566	AP Invoice - Cleaner Image Inc: Cleaning Service Dec 23-31, 2023		LOM		APA		540.00	(7,094.33)
01/03/2024	12/21/2023	65482	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 203B Clear Line		LOM		APA		302.50	(7,396.83)
01/03/2024	12/10/2023	121023	AP Invoice - Bobs Lawn Service - Jesus Arias: Changed Plants		LOM		APA		450.00	(7,846.83)
01/03/2024	12/11/2023	121323	AP Invoice - Bobs Lawn Service - Jesus Arias: Clean Empty Lot		LOM		APA		475.00	(8,321.83)
01/03/2024	12/14/2023	121423	AP Invoice - Bobs Lawn Service - Jesus Arias: Empty Lot Trim		LOM		APA		350.00	(8,671.83)
01/03/2024	12/21/2023	123123	AP Invoice - Bobs Lawn Service - Jesus Arias: Landscaping Service		LOM		APA		350.00	(9,021.83)
01/03/2024	12/14/2023	123361	AP Invoice - HM Carpet Inc - HM Flooring Group: 204B VCT		LOM		APA		648.00	(9,669.83)
01/03/2024	12/07/2023	1100260	AP Invoice - Home Depot Credit Services: Supplies Stock		LOM		APA		58.88	(9,728.71)
01/03/2024	12/15/2023	3665707	AP Invoice - Home Depot Credit Services: Supplies Stock		LOM		APA		98.67	(9,827.38)
01/03/2024	12/14/2023	4643571	AP Invoice - Home Depot Credit Services: Supplies Stock		LOM		APA		212.67	(10,040.05)
01/03/2024	12/12/2023	6523819	AP Invoice - Home Depot Credit Services: Supplies Stock		LOM		APA		851.62	(10,891.67)
01/03/2024	12/11/2023	9221396665	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA		262.54	(11,154.21)
01/03/2024	12/11/2023	151401422378	AP Invoice - Amtech Elevator Services: Maintenance Service 01.01.24-03.31.24		LOM		APA		789.93	(11,944.14)
01/03/2024	12/18/2023	330269793/12.1	AP Invoice - AT&T - BOX		LOM		APA		34.25	(11,978.39)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
		9.23-01.18.24	5014: Internet Service 12.19.23-01.18.24							
01/03/2024	12/14/2023	700143266216/	AP Invoice - So Cal Edison: 11.14.23-12.13. Manager Electrical Service 23		LOM		APA		50.50	(12,028.89)
01/03/2024	12/14/2023	700434346846/	AP Invoice - So Cal Edison: 11.14.23-12.13. Electrical Service 23		LOM		APA		2,297.23	(14,326.12)
01/03/2024	12/14/2023	AAAO669135	AP Invoice - Community Con- trols: Fix Door King Entry Gate		LOM		APA		400.00	(14,726.12)
01/03/2024	12/14/2023	S13408-CL4	AP Invoice - The Chute Doctor: Chute Cleaning Service		LOM		APA		649.14	(15,375.26)
01/11/2024	01/11/2024	25110	AP Pymt - Amtech Elevator Services: Maintenance Service 01.01.24-03.31.24		LOM		DB	789.93		(14,585.33)
01/11/2024	01/11/2024	25111	AP Pymt - AT&T - BOX 5014		LOM		DB	34.25		(14,551.08)
01/11/2024	01/11/2024	25112	AP Pymt - Bobs Lawn Service - Jesus Arias: Clean Empty Lot		LOM		DB	475.00		(14,076.08)
01/11/2024	01/11/2024	25112	AP Pymt - Bobs Lawn Service - Jesus Arias: Empty Lot Trim		LOM		DB	350.00		(13,726.08)
01/11/2024	01/11/2024	25112	AP Pymt - Bobs Lawn Service - Jesus Arias: Landscaping Service		LOM		DB	350.00		(13,376.08)
01/11/2024	01/11/2024	25112	AP Pymt - Bobs Lawn Service - Jesus Arias: Changed Plants		LOM		DB	450.00		(12,926.08)
01/11/2024	01/11/2024	25113	AP Pymt - Cleaner Image Inc: Cleaning Service Dec 1-22, 2023		LOM		DB	1,890.00		(11,036.08)
01/11/2024	01/11/2024	25113	AP Pymt - Cleaner Image Inc: Cleaning Service Dec 23-31, 2023		LOM		DB	540.00		(10,496.08)
01/11/2024	01/11/2024	25114	AP Pymt - Community Con- trols: Fix Door King Entry Gate		LOM		DB	400.00		(10,096.08)
01/11/2024	01/11/2024	25115	AP Pymt - HD Supply Ltd: 104A Fridge Drawer		LOM		DB	145.43		(9,950.65)
01/11/2024	01/11/2024	25115	AP Pymt - HD Supply Ltd: Blinds Stock		LOM		DB	171.99		(9,778.66)
01/11/2024	01/11/2024	25115	AP Pymt - HD Supply Ltd: Cleaning Supplies		LOM		DB	213.61		(9,565.05)
01/11/2024	01/11/2024	25115	AP Pymt - HD Supply Ltd: Electrial Supplies		LOM		DB	242.01		(9,323.04)
01/11/2024	01/11/2024	25115	AP Pymt - HD Supply Ltd: Supplies Stock		LOM		DB	262.54		(9,060.50)
01/11/2024	01/11/2024	25115	AP Pymt - HD Supply Ltd: Supplies Stock Annual Inspect		LOM		DB	856.82		(8,203.68)
01/11/2024	01/11/2024	25115	AP Pymt - HD Supply Ltd: Supplies Stock Batteries		LOM		DB	61.12		(8,142.56)
01/11/2024	01/11/2024	25115	AP Pymt - HD Supply Ltd: Supplies Stock lights		LOM		DB	443.15		(7,699.41)
01/11/2024	01/11/2024	25115	AP Pymt - HD Supply Ltd: Supplies Stock Caps		LOM		DB	19.47		(7,679.94)
01/11/2024	01/11/2024	25116	AP Pymt - HM Carpet Inc - HM Flooring Group: 204B VCT		LOM		DB	648.00		(7,031.94)
01/11/2024	01/11/2024	25117	AP Pymt - Home Depot Credit Services: Supplies Stock		LOM		DB	1,221.84		(5,810.10)
01/11/2024	01/11/2024	25118	AP Pymt - J. McKeeve Plumb- ing, Inc. Sewer & Drain Clean- ing: 203B Clear Line		LOM		DB	302.50		(5,507.60)
01/11/2024	01/11/2024	25119	AP Pymt - So Cal Edison: Manager Electrical Service 11.14.23-12.13.23		LOM		DB	50.50		(5,457.10)
01/11/2024	01/11/2024	25120	AP Pymt - So Cal Edison: Electrical Service 11.14.23-12.13.23		LOM		DB	2,297.23		(3,159.87)
