

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, APRIL 2, 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) 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.

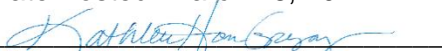
7. ADJOURNMENT

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: March 28, 2024


Kathleen Horn Gregory, MMC, City Clerk

**MINUTES OF THE
LOMITA HOUSING AUTHORITY
SPECIAL MEETING
TUESDAY, JANUARY 16, 2024**

1. OPENING CEREMONIES

a. Call Meeting to Order

The special meeting of the Lomita Housing Authority was called to order by Chair Uphoff at 5:30 p.m. on Tuesday, January 16, 2024, in the Council Chambers.

b. Roll Call

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

ABSENT: Commissioner: Gazeley

STAFF PRESENT: Interim Executive Director Hoefgen, Deputy Executive Director Sugano, 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. CONSENT AGENDA

None scheduled.

4. SCHEDULED ITEMS

a. **DISCUSSION AND CONSIDERATION OF A RENTAL ASSISTANCE DEMONSTRATION PROGRAM (RAD) OR SIMILAR HUD CONVERSION PROGRAM AT LOMITA MANOR**

RECOMMENDED ACTION: Authorize the Executive Director or designee to negotiate and expand agreements with HumanGood and associated partners to facilitate a RAD Repositioning of Lomita Manor (RAD/Section 18 Blend) and authorize submittal of a RAD application to HUD.

Deputy Executive Director Sugano presented the staff report per the agenda material. He gave some background on Lomita Manor, stating that the 78-unit senior housing project, constructed in 1985, is in need of significant upgrades and maintenance. In 2015, per HUD requirements there was a physical needs assessment that determined that there is

a need of about 3 million dollars in maintenance and upgrades. The RAD process was introduced in August of 2021. In September of 2022, an agreement with Recap Advisors & Human Good/Beacon was approved to conduct an RFP to identify a housing consultant and developer and to conduct a RAD feasibility analysis for Lomita Manor. The RFP was released in December of 2022, an agreement with Dominion Due Diligence Group was approved in February 2023, and a report was completed in March 2023. The RAD repositioning has been an item of discussion at several Tenant Advisory Board meetings, Finance subcommittee meetings, and Lomita Housing Authority meetings. A RAD repositioning would raise significant capital to fund critical improvements, change the HUD subsidy structure going forward, transfer HUD oversight from the Housing Authority to HumanGood, and possibly realize some affordable housing funding.

Chair Uphoff opened the floor for questions from the Commissioners. Commissioner Hart asked about a time frame for the beginning of the project. Deputy Executive Director Sugano stated that if approved during the first year tax credit cycle, construction could start in approximately a year and a half.

There were no questions or comments from the public.

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

MOTION CARRIED by the following vote:

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

5. PUBLIC HEARINGS

None scheduled.

6. ADJOURNMENT

There being no further business to discuss, Vice-Chair Waronek asked that the board keep Commissioner Hart in their prayers and after a moment of silence, adjourned the meeting at 5:43 p.m. in memory of Tom Hart, husband of Commissioner Hart.

Respectfully Submitted,

Kathleen Horn Gregory, MMC, City Clerk
Deputy Secretary
Adopted:

**MINUTES OF THE
LOMITA HOUSING AUTHORITY
REGULAR MEETING
TUESDAY, MARCH 5, 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, March 5, 2024, in the Council Chambers.

b. Roll Call

PRESENT: Commissioners: Gazeley, Hart, Larson, Segawa (Commissioner Waite arrived at 5:47 p.m.), and Chair Uphoff

ABSENT: Vice-Chair Waronek

STAFF PRESENT: Interim Executive Director Hoefgen, Deputy Executive Director Sugano, 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 Hart requested a new picture of the current Lomita City Council for Lomita Manor. Commissioner Larson reported that the Sandpipers came on February 2 and played bingo with the residents, on Valentine's Day they enjoyed a variety of games, and another town hall meeting was held recently to give updates on the Rental Assistance Demonstration (RAD) program.

4. CONSENT AGENDA

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

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

MOTION CARRIED by the following roll call vote:

AYES: Commissioners: Gazeley, Hart, Larson, Segawa, Waite, and Chair Uphoff
NOES: None

ABSENT: Vice-Chair Waronek

Approved the following Consent Agenda items:

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

There being no further business to discuss, Chair Uphoff adjourned the meeting at 5:48 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

April 2, 2024

Housing Authority of the City of Lomita
Board of Commissioners

Re: Lomita Manor Monthly Financial Documents – February 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
February 29, 2024**

PROJECT NUMBER: 41

PROJECT NAME: LOMITA MANOR

Operating Cash - Beginning of Month 892,887

Amounts Received:

Rent - Current	28,515	
HUD Operating Subsidy	18,143	
Deposit in Transit	1,093	

Total Receipts 47,750

Disbursements:

A/P Checks Disbursement (Including Contract billing)	(97,172)	
Misc Other/Bank fees	(325)	

Total Disbursements (97,497)

Operating Cash - End of Month 843,140

TOTAL CASH, END OF MONTH 843,140

ACCOUNT TYPE	BANK NAME	BEGINNING BALANCE	DEPOSITS / INTEREST	CHECKS/DEBITS WITHDRAWAL	ENDING BALANCE
Operating	Wells Fargo	892,887	47,750	(97,497)	843,140
		<u>892,887</u>	<u>47,750</u>	<u>(97,497)</u>	<u>843,140</u>
Security Deposit	Wells Fargo	33,804	71		33,875
		<u>33,804</u>	<u>71</u>	<u>-</u>	<u>33,875</u>
TOTAL CASH		<u><u>926,691</u></u>	<u><u>47,821</u></u>	<u><u>(97,497)</u></u>	<u><u>877,015</u></u>