01/11/2024	01/11/2024	25121	AP Pymt - The Chute Doctor: Chute Cleaning Service		LOM		DB	649.14		(2,510.73)
01/12/2024	09/22/2023	9207124937	AP Invoice - HD Supply Ltd		LOM		APA	10.10		(2,500.63)
01/12/2024	12/01/2022	9209296404	AP Invoice - HD Supply Ltd		LOM		APA	379.27		(2,121.36)
01/12/2024	04/21/2023	9213528424	AP Invoice - HD Supply Ltd		LOM		APA	290.12		(1,831.24)
01/12/2024	07/03/2023	9215906284	AP Invoice - HD Supply Ltd		LOM		APA	141.44		(1,689.80)
01/12/2024	09/07/2023	9218266944	AP Invoice - HD Supply Ltd		LOM		APA	118.55		(1,571.25)
01/12/2024	10/24/2023	9219944064	AP Invoice - HD Supply Ltd: Supplies		LOM		APA		251.93	(1,823.18)
01/12/2024	11/14/2023	9220635100	AP Invoice - HD Supply Ltd		LOM		APA	257.01		(1,566.17)
01/22/2024	09/06/2023	1454	AP Invoice - PEST R US: Pest Control Service		LOM		APA		144.20	(1,710.37)
01/22/2024	10/04/2023	2042	AP Invoice - PEST R US: Pest Control Service		LOM		APA		144.20	(1,854.57)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
01/22/2024	01/03/2024	4454	AP Invoice - PEST R US: Pest Control Service		LOM		APA		144.20	(1,998.77)
01/22/2024	01/11/2024	4642	AP Invoice - PEST R US: 210B Spray Service		LOM		APA		175.00	(2,173.77)
01/22/2024	01/05/2024	5850	AP Invoice - Smiths Lock Safe: Keys Stock		LOM		APA		195.00	(2,368.77)
01/22/2024	12/27/2023	1901656	AP Invoice - Home Depot Credit Services: Supplies Stock		LOM		APA		214.50	(2,583.27)
01/22/2024	12/29/2023	9510756	AP Invoice - Home Depot Credit Services: Supplies Stock		LOM		APA		248.47	(2,831.74)
01/22/2024	12/29/2023	9589013	AP Invoice - Home Depot Credit Services: Supplies Stock		LOM		APA		123.71	(2,955.45)
01/22/2024	12/28/2023	21027255	AP Invoice - AT&T - Box 9011: Phone Service		LOM		APA		284.17	(3,239.62)
01/22/2024	01/01/2024	35621939	AP Invoice - The Swenson Group: Leased Copy Machine		LOM		APA		405.05	(3,644.67)
01/22/2024	12/31/2023	8072789966	AP Invoice - Staples - Dallas		LOM		APA		72.71	(3,717.38)
01/22/2024	12/27/2023	9221819463	AP Invoice - HD Supply Ltd: Plumbing Supplies		LOM		APA		295.17	(4,012.55)
01/22/2024	12/27/2023	9221819464	AP Invoice - HD Supply Ltd: Plumbing Supplies		LOM		APA		266.29	(4,278.84)
01/22/2024	01/05/2024	01350501803/1	AP Invoice - SoCal Gas: Bldg-2.01.23-01.03.24		LOM		APA		302.90	(4,581.74)
01/22/2024	01/05/2024	114330501061/4	AP Invoice - SoCal Gas: Bldg-12.0123-01.03.24		LOM		APA		514.08	(5,095.82)
01/22/2024	12/20/2023	12312024439	AP Invoice - RealPage Inc		LOM		APA		470.82	(5,566.64)
01/25/2024	01/25/2024	25122	AP Pymt - HD Supply Ltd: Supplies		LOM		DB	97.49		(5,469.15)
01/25/2024	01/25/2024	25122	AP Pymt - HD Supply Ltd: Supplies Stock		LOM		DB	1,468.68		(4,000.47)
Totals for 2110.000 - Accounts Payable - Operations								15,627.19	14,963.33	(4,000.47)
2113.000 - Accounts Payable - Other (Balance Forward As of 01/01/2024)										(20.25)
01/01/2024	01/01/2024	Reversed - RC	Reversed -- HGAH 12.2023 Accrued Purchase Card Truist		LOM		GJ	20.25		0.00
Totals for 2113.000 - Accounts Payable - Other								20.25	0.00	0.00
2114.000 - Accounts Payable - Beacon Communities (Balance Forward As of 01/01/2024)										(65,159.94)
01/01/2024	01/01/2024	CA	HGAH 01.2024 Workers Compensation		LOM		GJ		344.25	(65,504.19)
01/01/2024	01/01/2024	CA	HGAH 401k 2023 YE True Up		LOM		GJ		78.72	(65,582.91)
01/01/2024	01/01/2024	CA	HGAH Workers Compensation 2023 YE True Up		LOM		GJ	833.86		(64,749.05)
01/06/2024	01/06/2024	CA	HGAH 01.06.24 Payroll		LOM		GJ		5,069.83	(69,818.88)
01/09/2024	01/09/2024	CA	HGAH Rent Track 1231230005		LOM		GJ		39.00	(69,857.88)
01/20/2024	01/20/2024	CA	HGAH 01.20.24 Payroll		LOM		GJ		5,069.82	(74,927.70)
01/24/2024	01/24/2024	CA	HGAH Radius invoices 012424		LOM		GJ		143.92	(75,071.62)
01/31/2024	01/31/2024	CA	HGAH 01.2024 Computer Lease		LOM		GJ		215.88	(75,287.50)
01/31/2024	01/31/2024	CA	HGAH 01.2024 Benefits Allocation		LOM		GJ		1,409.42	(76,696.92)
01/31/2024	01/31/2024	RC	HGAH 01.2024 Purchase Card Truist		LOM		GJ		73.76	(76,770.68)
01/31/2024	01/31/2024	TRT	BCI 01.2024 Mgmt & Bkcp Fees - Managed		LOM		GJ		4,427.50	(81,198.18)
Totals for 2114.000 - Accounts Payable - Beacon Communities								833.86	16,872.10	(81,198.18)
2118.000 - Escheat Checks Payable (Balance Forward As of 01/01/2024)										(150.00)
Totals for 2118.000 - Escheat Checks Payable								0.00	0.00	(150.00)
2120.000 - Accrued Vacation Payable (Balance Forward As of 01/01/2024)										(10,406.14)
01/01/2024	01/01/2024	Reversed - CA	Reversed -- HGAH 12.2023 Vacation Accruals		LOM		GJA	10,406.14		0.00
01/31/2024	01/31/2024	CA	HGAH 01.2024 Vacation Accruals		LOM		GJA		11,396.55	(11,396.55)
Totals for 2120.000 - Accrued Vacation Payable								10,406.14	11,396.55	(11,396.55)
2126.000 - Accrued Payroll (Balance Forward As of 01/01/2024)										(2,700.50)
01/01/2024	01/01/2024	Reversed - CA	Reversed -- HGAH 12.2023		LOM		GJA	2,700.50		0.00

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
01/31/2024	01/31/2024	CA	Payroll Accruals HGAH 01.2024 Payroll Accruals		LOM		GJA		3,713.19	(3,713.19)
Totals for 2126.000 - Accrued Payroll								2,700.50	3,713.19	(3,713.19)
2191.000 - Security Deposits Payable (Balance Forward As of 01/01/2024)										
01/03/2024	01/03/2024	19800888006	07/2024-403 Deposited 01/03/2024 Settlement: 19800888006		LOM		OARB		10.00	(25,993.00) (26,003.00)
Totals for 2191.000 - Security Deposits Payable								0.00	10.00	(26,003.00)
2191.001 - Security Deposit Interest Payable (Balance Forward As of 01/01/2024)										
01/31/2024	01/31/2024		Bank Interest Earned: Interest earned		LOM		DB		64.92	(2,048.45) (2,113.37)
Totals for 2191.001 - Security Deposit Interest Payable								0.00	64.92	(2,113.37)
2210.000 - Prepaid Revenue (Balance Forward As of 01/01/2024)										
01/01/2024	01/01/2024	FileID-8622502-2	Prepaid Revenue		LOM		OARA	2.00		0.00 0.00
01/01/2024	01/01/2024	FileID-8627124-4	Prepaid Revenue		LOM		OARA	13,820.00		13,820.00
01/02/2024	01/02/2024	19773834818	07/2024-401 Deposited 01/02/2024 Settlement: 19773834818		LOM		OARB		12,891.00	929.00
01/02/2024	01/02/2024	19781846594	07/2024-400 Deposited 01/02/2024 Settlement: 19781846594		LOM		OARB		1,022.00	(93.00)
01/02/2024	01/02/2024	FileID-8627124-2	Prepaid Revenue		LOM		OARA	93.00		0.00
01/02/2024	01/02/2024	FileID-8630861-1	Prepaid Revenue		LOM		OARA	3,296.00		3,296.00
01/03/2024	01/03/2024	19795277554	07/2024-402 Deposited 01/03/2024 Settlement: 19795277554		LOM		OARB		3,296.00	0.00
01/03/2024	01/03/2024	FileID-8634184-3	Prepaid Revenue		LOM		OARA	4,236.00		4,236.00
01/04/2024	01/04/2024	19811227158	07/2024-405 Deposited 01/04/2024 Settlement: 19811227158		LOM		OARB		3,936.00	300.00
01/04/2024	01/04/2024	19816642114	07/2024-404 Deposited 01/04/2024 Settlement: 19816642114		LOM		OARB		300.00	0.00
01/04/2024	01/04/2024	FileID-8643125-2	Prepaid Revenue		LOM		OARA	4,115.71		4,115.71
01/05/2024	01/05/2024	19824416174	07/2024-407 Deposited 01/05/2024 Settlement: 19824416174		LOM		OARB		1,922.00	2,193.71
01/05/2024	01/05/2024	19830600986	07/2024-406 Deposited 01/05/2024 Settlement: 19830600986		LOM		OARB		2,193.71	0.00
01/05/2024	01/05/2024	FileID-8646823-5	Prepaid Revenue		LOM		OARA	527.00		527.00
01/06/2024	01/06/2024	FileID-8646823-2	Prepaid Revenue		LOM		OARA	2,089.00		2,616.00
01/08/2024	01/08/2024	19844008286	07/2024-409 Deposited 01/08/2024 Settlement: 19844008286		LOM		OARB		2,640.00	(24.00)
01/08/2024	01/08/2024	19850306238	07/2024-408 Deposited 01/08/2024 Settlement: 19850306238		LOM		OARB		2,878.29	(2,902.29)
01/08/2024	01/08/2024	FileID-8646823-1	Prepaid Revenue		LOM		OARA	2,881.29		(21.00)
01/10/2024	01/10/2024	19878505674	07/2024-410 Deposited 01/10/2024 Settlement: 19878505674		LOM		OARB		711.00	(732.00)
01/10/2024	01/10/2024	FileID-8656729-1	Prepaid Revenue		LOM		OARA	711.00		(21.00)
01/31/2024	01/31/2024	FileID-8734865-1	07/2024-411 Deposited 01/31/2024		LOM		OARB		1,764.00	(1,785.00)
Totals for 2210.000 - Prepaid Revenue								31,771.00	33,554.00	(1,785.00)
3131.000 - Unrestricted Net Assets (Balance Forward As of 01/01/2024)										
Totals for 3131.000 - Unrestricted Net Assets								0.00	0.00	(147,457.26) (147,457.26)
3140.000 - Retained Earnings - Profit or Loss (Balance Forward As of 01/01/2024)										
Totals for 3140.000 - Retained Earnings - Profit or Loss								0.00	0.00	(890,002.07) (890,002.07)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
5120.000 - Rent Revenue - Gross Potential (Balance Forward As of 01/01/2024)										
01/01/2024	01/01/2024	FileID-8622502-2	Rent Revenue - Gross Potential		LOM		OARA		28,993.00	(28,993.00)
Totals for 5120.000 - Rent Revenue - Gross Potential								0.00	28,993.00	(28,993.00)
5121.000 - Tenant Assistance Payments (Balance Forward As of 01/01/2024)										
01/10/2024	01/10/2024	TRT	LOM 01.24 Subsidy Payment		LOM		GJ		13,646.00	(13,646.00)
Totals for 5121.000 - Tenant Assistance Payments								0.00	13,646.00	(13,646.00)
5410.000 - Interest Revenue - Project Operations (Balance Forward As of 01/01/2024)										
01/31/2024	01/31/2024		Bank Interest Earned: Interest earned		LOM		DB		1,735.66	(1,735.66)
Totals for 5410.000 - Interest Revenue - Project Operations								0.00	1,735.66	(1,735.66)
5910.000 - Laundry Revenue (Balance Forward As of 01/01/2024)										
01/04/2024	01/04/2024	FileID-8634184-1	Laundry Revenue		LOM		OARA		574.71	(574.71)
01/08/2024	01/08/2024	FileID-8646823-1	Laundry Revenue		LOM		OARA		2,203.29	(2,778.00)
Totals for 5910.000 - Laundry Revenue								0.00	2,778.00	(2,778.00)
6205.000 - IT Support Services (Balance Forward As of 01/01/2024)										
01/31/2024	01/31/2024	CA	HGAH 01.2024 Computer Lease		LOM		GJ	215.88		215.88
Totals for 6205.000 - IT Support Services								215.88	0.00	215.88
6250.000 - Other Renting Expenses (Balance Forward As of 01/01/2024)										
01/22/2024	12/20/2023	I2312024439	AP Invoice - RealPage Inc		LOM		APA	46.50		46.50
Totals for 6250.000 - Other Renting Expenses								46.50	0.00	46.50
6311.000 - Office Supplies (Balance Forward As of 01/01/2024)										
01/22/2024	12/31/2023	8072789966	AP Invoice - Staples - Dallas		LOM		APA	72.71		72.71
01/31/2024	01/31/2024	RC	HGAH 01.2024 Purchase Card Truist - Uribe-ALL IN ONE POSTER COMPAN - 2024 Labor Law Poster		LOM		GJ	41.75		114.46
Totals for 6311.000 - Office Supplies								114.46	0.00	114.46
6311.001 - Office Equipment Lease Expense (Balance Forward As of 01/01/2024)										
01/22/2024	01/01/2024	35621939	AP Invoice - The Swenson Group: Leased Copy Machine		LOM		APA	405.05		405.05
Totals for 6311.001 - Office Equipment Lease Expense								405.05	0.00	405.05
6311.002 - Telephone/Fax/Cell Phone/Elevator (Balance Forward As of 01/01/2024)										
01/03/2024	12/18/2023	330269793/12.1	AP Invoice - AT&T - BOX 5014: Internet Service		LOM		APA	34.25		34.25
		9.23-01.18.24	12.19.23-01.18.24							
01/22/2024	12/28/2023	21027255	AP Invoice - AT&T - Box 9011: Phone Service		LOM		APA	284.17		318.42
			11.28.23-12.27.23							
01/22/2024	12/20/2023	I2312024439	AP Invoice - RealPage Inc		LOM		APA	127.92		446.34
01/24/2024	01/24/2024	CA	HGAH Radius invoices 012424 - AT&T U-VERSE - 85398576 0124		LOM		GJ	48.33		494.67
01/24/2024	01/24/2024	CA	HGAH Radius invoices 012424 - AT&T U-VERSE - 85398576 0124		LOM		GJ	95.59		590.26
Totals for 6311.002 - Telephone/Fax/Cell Phone/Elevator								590.26	0.00	590.26
6311.003 - Postage/FedEx/UPS (Balance Forward As of 01/01/2024)										
01/31/2024	01/31/2024	RC	HGAH 01.2024 Purchase Card Truist - Uribe-USPS PO 0544520039 - Waitlist Mailed Letters		LOM		GJ	11.76		11.76
01/31/2024	01/31/2024	RC	HGAH 01.2024 Purchase Card Truist - Uribe-USPS PO 0544520039 - Waitlist Mailed Letters		LOM		GJ	20.25		32.01
Totals for 6311.003 - Postage/FedEx/UPS								32.01	0.00	32.01
6311.004 - Dues & Fees (Balance Forward As of 01/01/2024)										
01/09/2024	01/09/2024	CA	HGAH Rent Track 1231230005 - Monthly SB-1157 Service Fee		LOM		GJ	39.00		39.00