Prepared by: Teresita Tindan
Title: Senior Accountant
Date: 3/8/24

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended February 29, 2024

	CURRENT MONTH February 29, 2024				YEAR TO DATE February 29, 2024				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
Revenue									
Rental Revenue									
5120.000 - Rent Revenue - Gross Potential	28,586	27,311	1,275	4.66	230,638	218,488	12,150	5.56	327,732
5121.000 - Tenant Assistance Payments	18,143	18,054	89	0.49	133,482	144,431	(10,950)	(7.58)	216,647
5220.000 - Vacancies	0	0	0	0.00	(2,285)	0	(2,285)	(100.00)	0
Total Rental Revenue	46,729	45,365	1,364	3.00	361,835	362,919	(1,085)	(0.29)	544,379
Financial Revenue									
5410.000 - Interest Revenue - Project Operations	1,679	0	1,679	100.00	13,411	0	13,412	100.00	0
Total Financial Revenue	1,679	0	1,679	100.00	13,411	0	13,412	100.00	0
Other Revenue									
Miscellaneous Revenue									
5910.000 - Laundry Revenue	0	330	(330)	(100.00)	2,778	2,640	138	5.22	3,960
Total Miscellaneous Revenue	0	330	(330)	(100.00)	2,778	2,640	138	5.22	3,960
Total Other Revenue	0	330	(330)	(100.00)	2,778	2,640	138	5.22	3,960
Total Revenue	48,408	45,695	2,713	5.93	378,024	365,559	12,465	3.40	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	7	0	(7)	(100.00)	55	0	(55)	(100.00)	30,000
6205.000 - IT Support Services	348	479	131	27.23	2,028	3,832	1,803	47.05	5,748
6205.001 - IT Equipment	0	83	83	100.00	0	666	667	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)	497	228	(269)	(117.98)	342
6311.000 - Office Supplies	233	250	16	6.56	1,214	2,000	786	39.29	3,000
6311.001 - Office Equipment Lease Expense	450	458	9	1.88	3,357	3,667	310	8.46	5,500
6311.002 - Telephone/Fax/Cell Phone/Elevator	602	631	28	4.44	4,394	5,043	649	12.85	7,564
6311.003 - Postage/FedEx/UPS	10	21	12	57.17	155	170	14	8.64	255
6311.004 - Dues & Fees	723	348	(375)	(107.59)	4,545	2,788	(1,756)	(62.96)	4,183
6311.005 - Tax Return Fees	0	0	0	0.00	0	130	130	100.00	130
6311.006 - Bank Fees	282	248	(33)	(13.45)	2,154	1,984	(169)	(8.55)	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	80	80	100.00	120
6311.011 - Resident Activities	1,016	350	(666)	(190.27)	17,709	2,800	(14,909)	(532.46)	4,200
6311.012 - Outside Labor	37	0	(38)	(100.00)	112	0	(113)	(100.00)	0
6320.000 - Management Fee	3,850	3,850	0	0.00	30,800	30,800	0	0.00	46,200
6330.000 - Manager Salaries	5,482	5,282	(200)	(3.79)	41,149	42,251	1,102	2.60	63,376
6330.001 - Manager Salaries - Non-prod (Vacation)	883	476	(407)	(85.44)	6,174	3,811	(2,363)	(61.99)	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	1,507	1,507	100.00	2,260

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended February 29, 2024

	CURRENT MONTH February 29, 2024				YEAR TO DATE February 29, 2024				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
6351.000 - Bookkeeping Fees	578	585	8	1.28	4,620	4,680	60	1.28	7,020
6390.001 - Business Travel & Entertainment	8	0	(9)	(100.00)	9	0	(9)	(100.00)	0
Total Administrative Expenses	14,556	13,288	(1,268)	(9.54)	122,250	111,037	(11,213)	(10.09)	194,191
Utilities									
6450.000 - Electricity	2,573	1,834	(739)	(40.31)	21,316	14,666	(6,650)	(45.33)	22,000
6451.000 - Water	1,596	1,716	120	6.99	12,752	13,734	981	7.14	20,600
6452.000 - Gas	814	667	(147)	(22.01)	5,224	5,333	110	2.05	8,000
Total Utilities Expense	4,983	4,217	(766)	(18.16)	39,292	33,733	(5,559)	(16.47)	50,600
Maintenance Expenses									
6510.000 - Maintenance Salaries	4,419	4,197	(222)	(5.28)	34,925	33,576	(1,349)	(4.01)	50,363
6510.001 - Maintenance Salaries - Non-prod (Vacation)	779	541	(237)	(43.87)	6,141	4,331	(1,810)	(41.77)	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	(135)	(100.00)	0
6515.000 - Janitorial/Cleaning Supplies	0	561	560	100.00	1,046	4,481	3,435	76.66	6,721
6515.003 - Maintenance Uniforms	0	300	300	100.00	160	600	440	73.35	600
6515.004 - Plumbing Supplies	0	416	416	100.00	7,570	3,333	(4,237)	(127.11)	5,000
6515.005 - Electrical Supplies	397	834	437	52.32	11,909	6,667	(5,242)	(78.62)	10,000
6515.006 - Decorating Supplies	200	416	217	52.09	6,573	3,333	(3,240)	(97.20)	5,000
6515.008 - Maintenance Supplies	0	0	0	0.00	363	0	(363)	(100.00)	0
6525.000 - Garbage & Trash Removal	3,406	1,224	(2,183)	(178.33)	12,306	9,792	(2,514)	(25.67)	14,688
6546.000 - HVAC Repairs & Maintenance	810	414	(396)	(95.76)	5,123	3,307	(1,817)	(54.93)	4,960
Total Maintenance Expenses	10,011	8,903	(1,108)	(12.44)	86,751	70,020	(16,732)	(23.89)	104,429
Maintenance Contracts									
6520.000 - Maintenance Contracts	11,122	4,583	(6,539)	(142.66)	52,610	36,666	(15,943)	(43.48)	55,000
6520.001 - Janitorial/Cleaning Contract	2,430	2,333	(96)	(4.14)	20,095	18,667	(1,428)	(7.65)	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	144	167	22	13.65	1,328	1,336	8	0.55	2,004
6520.004 - Grounds Contract	600	360	(240)	(66.66)	6,475	2,880	(3,595)	(124.82)	4,320
Total Maintenance Contract Expense	14,296	7,443	(6,853)	(92.05)	89,738	61,829	(27,908)	(45.13)	92,364
Taxes and Insurance									
6711.000 - Payroll Taxes (FICA)	688	803	115	14.32	6,518	6,423	(95)	(1.46)	9,635
6720.000 - Property & Liability Insurance (Hazard)	1,343	1,416	73	5.13	10,747	11,329	582	5.13	16,993
6722.000 - Workman's Compensation	344	344	0	0.00	2,158	2,754	596	21.61	4,131
6723.000 - Health Insurance	1,207	1,590	383	24.08	7,700	12,712	5,013	39.43	19,069
6723.001 - Retirement	237	275	38	13.78	1,828	2,200	371	16.89	3,300
6723.002 - Unemployment Insurance	53	157	104	66.15	2	1,260	1,258	99.85	1,889
Total Taxes and Insurance	3,872	4,585	713	15.54	28,953	36,678	7,725	21.06	55,017
Total Operating Expenses	47,718	38,436	(9,282)	(24.15)	366,984	313,297	(53,687)	(17.13)	496,601
Total Net Operating Income/(Loss)	690	7,259	(6,569)	(90.49)	11,040	52,262	(41,222)	(78.87)	51,738
Total Project Expense	47,718	38,436	9,282	24.15	366,984	313,297	53,687	17.13	496,601
Total Project Income Group (Before Reserves & Reserves)	690	7,259	(6,569)	(90.49)	11,040	52,262	(41,222)	(78.87)	51,738