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
01/22/2024	12/20/2023	I2312024439	AP Invoice - RealPage Inc		LOM		APA	296.40		335.40
01/31/2024	01/31/2024	TRT	LOM- 0124 RPI Transbilling		LOM		GJ	43.20		378.60
Totals for 6311.004 - Dues & Fees								378.60	0.00	378.60
6311.006 - Bank Fees (Balance Forward As of 01/01/2024)										0.00
01/31/2024	01/31/2024	TRT	LOM- 0124 Bank Analysis Service Charge		LOM		GJ	264.02		264.02
Totals for 6311.006 - Bank Fees								264.02	0.00	264.02
6320.000 - Management Fee (Balance Forward As of 01/01/2024)										0.00
01/31/2024	01/31/2024	TRT	BCI 01.2024 Mgmt & Bkbp Fees - Managed		LOM		GJ	3,850.00		3,850.00
Totals for 6320.000 - Management Fee								3,850.00	0.00	3,850.00
6330.000 - Manager Salaries (Balance Forward As of 01/01/2024)										0.00
01/01/2024	01/01/2024	Reversed - CA	Reversed -- HGAH 12.2023 Payroll Accruals		LOM		GJA		1,185.20	(1,185.20)
01/06/2024	01/06/2024	CA	HGAH 01.06.24 Payroll		LOM		GJ	2,074.10		888.90
01/20/2024	01/20/2024	CA	HGAH 01.20.24 Payroll		LOM		GJ	2,333.36		3,222.26
01/31/2024	01/31/2024	CA	HGAH 01.2024 Payroll Accruals		LOM		GJA	2,037.05		5,259.31
Totals for 6330.000 - Manager Salaries								6,444.51	1,185.20	5,259.31
6330.001 - Manager Salaries - Non-prod (Vacation) (Balance Forward As of 01/01/2024)										0.00
01/01/2024	01/01/2024	Reversed - CA	Reversed -- HGAH 12.2023 Payroll Accruals		LOM		GJA		296.29	(296.29)
01/01/2024	01/01/2024	Reversed - CA	Reversed -- HGAH 12.2023 Vacation Accruals		LOM		GJA		6,713.41	(7,009.70)
01/06/2024	01/06/2024	CA	HGAH 01.06.24 Payroll		LOM		GJ	518.52		(6,491.18)
01/20/2024	01/20/2024	CA	HGAH 01.20.24 Payroll		LOM		GJ	259.26		(6,231.92)
01/31/2024	01/31/2024	CA	HGAH 01.2024 Vacation Accruals		LOM		GJA	7,211.23		979.31
Totals for 6330.001 - Manager Salaries - Non-prod (Vacation)								7,989.01	7,009.70	979.31
6351.000 - Bookkeeping Fees (Balance Forward As of 01/01/2024)										0.00
01/31/2024	01/31/2024	TRT	BCI 01.2024 Mgmt & Bkbp Fees - Managed		LOM		GJ	577.50		577.50
Totals for 6351.000 - Bookkeeping Fees								577.50	0.00	577.50
6390.002 - PCard Expenses - Not submitted (Balance Forward As of 01/01/2024)										0.00
01/01/2024	01/01/2024	Reversed - RC	Reversed -- HGAH 12.2023 Accrued Purchase Card Trust - Uribe-USPS PO 0544520039		LOM		GJ		20.25	(20.25)
Totals for 6390.002 - PCard Expenses - Not submitted								0.00	20.25	(20.25)
6450.000 - Electricity (Balance Forward As of 01/01/2024)										0.00
01/03/2024	12/14/2023	700143266216/	AP Invoice - So Cal Edison: 11.14.23-12.13. Manager Electrical Service		LOM		APA	50.50		50.50
01/03/2024	12/14/2023	700434346846/	AP Invoice - So Cal Edison: 11.14.23-12.13. Electrical Service		LOM		APA	2,297.23		2,347.73
Totals for 6450.000 - Electricity								2,347.73	0.00	2,347.73
6451.000 - Water (Balance Forward As of 01/01/2024)										0.00
01/01/2024	01/01/2024	Reversed - AT	Reversed -- LOM Monthly Accrual of water		LOM		GJ		500.00	(500.00)
01/31/2024	01/31/2024	TRT	LOM 0124 Accrual of water & Garbage		LOM		GJ	2,000.00		1,500.00
Totals for 6451.000 - Water								2,000.00	500.00	1,500.00
6452.000 - Gas (Balance Forward As of 01/01/2024)										0.00
01/01/2024	01/01/2024	Reversed - AT	Reversed -- LOM Monthly Accrual of gas		LOM		GJ		500.00	(500.00)
01/22/2024	01/05/2024	01350501803/1	AP Invoice - SoCal Gas: Bldg-2.01.23-01.03.2ing A Gas Service		LOM		APA	302.90		(197.10)
01/22/2024	01/05/2024	114330501061/	AP Invoice - SoCal Gas: Bldg-12.0123-01.03.2ing A Gas Service		LOM		APA	514.08		316.98
Totals for 6452.000 - Gas								816.98	500.00	316.98
6510.000 - Maintenance Salaries (Balance Forward As of 01/01/2024)										0.00
01/01/2024	01/01/2024	Reversed - CA	Reversed -- HGAH 12.2023 Payroll Accruals		LOM		GJA		975.21	(975.21)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
01/06/2024	01/06/2024	CA	HGAH 01.06.24 Payroll		LOM		GJ	1,706.62		731.41
01/20/2024	01/20/2024	CA	HGAH 01.20.24 Payroll		LOM		GJ	1,919.95		2,651.36
01/31/2024	01/31/2024	CA	HGAH 01.2024 Payroll Accru- als		LOM		GJA	1,340.91		3,992.27
Totals for 6510.000 - Maintenance Salaries								4,967.48	975.21	3,992.27
6510.001 - Maintenance Salaries - Non-prod (Vacation) (Balance Forward As of 01/01/2024)										0.00
01/01/2024	01/01/2024	Reversed - CA	Reversed -- HGAH 12.2023 Payroll Accruals		LOM		GJA		243.80	(243.80)
01/01/2024	01/01/2024	Reversed - CA	Reversed -- HGAH 12.2023 Vacation Accruals		LOM		GJA		3,692.73	(3,936.53)
01/06/2024	01/06/2024	CA	HGAH 01.06.24 Payroll		LOM		GJ	426.66		(3,509.87)
01/20/2024	01/20/2024	CA	HGAH 01.20.24 Payroll		LOM		GJ	213.33		(3,296.54)
01/31/2024	01/31/2024	CA	HGAH 01.2024 Payroll Accru- als		LOM		GJA	335.23		(2,961.31)
01/31/2024	01/31/2024	CA	HGAH 01.2024 Vacation Ac- cruals		LOM		GJA	4,185.32		1,224.01
Totals for 6510.001 - Maintenance Salaries - Non-prod (Vacation)								5,160.54	3,936.53	1,224.01
6515.000 - Janitorial/Cleaning Supplies (Balance Forward As of 01/01/2024)										0.00
01/12/2024	09/22/2023	9207124937	AP Invoice - HD Supply Ltd		LOM		APA		10.10	(10.10)
Totals for 6515.000 - Janitorial/Cleaning Supplies								0.00	10.10	(10.10)
6515.004 - Plumbing Supplies (Balance Forward As of 01/01/2024)										0.00
01/03/2024	12/15/2023	3665707	AP Invoice - Home Depot Credit Services: Supplies Stock		LOM		APA	98.67		98.67
01/03/2024	12/14/2023	4643571	AP Invoice - Home Depot Credit Services: Supplies Stock		LOM		APA	212.67		311.34
01/22/2024	12/27/2023	9221819463	AP Invoice - HD Supply Ltd: Plumbing Supplies		LOM		APA	295.17		606.51
01/22/2024	12/27/2023	9221819464	AP Invoice - HD Supply Ltd: Plumbing Supplies		LOM		APA	266.29		872.80
Totals for 6515.004 - Plumbing Supplies								872.80	0.00	872.80
6515.005 - Electrical Supplies (Balance Forward As of 01/01/2024)										0.00
01/03/2024	12/11/2023	9221396665	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA	262.54		262.54
01/03/2024	12/14/2023	AAAO669135	AP Invoice - Community Con- trols: Fix Door King Entry Gate		LOM		APA	400.00		662.54
01/12/2024	12/01/2022	9209296404	AP Invoice - HD Supply Ltd		LOM		APA		379.27	283.27
01/12/2024	04/21/2023	9213528424	AP Invoice - HD Supply Ltd		LOM		APA		290.12	(6.85)
01/12/2024	07/03/2023	9215906284	AP Invoice - HD Supply Ltd		LOM		APA		141.44	(148.29)
01/12/2024	10/24/2023	9219944064	AP Invoice - HD Supply Ltd: Supplies		LOM		APA	251.93		103.64
01/12/2024	11/14/2023	9220635100	AP Invoice - HD Supply Ltd		LOM		APA		257.01	(153.37)
01/22/2024	12/29/2023	9510756	AP Invoice - Home Depot Credit Services: Supplies Stock		LOM		APA	248.47		95.10
Totals for 6515.005 - Electrical Supplies								1,162.94	1,067.84	95.10
6515.006 - Decorating Supplies (Balance Forward As of 01/01/2024)										0.00
01/03/2024	12/07/2023	1100260	AP Invoice - Home Depot Credit Services: Supplies Stock		LOM		APA	58.88		58.88
01/03/2024	12/12/2023	6523819	AP Invoice - Home Depot Credit Services: Supplies Stock		LOM		APA	851.62		910.50
01/12/2024	09/07/2023	9218266944	AP Invoice - HD Supply Ltd		LOM		APA		118.55	791.95
01/22/2024	12/27/2023	1901656	AP Invoice - Home Depot Credit Services: Supplies Stock		LOM		APA	214.50		1,006.45
01/22/2024	12/29/2023	9589013	AP Invoice - Home Depot Credit Services: Supplies Stock		LOM		APA	123.71		1,130.16
Totals for 6515.006 - Decorating Supplies								1,248.71	118.55	1,130.16
6520.000 - Maintenance Contracts (Balance Forward As of 01/01/2024)										0.00
01/03/2024	12/21/2023	65482	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 203B Clear Line		LOM		APA	302.50		302.50
01/03/2024	12/14/2023	123361	AP Invoice - HM Carpet Inc - HM Flooring Group: 204B VCT		LOM		APA	648.00		950.50
01/03/2024	12/14/2023	S13408-CL4	AP Invoice - The Chute Doctor: Chute Cleaning Service		LOM		APA	649.14		1,599.64