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended February 29, 2024

	CURRENT MONTH February 29, 2024				YEAR TO DATE February 29, 2024				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
CapEx)									
Total Cost of Operations	47,718	38,436	9,282	24.15	366,984	313,297	53,687	17.13	496,601
Net Income (Loss) (on Operations)	690	7,259	(6,569)	(90.49)	11,040	52,262	(41,222)	(78.87)	51,738
Other Non-Cash Expenses & Revenue	1,656	1,656	0	0.00	13,248	13,248	0	0.00	19,872
GAAP Net Income (Loss)	(966)	5,603	(6,569)	(117.24)	(2,208)	39,014	(41,222)	(105.65)	31,866
Cash Flow									
Total Project Net Income	690	7,259	(6,569)	(90.49)	11,040	52,262	(41,222)	(78.87)	51,738
Add (Subtract)	50,437	0	(50,437)	(100.00)	11,167	0	(11,168)	(100.00)	0
Increase (Decrease) in Operating Cash	(49,747)	7,259	(57,006)	(785.30)	(127)	52,262	(52,390)	(100.24)	51,738
Increase (decrease) in Ops Cash per Bal Sheet	(49,747)	0	(49,747)	100.00	(127)	0	(127)	100.00	0

**Lomita Manor
Balance Sheet
February 29, 2024**

	February 29, 2024	January 31, 2024	Period Difference
Assets			
Current Assets			
Cash			
1120.000 - Cash - Operating	843,140.03	892,886.77	(49,746.74)
Total Cash	843,140.03	892,886.77	(49,746.74)
Other Restricted Cash			
1191.000 - Cash - Security Deposits	33,875.37	33,804.50	70.87
Other Restricted Cash	33,875.37	33,804.50	70.87
Prepaid Expenses and Deposits			
1200.001 - Prepaid Expense - Property Insurance	14,898.35	16,241.68	(1,343.33)
Total Prepaid Expenses and Deposits	14,898.35	16,241.68	(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	1,039,371.01	1,090,390.21	(51,019.20)
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	40,900.64	40,435.86	464.78
1495.002 - Accum. Depr. - Building Improvements	90,461.43	89,501.51	959.92
1495.003 - Accum. Depr. - Building Equipment	14,356.15	14,223.20	132.95
1495.004 - Accum. Depr. - Office Furniture & Equipment	12,235.63	12,137.29	98.34
1495.005 - Accum. Depr. - Maintenance Equipment	1,957.64	1,957.64	0.00
Total Accumulated Depreciation	159,911.49	158,255.50	1,655.99
Net Fixed Assets	88,831.08	90,487.07	(1,655.99)
Total Assets	1,128,202.09	1,180,877.28	(52,675.19)

Liabilities & Equity

Liabilities

Current Liabilities

2109.000 - Accounts Payable - Accrued Expenses	0.00	3,200.00	(3,200.00)
2110.000 - Accounts Payable - Operations	0.00	4,000.47	(4,000.47)
2114.000 - Accounts Payable - Beacon Communities	35,165.43	81,198.18	(46,032.75)
2118.000 - Escheat Checks Payable	150.00	150.00	0.00
2120.000 - Accrued Vacation Payable	12,967.56	11,396.55	1,571.01
2126.000 - Accrued Payroll	4,253.30	3,713.19	540.11
Total Current Liabilities	52,536.29	103,658.39	(51,122.10)