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

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
01/22/2024	01/05/2024	5850	AP Invoice - Smiths Lock Safe: Keys Stock		LOM		APA	195.00		1,794.64
Totals for 6520.000 - Maintenance Contracts								1,794.64	0.00	1,794.64
6520.001 - Janitorial/Cleaning Contract (Balance Forward As of 01/01/2024)										0.00
01/03/2024	12/21/2023	40565	AP Invoice - Cleaner Image Inc: Cleaning Service Dec 1-22, 2023		LOM		APA	1,890.00		1,890.00
01/03/2024	12/21/2023	40566	AP Invoice - Cleaner Image Inc: Cleaning Service Dec 23-31, 2023		LOM		APA	540.00		2,430.00
Totals for 6520.001 - Janitorial/Cleaning Contract								2,430.00	0.00	2,430.00
6520.002 - Elevator Contract (Balance Forward As of 01/01/2024)										0.00
01/03/2024	12/11/2023	151401422378	AP Invoice - Amtech Elevator Services: Maintenance Service 01.01.24-03.31.24		LOM		APA	789.93		789.93
Totals for 6520.002 - Elevator Contract								789.93	0.00	789.93
6520.003 - Exterminating Contract (Balance Forward As of 01/01/2024)										0.00
01/22/2024	09/06/2023	1454	AP Invoice - PEST R US: Pest Control Service		LOM		APA	144.20		144.20
01/22/2024	10/04/2023	2042	AP Invoice - PEST R US: Pest Control Service		LOM		APA	144.20		288.40
01/22/2024	01/03/2024	4454	AP Invoice - PEST R US: Pest Control Service		LOM		APA	144.20		432.60
01/22/2024	01/11/2024	4642	AP Invoice - PEST R US: 210B Spray Service		LOM		APA	175.00		607.60
Totals for 6520.003 - Exterminating Contract								607.60	0.00	607.60
6520.004 - Grounds Contract (Balance Forward As of 01/01/2024)										0.00
01/03/2024	12/10/2023	121023	AP Invoice - Bobs Lawn Ser- vice - Jesus Arias: Changed Plants		LOM		APA	450.00		450.00
01/03/2024	12/11/2023	121323	AP Invoice - Bobs Lawn Ser- vice - Jesus Arias: Clean Empty Lot		LOM		APA	475.00		925.00
01/03/2024	12/14/2023	121423	AP Invoice - Bobs Lawn Ser- vice - Jesus Arias: Empty Lot Trim		LOM		APA	350.00		1,275.00
01/03/2024	12/21/2023	123123	AP Invoice - Bobs Lawn Ser- vice - Jesus Arias: Landscap- ing Service		LOM		APA	350.00		1,625.00
Totals for 6520.004 - Grounds Contract								1,625.00	0.00	1,625.00
6525.000 - Garbage & Trash Removal (Balance Forward As of 01/01/2024)										0.00
01/31/2024	01/31/2024	TRT	LOM 0124 Accrual of water & Garbage		LOM		GJ	1,200.00		1,200.00
Totals for 6525.000 - Garbage & Trash Removal								1,200.00	0.00	1,200.00
6600.000 - Depr. Expense - Land Improvements (Balance Forward As of 01/01/2024)										0.00
01/01/2024	01/01/2024		Depreciation for asset LOM- Replacem Fire Line/Pipe, se- rial number AS- 004914-161212		LOM		FA	464.78		464.78
Totals for 6600.000 - Depr. Expense - Land Improvements								464.78	0.00	464.78
6600.002 - Depr. Expense - Building Improvements (Balance Forward As of 01/01/2024)										0.00
01/01/2024	01/01/2024		Depreciation for asset LOM- AC Unit - Bldg A, serial num- ber AS-019681-210427		LOM		FA	150.00		150.00
01/01/2024	01/01/2024		Depreciation for asset LOM- AC Unit - Bldg B, serial num- ber AS-019682-210427		LOM		FA	133.33		283.33
01/01/2024	01/01/2024		Depreciation for asset LOM- Awning Replacement, serial number AS-004963-170410		LOM		FA	122.50		405.83
01/01/2024	01/01/2024		Depreciation for asset LOM- Door - 101B, serial number AS-019676-210427		LOM		FA	87.47		493.30
01/01/2024	01/01/2024		Depreciation for asset LOM- Furnace - 101B, serial number AS-019680-210427		LOM		FA	25.00		518.30
01/01/2024	01/01/2024		Depreciation for asset LOM- Main Entry Gate Upgrade, se- rial number AS-		LOM		FA	152.48		670.78

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

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
01/01/2024	01/01/2024		019675-210427 Depreciation for asset LOM- Main Pipeline Replacement - 104A, serial number AS- 019674-210427		LOM		FA	69.17		739.95
01/01/2024	01/01/2024		Depreciation for asset LOM- Office Door, serial number AS- 019679-210427		LOM		FA	29.77		769.72
01/01/2024	01/01/2024		Depreciation for asset LOM- Rec Room Doors, serial num- ber AS-019678-210427		LOM		FA	132.81		902.53
01/01/2024	01/01/2024		Depreciation for asset LOM- Replace Fire Line - Utility Room, serial number AS- 004915-161212		LOM		FA	57.39		959.92
Totals for 6600.002 - Depr. Expense - Building Improvements								959.92	0.00	959.92
6600.003 - Depr. Expense - Building Equipment (Balance Forward As of 01/01/2024)										0.00
01/01/2024	01/01/2024		Depreciation for asset LOM- Fire Alarm System, serial num- ber AS-004532-160504		LOM		FA	132.95		132.95
Totals for 6600.003 - Depr. Expense - Building Equipment								132.95	0.00	132.95
6600.004 - Depr. Expense - Office Furniture & Equipment (Balance Forward As of 01/01/2024)										0.00
01/01/2024	01/01/2024		Depreciation for asset LOM- Commonity Furniture, serial number AS-004912-161209		LOM		FA	98.34		98.34
Totals for 6600.004 - Depr. Expense - Office Furniture & Equipment								98.34	0.00	98.34
6711.000 - Payroll Taxes (FICA) (Balance Forward As of 01/01/2024)										0.00
01/06/2024	01/06/2024	CA	HGAH 01.06.24 Payroll		LOM		GJ	343.93		343.93
01/20/2024	01/20/2024	CA	HGAH 01.20.24 Payroll		LOM		GJ	343.92		687.85
Totals for 6711.000 - Payroll Taxes (FICA)								687.85	0.00	687.85
6720.000 - Property & Liability Insurance (Hazard) (Balance Forward As of 01/01/2024)										0.00
01/31/2024	01/31/2024	TRT	LOM Recurring Earthquake- Prop&Liability Ins(Hazard)		LOM		GJ	1,343.33		1,343.33
Totals for 6720.000 - Property & Liability Insurance (Hazard)								1,343.33	0.00	1,343.33
6722.000 - Workman's Compensation (Balance Forward As of 01/01/2024)										0.00
01/01/2024	01/01/2024	CA	HGAH 01.2024 Workers Com- pensation		LOM		GJ	344.25		344.25
01/01/2024	01/01/2024	CA	HGAH Workers Compensation 2023 YE True Up		LOM		GJ		833.86	(489.61)
Totals for 6722.000 - Workman's Compensation								344.25	833.86	(489.61)
6723.000 - Health Insurance (Balance Forward As of 01/01/2024)										0.00
01/31/2024	01/31/2024	CA	HGAH 01.2024 Benefits Allo- cation		LOM		GJ	1,152.98		1,152.98
Totals for 6723.000 - Health Insurance								1,152.98	0.00	1,152.98
6723.001 - Retirement (Balance Forward As of 01/01/2024)										0.00
01/01/2024	01/01/2024	CA	HGAH 401k 2023 YE True Up		LOM		GJ	78.72		78.72
01/31/2024	01/31/2024	CA	HGAH 01.2024 Benefits Allo- cation		LOM		GJ	209.24		287.96
Totals for 6723.001 - Retirement								287.96	0.00	287.96
6723.002 - Unemployment Insurance (Balance Forward As of 01/01/2024)										0.00
01/31/2024	01/31/2024	CA	HGAH 01.2024 Benefits Allo- cation		LOM		GJ	47.20		47.20
Totals for 6723.002 - Unemployment Insurance								47.20	0.00	47.20
OCCU - Occupied Units (Balance Forward As of 01/01/2024)										78.00
Totals for OCCU - Occupied Units								0.00	0.00	78.00
UNIT - Total Unit Count (Balance Forward As of 01/01/2024)										78.00
Totals for UNIT - Total Unit Count								0.00	0.00	78.00
Grand Total								194,386.94	194,386.94	156.00