**Lomita Manor
Balance Sheet
February 29, 2024**

	February 29, 2024	January 31, 2024	Period Difference
Other Current Liabilities			
2210.000 - Prepaid Revenue	1,127.00	1,785.00	(658.00)
Total Other Current Liabilities	<u>1,127.00</u>	<u>1,785.00</u>	<u>(658.00)</u>
Other Liabilities			
2191.000 - Security Deposits Payable	26,013.00	26,003.00	10.00
2191.001 - Security Deposit Interest Payable	2,174.24	2,113.37	60.87
Total Other Liabilities	<u>28,187.24</u>	<u>28,116.37</u>	<u>70.87</u>
Total Liabilities	<u>81,850.53</u>	<u>133,559.76</u>	<u>(51,709.23)</u>
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	<u>(2,208.06)</u>	<u>(1,242.10)</u>	<u>(965.96)</u>
Total Equity	<u>1,046,351.56</u>	<u>1,047,317.52</u>	<u>(965.96)</u>
Total Liabilities & Equity	<u>1,128,202.09</u>	<u>1,180,877.28</u>	<u>(52,675.19)</u>

**Lomita Manor
CONTRACT BILLING
February 29, 2024**

DESCRIPTION	Amount
Employees' Wages/Salaries for the month	10,139.68
Work Comp, Unemployment Ins, Pension & Health Benefits	1,840.91
Computer Lease	252.79
Other-AP transactions-	934.98
Bookkeeping Fees (77 units* \$7.50)	577.50
Rental Housing Mgmt fees (\$50*77 units)	3,850.00
Purchase Card	1,531.33
TOTAL DUE TO HGAH For the Month	19,127.19
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
CONTRACT BILLING
February 29, 2024**

DESCRIPTION	Amount
February Charges	19,127.19
February Repayment to HGAH	(65,159.94)
Ending Balance @ 02/28/24	35,165.43

Lomita Manor Senior Housing General Ledger Report For Prior Month (02/01/2024 to 02/29/2024)

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
1120.000 - Cash - Operating (Balance Forward As of 02/01/2024)										
02/01/2024	02/01/2024	25123	AP Pymt - AT&T - Box 9011		LOM		DB	284.17		892,602.60
02/01/2024	02/01/2024	25124	AP Pymt - HD Supply Ltd		LOM		DB	561.46		892,041.14
02/01/2024	02/01/2024	25125	AP Pymt - Home Depot Credit Services		LOM		DB	586.68		891,454.46
02/01/2024	02/01/2024	25126	AP Pymt - PEST R US		LOM		DB	607.60		890,846.86
02/01/2024	02/01/2024	25127	AP Pymt - RealPage Inc		LOM		DB	470.82		890,376.04
02/01/2024	02/01/2024	25128	AP Pymt - Smiths Lock Safe		LOM		DB	195.00		890,181.04
02/01/2024	02/01/2024	25129	AP Pymt - SoCal Gas		LOM		DB	514.08		889,666.96
02/01/2024	02/01/2024	25130	AP Pymt - SoCal Gas		LOM		DB	302.90		889,364.06
02/01/2024	02/01/2024	25131	AP Pymt - Staples - Dallas		LOM		DB	72.71		889,291.35
02/01/2024	02/01/2024	25132	AP Pymt - The Swenson Group		LOM		DB	405.05		888,886.30
02/01/2024	02/01/2024	20012344206	08/2024-401 Deposited 02/01/2024 Settlement:20012344206		LOM		OARB	2,559.00		891,445.30
02/01/2024	02/01/2024	20031596106	08/2024-400 Deposited 02/01/2024 Settlement:20031596106		LOM		OARB	1,335.00		892,780.30
02/02/2024	02/02/2024	20038966270	08/2024-403 Deposited 02/02/2024 Settlement:20038966270		LOM		OARB	8,586.00		901,366.30
02/04/2024	02/04/2024	20065895138	08/2024-405 Deposited 02/04/2024 Settlement:20065895138		LOM		OARB	9,689.00		911,055.30
02/04/2024	02/04/2024	20074525842	08/2024-404 Deposited 02/04/2024 Settlement:20074525842		LOM		OARB	1,306.00		912,361.30
02/06/2024	02/06/2024	20082915546	08/2024-406 Deposited 02/06/2024 Settlement:20082915546		LOM		OARB	527.00		912,888.30
02/06/2024	02/06/2024	TRT	LOM - Subsidy Payment		LOM		GJ	18,142.66		931,030.96
02/07/2024	02/07/2024	20097136326	08/2024-407 Deposited 02/07/2024 Settlement:20097136326		LOM		OARB	1,416.00		932,446.96
02/07/2024	02/07/2024	20098955642	08/2024-408 Deposited 02/07/2024 Settlement:20098955642		LOM		OARB	673.00		933,119.96
02/12/2024	02/12/2024	TRT	LOM Bank Service Charge		LOM		GJ		281.37	932,838.59
02/14/2024	02/14/2024	20144776998	08/2024-409 Deposited 02/14/2024 Settlement:20144776998		LOM		OARB	744.00		933,582.59
02/15/2024	02/15/2024	25133	AP Pymt - AT&T Uverse - PO Box 5014		LOM		DB		63.49	933,519.10
02/15/2024	02/15/2024	25134	AP Pymt - Athens Services		LOM		DB	2,286.28		931,232.82
02/15/2024	02/15/2024	25135	AP Pymt - City Lomita Water Dept		LOM		DB	3,596.60		927,636.22
02/15/2024	02/15/2024	25136	AP Pymt - RealPage Inc		LOM		DB	470.82		927,165.40
02/15/2024	02/15/2024	25137	AP Pymt - So Cal Edison		LOM		DB	118.11		927,047.29
02/20/2024	02/20/2024	TRT	LOM RPI Transbiling		LOM		GJ	43.74		927,003.55
02/22/2024	02/22/2024	25138	AP Pymt - Athens Services		LOM		DB	2,320.57		924,682.98
02/22/2024	02/22/2024	25139	AP Pymt - Bobs Lawn Service - Jesus Arias		LOM		DB	600.00		924,082.98
02/22/2024	02/22/2024	25140	AP Pymt - Cleaner Image Inc		LOM		DB	2,430.00		921,652.98
02/22/2024	02/22/2024	25141	AP Pymt - Community Controls		LOM		DB	256.24		921,396.74
02/22/2024	02/22/2024	25142	AP Pymt - Cosco Fire Protection Inc - Brea		LOM		DB	7,449.34		913,947.40
02/22/2024	02/22/2024	25143	AP Pymt - HD Supply Ltd		LOM		DB	926.14		913,021.26
02/22/2024	02/22/2024	25144	AP Pymt - Home Depot Credit Services		LOM		DB	223.63		912,797.63
02/22/2024	02/22/2024	25145	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning		LOM		DB	960.00		911,837.63
02/22/2024	02/22/2024	25146	AP Pymt - Lesley Uribe		LOM		DB	1,015.97		910,821.66
02/22/2024	02/22/2024	25147	AP Pymt - PEST R US		LOM		DB	144.20		910,677.46
02/22/2024	02/22/2024	25148	AP Pymt - So Cal Edison		LOM		DB	2,454.32		908,223.14
02/22/2024	02/22/2024	25149	AP Pymt - SoCal Gas		LOM		DB	311.12		907,912.02
02/22/2024	02/22/2024	25150	AP Pymt - SoCal Gas		LOM		DB	502.32		907,409.70
02/22/2024	02/22/2024	25151	AP Pymt - Staples - Dallas		LOM		DB	233.60		907,176.10
02/22/2024	02/22/2024	25152	AP Pymt - Sweinhart Elect Co Inc		LOM		DB	1,198.96		905,977.14
02/22/2024	02/22/2024	25153	AP Pymt - The Swenson Group		LOM		DB	449.71		905,527.43
02/29/2024	02/29/2024	25154	AP Pymt - Humangood Affordable Housing		LOM		DB	65,159.94		840,367.49
02/29/2024	02/29/2024		Bank Interest Earned: LOM		LOM		DB	1,679.54		842,047.03
02/29/2024	02/29/2024	FileID-	Bank Interest Income 08/2024-410 Deposited		LOM		OARB	1,093.00		843,140.03