Lomita Manor Senior Housing Vendor Aging Report

Based on: GL posting Date As of: 01/31/2024

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
ATT60197-9011	AT&T - Box 9011	21027255	No	01/22/2024	12/28/2023	01/31/2024	9	284.17	0.00	0.00	0.00	0.00	284.17
Total for ATT60197-9011								284.17	0.00	0.00	0.00	0.00	284.17
GASC91756	SoCal Gas	01350501 803/12.0	No	01/22/2024	01/05/2024	01/05/2024	9	302.90	0.00	0.00	0.00	0.00	302.90
		1.23-01. 03.24											
		11433050 1061/12.0	No	01/22/2024	01/05/2024	01/05/2024	9	514.08	0.00	0.00	0.00	0.00	514.08
		0123-01. 03.24											
Total for GASC91756								816.98	0.00	0.00	0.00	0.00	816.98
HDCS85062	Home Depot Credit Services	1901656	No	01/22/2024	12/27/2023	01/26/2024	9	214.50	0.00	0.00	0.00	0.00	214.50
		9589013	No	01/22/2024	12/29/2023	01/28/2024	9	123.71	0.00	0.00	0.00	0.00	123.71
		9510756	No	01/22/2024	12/29/2023	01/28/2024	9	248.47	0.00	0.00	0.00	0.00	248.47
Total for HDCS85062								586.68	0.00	0.00	0.00	0.00	586.68
HDSU92150	HD Supply Ltd	92218194 63	No	01/22/2024	12/27/2023	01/26/2024	9	295.17	0.00	0.00	0.00	0.00	295.17
		92218194 64	No	01/22/2024	12/27/2023	01/26/2024	9	266.29	0.00	0.00	0.00	0.00	266.29
Total for HDSU92150								561.46	0.00	0.00	0.00	0.00	561.46
PEST93550	PEST R US	1454	No	01/22/2024	09/06/2023	01/31/2024	9	144.20	0.00	0.00	0.00	0.00	144.20
		2042	No	01/22/2024	10/04/2023	01/31/2024	9	144.20	0.00	0.00	0.00	0.00	144.20
		4454	No	01/22/2024	01/03/2024	01/31/2024	9	144.20	0.00	0.00	0.00	0.00	144.20
		4642	No	01/22/2024	01/11/2024	01/31/2024	9	175.00	0.00	0.00	0.00	0.00	175.00
Total for PEST93550								607.60	0.00	0.00	0.00	0.00	607.60
REPA75267	RealPage Inc	12312024 439	No	01/22/2024	12/20/2023	01/31/2024	9	470.82	0.00	0.00	0.00	0.00	470.82
Total for REPA75267								470.82	0.00	0.00	0.00	0.00	470.82
SLSA90717	Smiths Lock Safe	5850	No	01/22/2024	01/05/2024	01/20/2024	9	195.00	0.00	0.00	0.00	0.00	195.00
Total for SLSA90717								195.00	0.00	0.00	0.00	0.00	195.00
STCC75266	Staples - Dallas	80727899 66	No	01/22/2024	12/31/2023	01/30/2024	9	72.71	0.00	0.00	0.00	0.00	72.71
Total for STCC75266								72.71	0.00	0.00	0.00	0.00	72.71
SWEN75266	The Swenson Group	35621939	No	01/22/2024	01/01/2024	01/31/2024	9	405.05	0.00	0.00	0.00	0.00	405.05
Total for SWEN75266								405.05	0.00	0.00	0.00	0.00	405.05
Grand Totals								4,000.47	0.00	0.00	0.00	0.00	4,000.47

Report date 02/12/2024

Lomita Manor Senior Housing Check Register

Date	Vendor	Document No	Amount Cleared
	Bank: LOM Operating - Wells Fargo Bank	Account No: 4124301342	
01/11/2024	AESE91185--Amtech Elevator Services	25110	789.93 01/31/2024
01/11/2024	ATTO60197-5014--AT&T - BOX 5014	25111	34.25 01/31/2024
01/11/2024	BLSE90501--Bobs Lawn Service - Jesus Arias	25112	1,625.00 01/31/2024
01/11/2024	CLIM90277--Cleaner Image Inc	25113	2,430.00 01/31/2024
01/11/2024	COCO84120--Community Controls	25114	400.00 01/31/2024
01/11/2024	HDSU92150--HD Supply Ltd	25115	2,416.14 01/31/2024
01/11/2024	HMCA90248--HM Carpet Inc - HM Flooring Group	25116	648.00 01/31/2024
01/11/2024	HDCS85062--Home Depot Credit Services	25117	1,221.84 01/31/2024
01/11/2024	JMPL90505--J. McKeeve Plumbing, Inc. Sewer & Drain Clean- ing	25118	302.50 01/31/2024
01/11/2024	SCED91771-0001--So Cal Edison	25119	50.50 01/31/2024
01/11/2024	SCED91772-0001--So Cal Edison	25120	2,297.23 01/31/2024
01/11/2024	CHDO91724--The Chute Doctor	25121	649.14 01/31/2024
01/25/2024	HDSU92150--HD Supply Ltd	25122	1,566.17 01/31/2024
	Total for LOM Operating		<u>14,430.70</u>
		Total:	<u>14,430.70</u>
		Grand Total:	<u>14,430.70</u>

Commercial Checking Acct W Interest

Account number: [REDACTED] ■ January 1, 2024 - January 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://www.wellsfargo.com)

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

Commercial Checking Acct W Interest

Account number	Beginning balance	Total credits	Total debits	Ending balance
[REDACTED]	\$887,186.70	\$47,171.66	-\$34,440.40	\$899,917.96

Interest summary

Annual percentage yield earned this period	2.29%
Interest earned during this period	\$1,735.66
Year to date interest and bonuses paid	\$1,735.66
Total interest and bonuses earned in 2023	\$18,977.12

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	01/03	12,891.00	Lomita Manor Settlement 010324 000019773834818 Humangood Affordable H
	01/04	3,296.00	Lomita Manor Settlement 010424 000019795277554 Humangood Affordable H
	01/05	1,022.00	Lomita Manor Settlement 010524 000019781846594 Humangood Affordable H
	01/05	3,936.00	Lomita Manor Settlement 010524 000019811227158 Humangood Affordable H
	01/08	1,922.00	Lomita Manor Settlement 010824 000019824416174 Humangood Affordable H
	01/09	300.00	Lomita Manor Settlement 010924 000019816642114 Humangood Affordable H
	01/09	2,640.00	Lomita Manor Settlement 010924 000019844008286 Humangood Affordable H
	01/10	2,193.71	Lomita Manor Settlement 011024 000019830600986 Humangood Affordable H
	01/10	13,646.00	Hud Treas 310 Misc Pay 011024 xxxxx0103 RMT*VV*09901568870*****Hud Operating Fund CA13
	01/11	2,878.29	Lomita Manor Settlement 011124 000019850306238 Humangood Affordable H
	01/17	711.00	Lomita Manor Settlement 011724 000019878505674 Humangood Affordable H
	01/31	1,735.66	Interest Payment
		\$47,171.66	Total electronic deposits/bank credits
		\$47,171.66	Total credits



Debits

Electronic debits/bank debits

<i>Effective date</i>	<i>Posted date</i>	<i>Amount</i>	<i>Transaction detail</i>
	01/11	264.02	Client Analysis Srvc Chrg 240110 Svc Chge 1223 000004124301342
	01/18	43.20	Rpi Transbilling Sigonfile 011824 Yjzw1C Lomita Manor
		\$307.22	Total electronic debits/bank debits

Checks paid

<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>
25074	14,060.75	01/08	25112	1,625.00	01/17	25118	302.50	01/17
25095*	2,160.00	01/04	25113	2,430.00	01/24	25119	50.50	01/22
25101*	3,205.20	01/02	25114	400.00	01/18	25120	2,297.23	01/23
25106*	276.53	01/02	25115	2,416.14	01/16	25121	649.14	01/18
25110*	789.93	01/16	25116	648.00	01/16	25122	1,566.17	01/30
25111	34.25	01/22	25117	1,221.84	01/16			
		\$34,133.18	Total checks paid					

* Gap in check sequence.