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (02/01/2024 to 02/29/2024)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
		8866437-1	02/29/2024							
Totals for 1120.000 - Cash - Operating								47,750.20	97,496.94	843,140.03
1130.000 - Accounts Receivable - Tenant Rent (Balance Forward As of 02/01/2024)										0.00
02/01/2024	02/01/2024	FileID-8744969-2	Accounts Receivable - Tenant Rent		LOM		OARA	23,290.00		23,290.00
02/01/2024	02/01/2024	FileID-8753673-4	Accounts Receivable - Tenant Rent		LOM		OARA		7,674.00	15,616.00
02/02/2024	02/02/2024	FileID-8753673-3	Accounts Receivable - Tenant Rent		LOM		OARA		893.00	14,723.00
02/02/2024	02/02/2024	FileID-8758190-3	Accounts Receivable - Tenant Rent		LOM		OARA		7,015.00	7,708.00
02/03/2024	02/03/2024	FileID-8758190-5	Accounts Receivable - Tenant Rent		LOM		OARA		3,686.00	4,022.00
02/04/2024	02/04/2024	FileID-8758190-4	Accounts Receivable - Tenant Rent		LOM		OARA		294.00	3,728.00
02/04/2024	02/04/2024	FileID-8761529-2	Accounts Receivable - Tenant Rent		LOM		OARA		527.00	3,201.00
02/06/2024	02/06/2024	FileID-8761529-1	Accounts Receivable - Tenant Rent		LOM		OARA		368.00	2,833.00
02/07/2024	02/07/2024	FileID-8766229-1	Accounts Receivable - Tenant Rent		LOM		OARA		2,089.00	744.00
02/14/2024	02/14/2024	FileID-8787655-1	Accounts Receivable - Tenant Rent		LOM		OARA		744.00	0.00
Totals for 1130.000 - Accounts Receivable - Tenant Rent								23,290.00	23,290.00	0.00
1191.000 - Cash - Security Deposits (Balance Forward As of 02/01/2024)										33,804.50
02/02/2024	02/02/2024	20046390942	08/2024-402 Deposited 02/02/2024 Settle- ment:20046390942		LOM		OARB	10.00		33,814.50
02/29/2024	02/29/2024		Bank Interest Earned: LOM Bank Interest Income		LOM		DB	60.87		33,875.37
Totals for 1191.000 - Cash - Security Deposits								70.87	0.00	33,875.37
1200.001 - Prepaid Expense - Property Insurance (Balance Forward As of 02/01/2024)										16,241.68
02/29/2024	02/29/2024	TRT	LOM Recurring Earthquake- Prop&Liability Ins(Hazard)		LOM		GJ		1,343.33	14,898.35
Totals for 1200.001 - Prepaid Expense - Property Insurance								0.00	1,343.33	14,898.35
1330.000 - Cash - Operating Reserve (Balance Forward As of 02/01/2024)										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 02/01/2024)										83,660.00
Totals for 1410.001 - Land Improvements								0.00	0.00	83,660.00
1420.001 - Building Improvements (Balance Forward As of 02/01/2024)										122,253.46
Totals for 1420.001 - Building Improvements								0.00	0.00	122,253.46
1440.000 - Building Equipment (Balance Forward As of 02/01/2024)										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 02/01/2024)										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 02/01/2024)										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 02/01/2024)										(40,435.86)
02/01/2024	02/01/2024		Depreciation for asset LOM- Replacem Fire Line/Pipe, se- rial number AS- 004914-161212		LOM		FA		464.78	(40,900.64)
Totals for 1495.000 - Accum. Depr. - Land Improvements								0.00	464.78	(40,900.64)
1495.002 - Accum. Depr. - Building Improvements (Balance Forward As of 02/01/2024)										(89,501.51)
02/01/2024	02/01/2024		Depreciation for asset LOM- AC Unit - Bldg A, serial num- ber AS-019681-210427		LOM		FA		150.00	(89,651.51)
02/01/2024	02/01/2024		Depreciation for asset LOM- AC Unit - Bldg B, serial num- ber AS-019682-210427		LOM		FA		133.33	(89,784.84)
02/01/2024	02/01/2024		Depreciation for asset LOM- Awning Replacement, serial number AS-004963-170410		LOM		FA		122.50	(89,907.34)