\$34,440.40 Total debits

Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
12/31	887,186.70	01/09	893,491.22	01/22	904,475.70
01/02	883,704.97	01/10	909,330.93	01/23	902,178.47
01/03	896,595.97	01/11	911,945.20	01/24	899,748.47
01/04	897,731.97	01/16	906,869.29	01/30	898,182.30
01/05	902,689.97	01/17	905,652.79	01/31	899,917.96
01/08	890,551.22	01/18	904,560.45		
Average daily ledger balance		\$901,948.32			

Lomita Manor Senior Housing Reconciliation Report

As Of 01/31/2024
Account: Cash - Operating

Statement Ending Balance	899,917.96
Deposits in Transit	1,764.00
Outstanding Checks and Charges	(8,795.19)
Adjusted Bank Balance	892,886.77
Book Balance	892,886.77
Adjustments - Excluded Transactions	0.00
Adjustments - Unmatched Items	0.00
Adjustments - Journal Entries*	0.00
Adjusted Book Balance	892,886.77

Total Checks and Charges Cleared	34,484.68	Total Deposits Cleared	47,215.94
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Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
General Ledger Entry	Reverse double RPI fee erroneously posted	11/01/2023		44.28	
General Ledger Entry	07/2024-401 Deposited 01/02/2024 Settlement:19773834818	01/02/2024	19773834818	12,891.00	
General Ledger Entry	07/2024-400 Deposited 01/02/2024 Settlement:19781846594	01/02/2024	19781846594	1,022.00	
General Ledger Entry	07/2024-402 Deposited 01/03/2024 Settlement:19795277554	01/03/2024	19795277554	3,296.00	
General Ledger Entry	07/2024-405 Deposited 01/04/2024 Settlement:19811227158	01/04/2024	19811227158	3,936.00	
General Ledger Entry	07/2024-404 Deposited 01/04/2024 Settlement:19816642114	01/04/2024	19816642114	300.00	
General Ledger Entry	07/2024-407 Deposited 01/05/2024 Settlement:19824416174	01/05/2024	19824416174	1,922.00	
General Ledger Entry	07/2024-406 Deposited 01/05/2024 Settlement:19830600986	01/05/2024	19830600986	2,193.71	
General Ledger Entry	07/2024-409 Deposited 01/08/2024 Settlement:19844008286	01/08/2024	19844008286	2,640.00	
General Ledger Entry	07/2024-408 Deposited 01/08/2024 Settlement:19850306238	01/08/2024	19850306238	2,878.29	
General Ledger Entry	07/2024-410 Deposited 01/10/2024 Settlement:19878505674	01/10/2024	19878505674	711.00	
General Ledger Entry	LOM 01.24 Subsidy Payment LOM0124Interest Income	01/10/2024 01/31/2024		13,646.00 1,735.66	
General Ledger Entry	07/2024-411 Deposited 01/31/2024	01/31/2024			1,764.00
Total Deposits				47,215.94	1,764.00

Checks and Charges

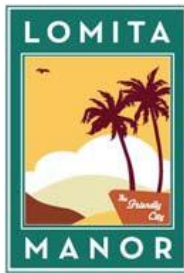
Name	Memo	Date	Check No	Cleared	Outstanding
AT&T Uverse - PO Box 5014		12/17/2019	23562		13.39
Ferguson Facilities Supply - Atlanta		12/17/2019	23565		289.03
Office Depot - Phoenix Box 29248		12/17/2019	23569		362.74

Lomita Manor Senior Housing Reconciliation Report

As Of 01/31/2024

Account: Cash - Operating

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
Lesley Uribe		03/30/2023	24877		1,720.33
Lesley Uribe		05/31/2023	24941		1,556.08
MIRAMONTEZ, IRENE T	Unit -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
	RPI Fees	11/01/2023		44.28	
Lesley Uribe		11/08/2023	25074	14,060.75	
Cleaner Image Inc		12/14/2023	25095	2,160.00	
J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning		12/14/2023	25101	3,205.20	
SoCal Gas		12/14/2023	25106	276.53	
Amtech Elevator Services		01/11/2024	25110	789.93	
AT&T - BOX 5014		01/11/2024	25111	34.25	
Bobs Lawn Service - Jesus Arias		01/11/2024	25112	1,625.00	
Cleaner Image Inc		01/11/2024	25113	2,430.00	
Community Controls		01/11/2024	25114	400.00	
HD Supply Ltd		01/11/2024	25115	2,416.14	
HM Carpet Inc - HM Flooring Group		01/11/2024	25116	648.00	
Home Depot Credit Services		01/11/2024	25117	1,221.84	
J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning		01/11/2024	25118	302.50	
So Cal Edison		01/11/2024	25119	50.50	
So Cal Edison		01/11/2024	25120	2,297.23	
The Chute Doctor		01/11/2024	25121	649.14	
HD Supply Ltd		01/25/2024	25122	1,566.17	
General Ledger Entry	LOM- 0124 Bank Analysis Service Charge	01/31/2024		264.02	
General Ledger Entry	LOM- 0124 RPI Trans-billing	01/31/2024		43.20	
Total Checks and Charges				34,484.68	8,795.19



Housing Authority of the City of Lomita

Lomita Manor

February 2024

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
- February 2-Bingo
- February 13- Valentines Celebration & Terry Farewell (Mail Carrier)
- February 21- Townhall

MAINTENANCE / PROJECTS

- Annual Inspections- Starting April 24, 2023
- REAC



CITY OF LOMITA HOUSING AUTHORITY REPORT

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

FROM: Joe Hoefgen, Interim Executive Director

PREPARED BY: Juan Ibarra, Administrative Analyst

MEETING DATE: March 5, 2024

SUBJECT: Approval and Submission of the Annual Certification Forms to HUD and Update on the Annual PHA Plan for FY 2024-2025

RECOMMENDATION

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

BACKGROUND

Annual Certification Forms for FY 2024-2025

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

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

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

OPTIONS

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

FISCAL IMPACT

None. Submission to HUD only.

ATTACHMENTS

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

Reviewed by:

Gary Sugano

Gary Y. Sugano
Assistant City Manager

Approved by:

Joe Hoefgen

Joe Hoefgen
Interim Executive Director

Prepared by:

Juan Ibarra

Juan Ibarra
Administrative Analyst

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

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 3/31/2024

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

I, Bill Uphoff, the Board Chairperson
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2020-2024 and/or Annual PHA Plan for fiscal year 2024 of the Housing Authority of the City of Lomita _____ is consistent with the
PHA Name

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

City of Lomita
Local Jurisdiction Name

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

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

Lomita Housing Authority is entering its 5th year of the five-year consolidated plan. The activities are consistent with those described in the five-year Consolidated Plan.

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

Name of Authorized Official:

Bill Uphoff

Title:

Board Chairperson

Signature:

Date:

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

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Civil Rights Certification
(Qualified PHAs)

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

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 2024 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

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

Housing Authority of the City of Lomita
PHA Name

CA139
PHA Number/HA Code

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

Name of Interim Executive Director:		Name of Board Chairperson:	
Joe Hoefgen		Bill Upoff	
Signature	Date	Signature	Date

The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Program/Activity Receiving Federal Grant Funding

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Name of Authorized Official		Title	
Signature		Date	
X			

Certification of Payments to Influence Federal Transactions

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

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

Applicant Name

Program/Activity Receiving Federal Grant Funding

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

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

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

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

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

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

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

Name of Authorized Official

Title

Signature

Date (mm/dd/yyyy)

COMMISSIONERS

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



BOARD CHAIRPERSON

BILL UPHOFF

**HOUSING AUTHORITY
of the
CITY OF LOMITA**

INTERIM EXECUTIVE
DIRECTOR

JOE HOEFGEN

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

WRITTEN STATEMENT DEFINING SIGNIFICANT AMENDMENT/MODIFICATION
FY 24-25

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

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

Approved: by CA 139
Joe Hoefgen, Interim Executive Director

Date