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (02/01/2024 to 02/29/2024)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
02/01/2024	02/01/2024		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427		LOM		FA		87.47	(89,994.81)
02/01/2024	02/01/2024		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427		LOM		FA		25.00	(90,019.81)
02/01/2024	02/01/2024		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427		LOM		FA		152.48	(90,172.29)
02/01/2024	02/01/2024		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427		LOM		FA		69.17	(90,241.46)
02/01/2024	02/01/2024		Depreciation for asset LOM-Office Door, serial number AS-019679-210427		LOM		FA		29.77	(90,271.23)
02/01/2024	02/01/2024		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427		LOM		FA		132.81	(90,404.04)
02/01/2024	02/01/2024		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212		LOM		FA		57.39	(90,461.43)
Totals for 1495.002 - Accum. Depr. - Building Improvements								0.00	959.92	(90,461.43)
1495.003 - Accum. Depr. - Building Equipment (Balance Forward As of 02/01/2024)										
02/01/2024	02/01/2024		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504		LOM		FA		132.95	(14,223.20) (14,356.15)
Totals for 1495.003 - Accum. Depr. - Building Equipment								0.00	132.95	(14,356.15)
1495.004 - Accum. Depr. - Office Furniture & Equipment (Balance Forward As of 02/01/2024)										
02/01/2024	02/01/2024		Depreciation for asset LOM-Commonity Furniture, serial number AS-004912-161209		LOM		FA		98.34	(12,137.29) (12,235.63)
Totals for 1495.004 - Accum. Depr. - Office Furniture & Equipment								0.00	98.34	(12,235.63)
1495.005 - Accum. Depr. - Maintenance Equipment (Balance Forward As of 02/01/2024)										
Totals for 1495.005 - Accum. Depr. - Maintenance Equipment								0.00	0.00	(1,957.64) (1,957.64)
2109.000 - Accounts Payable - Accrued Expenses (Balance Forward As of 02/01/2024)										
02/01/2024	02/01/2024	Reversed - TRT	Reversed -- LOM 0124 Accrual of water & Garbage		LOM		GJ	1,200.00		(2,000.00)
02/01/2024	02/01/2024	Reversed - TRT	Reversed -- LOM 0124 Accrual of water & Garbage		LOM		GJ	2,000.00		0.00
Totals for 2109.000 - Accounts Payable - Accrued Expenses								3,200.00	0.00	0.00
2110.000 - Accounts Payable - Operations (Balance Forward As of 02/01/2024)										
02/01/2024	02/01/2024	25123	AP Pymt - AT&T - Box 9011		LOM		DB	284.17		(3,716.30)
02/01/2024	02/01/2024	25124	AP Pymt - HD Supply Ltd: Plumbing Supplies		LOM		DB	561.46		(3,154.84)
02/01/2024	02/01/2024	25125	AP Pymt - Home Depot Credit Services: Supplies Stock		LOM		DB	586.68		(2,568.16)
02/01/2024	02/01/2024	25126	AP Pymt - PEST R US: Pest Control Service		LOM		DB	432.60		(2,135.56)
02/01/2024	02/01/2024	25126	AP Pymt - PEST R US: 210B Spray Service		LOM		DB	175.00		(1,960.56)
02/01/2024	02/01/2024	25127	AP Pymt - RealPage Inc		LOM		DB	470.82		(1,489.74)
02/01/2024	02/01/2024	25128	AP Pymt - Smiths Lock Safe: Keys Stock		LOM		DB	195.00		(1,294.74)
02/01/2024	02/01/2024	25129	AP Pymt - SoCal Gas: Bldging A Gas Service 12.01.23-01.03.24		LOM		DB	514.08		(780.66)
02/01/2024	02/01/2024	25130	AP Pymt - SoCal Gas: Bldging A Gas Service 12.01.23-01.03.24		LOM		DB	302.90		(477.76)
02/01/2024	02/01/2024	25131	AP Pymt - Staples - Dallas		LOM		DB	72.71		(405.05)
02/01/2024	02/01/2024	25132	AP Pymt - The Swenson Group: Leased Copy Machine		LOM		DB	405.05		0.00
02/02/2024	01/24/2024	26905	AP Invoice - Sweinhart Elect Co Inc: Monthly ER Power System		LOM		APA		313.00	(313.00)
02/02/2024	01/23/2024	40701	AP Invoice - Cleaner Image Inc: Cleaning Service Jan-23,2024		LOM		APA		1,890.00	(2,203.00)

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (02/01/2024 to 02/29/2024)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
02/02/2024	01/23/2024	40702	AP Invoice - Cleaner Image Inc: Cleaning Service Jan 24-31, 2024		LOM		APA		540.00	(2,743.00)
02/02/2024	01/16/2024	65586	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 103A Clear Tub Drain		LOM		APA		235.00	(2,978.00)
02/02/2024	01/23/2024	65628	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 104A Clear Tub Drain		LOM		APA		235.00	(3,213.00)
02/02/2024	01/03/2024	4521487	AP Invoice - Home Depot Credit Services: Supplies Stock		LOM		APA	82.62		(3,295.62)
02/02/2024	01/19/2024	8030818	AP Invoice - Home Depot Credit Services: Supplies Stock		LOM		APA		141.01	(3,436.63)
02/02/2024	01/30/2024	8765559	AP Invoice - Lesley Uribe: Laundry Revenue ck#8765559 11.07.23		LOM		APA		514.46	(3,951.09)
02/02/2024	01/30/2024	8792787	AP Invoice - Lesley Uribe: Laundry Revenue ck#8792787 12.05.23		LOM		APA		501.51	(4,452.60)
02/02/2024	01/01/2024	16119165	AP Invoice - Athens Services: Trash Service 01.24		LOM		APA	2,286.28		(6,738.88)
02/02/2024	01/25/2024	1000553154	AP Invoice - Cosco Fire Protection Inc - Brea: Fire Extinguisher Tag		LOM		APA		425.00	(7,163.88)
02/02/2024	01/25/2024	1000577452	AP Invoice - Cosco Fire Protection Inc - Brea: Annual Sprinkler		LOM		APA		4,788.25	(11,952.13)
02/02/2024	01/25/2024	1000618117	AP Invoice - Cosco Fire Protection Inc - Brea: Fire Extinguisher		LOM		APA		679.00	(12,631.13)
02/02/2024	01/30/2024	1000639069	AP Invoice - Cosco Fire Protection Inc - Brea: Test Backflows		LOM		APA		495.00	(13,126.13)
02/02/2024	02/01/2024	1000648337	AP Invoice - Cosco Fire Protection Inc - Brea: Monitoring Systems		LOM		APA		75.00	(13,201.13)
02/02/2024	01/15/2024	1000649668	AP Invoice - Cosco Fire Protection Inc - Brea: Replace Fire Sprinkler		LOM		APA		987.09	(14,188.22)
02/02/2024	01/26/2024	9222689260	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA		116.98	(14,305.20)
02/02/2024	01/18/2024	330269793/12.1	AP Invoice - AT&T Uverse - PO Box 5014: Internet Service A 12.19.23-01.18.24		LOM		APA		63.49	(14,368.69)
02/02/2024	01/10/2024	660813002/11.0	AP Invoice - City Lomita Water Dept: Water Service 11.07.23-01.07.24		LOM		APA		3,090.51	(17,459.20)
02/02/2024	01/10/2024	660814002/11.0	AP Invoice - City Lomita Water Dept: Fire Lane 11.07.23-01.07.24		LOM		APA		506.09	(17,965.29)
02/02/2024	01/16/2024	700143266216/12.14.23-01.15.24	AP Invoice - So Cal Edison: Manager Unit Electrical Service 12.14.23-01.15.24		LOM		APA		118.11	(18,083.40)
02/02/2024	01/17/2024	I2401036489	AP Invoice - RealPage Inc		LOM		APA		470.82	(18,554.22)
02/15/2024	02/15/2024	25133	AP Pymt - AT&T Uverse - PO Box 5014: Internet Service A 12.19.23-01.18.24		LOM		DB	63.49		(18,490.73)
02/15/2024	02/15/2024	25134	AP Pymt - Athens Services: Trash Service 01.24		LOM		DB	2,286.28		(16,204.45)
02/15/2024	02/15/2024	25135	AP Pymt - City Lomita Water Dept: Water Service 11.07.23-01.07.24		LOM		DB	3,090.51		(13,113.94)
02/15/2024	02/15/2024	25135	AP Pymt - City Lomita Water Dept: Fire Lane 11.07.23-01.07.24		LOM		DB	506.09		(12,607.85)
02/15/2024	02/15/2024	25136	AP Pymt - RealPage Inc		LOM		DB	470.82		(12,137.03)
02/15/2024	02/15/2024	25137	AP Pymt - So Cal Edison: Manager Unit Electrical Service 12.14.23-01.15.24		LOM		DB	118.11		(12,018.92)
02/16/2024	02/07/2024	5268	AP Invoice - PEST R US: Pest Control Service		LOM		APA		144.20	(12,163.12)
02/16/2024	01/26/2024	13124	AP Invoice - Bobs Lawn Service - Jesus Arias: Landscaping Service		LOM		APA		350.00	(12,513.12)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
02/16/2024	02/07/2024	20724	AP Invoice - Bobs Lawn Service - Jesus Arias: Remove Old Cement and Redo		LOM		APA		250.00	(12,763.12)
02/16/2024	01/10/2024	26387	AP Invoice - Sweinhart Elect Co Inc: Major ER Power System Service		LOM		APA		572.96	(13,336.08)
02/16/2024	01/05/2024	26583	AP Invoice - Sweinhart Elect Co Inc: Monthly ER Power System Service		LOM		APA		313.00	(13,649.08)
02/16/2024	02/13/2024	65703	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 206B Kitchen Sink & Laundry Room Line		LOM		APA		490.00	(14,139.08)
02/16/2024	02/01/2024	16286413	AP Invoice - Athens Services: Trash Service 02.24		LOM		APA	2,320.57		(16,459.65)
02/16/2024	01/31/2024	35834292	AP Invoice - The Swenson Group: Leased Copy Machine		LOM		APA	449.71		(16,909.36)
02/16/2024	01/31/2024	8073099197	AP Invoice - Staples - Dallas: Office Supplies		LOM		APA	233.60		(17,142.96)
02/16/2024	02/06/2024	9222983856	AP Invoice - HD Supply Ltd: HVAC Supply Stock		LOM		APA	203.89		(17,346.85)
02/16/2024	02/09/2024	9223116252	AP Invoice - HD Supply Ltd: 103A PTAC		LOM		APA	605.27		(17,952.12)
02/16/2024	02/02/2024	01350501803/04	AP Invoice - SoCal Gas: Gas Service A Bldgin 01.03.24-01.31.24		LOM		APA	311.12		(18,263.24)
02/16/2024	02/02/2024	11430501061/04	AP Invoice - SoCal Gas: Gas Service B Bldging 01.03.24-01.31.24		LOM		APA	502.32		(18,765.56)
02/16/2024	01/16/2024	700434346846/24	AP Invoice - So Cal Edison: Electrical Service 12.14.23-01.15.24		LOM		APA	2,454.32		(21,219.88)
02/16/2024	12/07/2023	AAAO669134	AP Invoice - Community Controls: Key Cards/Remotes Stock		LOM		APA	256.24		(21,476.12)
02/22/2024	02/22/2024	25138	AP Pymt - Athens Services: Trash Service 02.24		LOM		DB	2,320.57		(19,155.55)
02/22/2024	02/22/2024	25139	AP Pymt - Bobs Lawn Service - Jesus Arias: Landscaping Service		LOM		DB	350.00		(18,805.55)
02/22/2024	02/22/2024	25139	AP Pymt - Bobs Lawn Service - Jesus Arias: Remove Old Cement and Redo		LOM		DB	250.00		(18,555.55)
02/22/2024	02/22/2024	25140	AP Pymt - Cleaner Image Inc: Cleaning Service Jan 24-31, 2024		LOM		DB	540.00		(18,015.55)
02/22/2024	02/22/2024	25140	AP Pymt - Cleaner Image Inc: Cleaning Service Jan-23,2024		LOM		DB	1,890.00		(16,125.55)
02/22/2024	02/22/2024	25141	AP Pymt - Community Controls: Key Cards/Remotes Stock		LOM		DB	256.24		(15,869.31)
02/22/2024	02/22/2024	25142	AP Pymt - Cosco Fire Protection Inc - Brea: Annual Sprinkler		LOM		DB	4,788.25		(11,081.06)
02/22/2024	02/22/2024	25142	AP Pymt - Cosco Fire Protection Inc - Brea: Fire Extinguisher		LOM		DB	679.00		(10,402.06)
02/22/2024	02/22/2024	25142	AP Pymt - Cosco Fire Protection Inc - Brea: Fire Extinguisher Tag		LOM		DB	425.00		(9,977.06)
02/22/2024	02/22/2024	25142	AP Pymt - Cosco Fire Protection Inc - Brea: Replace Fire Sprinkler		LOM		DB	987.09		(8,989.97)
02/22/2024	02/22/2024	25142	AP Pymt - Cosco Fire Protection Inc - Brea: Test Backflows		LOM		DB	495.00		(8,494.97)
02/22/2024	02/22/2024	25142	AP Pymt - Cosco Fire Protection Inc - Brea: Monitoring Systems		LOM		DB	75.00		(8,419.97)
02/22/2024	02/22/2024	25143	AP Pymt - HD Supply Ltd: HVAC Supply Stock		LOM		DB	203.89		(8,216.08)
02/22/2024	02/22/2024	25143	AP Pymt - HD Supply Ltd: Supplies Stock		LOM		DB	116.98		(8,099.10)
02/22/2024	02/22/2024	25143	AP Pymt - HD Supply Ltd: 103A PTAC		LOM		DB	605.27		(7,493.83)
02/22/2024	02/22/2024	25144	AP Pymt - Home Depot Credit Services: Supplies Stock		LOM		DB	223.63		(7,270.20)
02/22/2024	02/22/2024	25145	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Clean-		LOM		DB	235.00		(7,035.20)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
02/22/2024	02/22/2024	25145	ing: 103A Clear Tub Drain AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 206B Kitchen Sink & Laundry Room Line		LOM		DB	490.00		(6,545.20)
02/22/2024	02/22/2024	25145	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 104A Clear Tub Drain		LOM		DB	235.00		(6,310.20)
02/22/2024	02/22/2024	25146	AP Pymt - Lesley Uribe: Laundry Revenue ck#8765559		LOM		DB	514.46		(5,795.74)
02/22/2024	02/22/2024	25146	11.07.23 AP Pymt - Lesley Uribe: Laundry Revenue ck#8792787		LOM		DB	501.51		(5,294.23)
02/22/2024	02/22/2024	25147	12.05.23 AP Pymt - PEST R US: Pest Control Service		LOM		DB	144.20		(5,150.03)
02/22/2024	02/22/2024	25148	AP Pymt - So Cal Edison: Electrical Service		LOM		DB	2,454.32		(2,695.71)
02/22/2024	02/22/2024	25149	12.14.23-01.15.24 AP Pymt - SoCal Gas: Gas Service A Bldgin		LOM		DB	311.12		(2,384.59)
02/22/2024	02/22/2024	25150	01.03.24-01.31.24 AP Pymt - SoCal Gas: Gas Service B Bldging		LOM		DB	502.32		(1,882.27)
02/22/2024	02/22/2024	25151	01.03.24-01.31.24 AP Pymt - Staples - Dallas: Office Supplies		LOM		DB	233.60		(1,648.67)
02/22/2024	02/22/2024	25152	AP Pymt - Sweinhart Elect Co Inc: Monthly ER Power System		LOM		DB	313.00		(1,335.67)
02/22/2024	02/22/2024	25152	AP Pymt - Sweinhart Elect Co Inc: Monthly ER Power System Service		LOM		DB	313.00		(1,022.67)
02/22/2024	02/22/2024	25152	AP Pymt - Sweinhart Elect Co Inc: Major ER Power System Service		LOM		DB	572.96		(449.71)
02/22/2024	02/22/2024	25153	AP Pymt - The Swenson Group: Leased Copy Machine		LOM		DB	449.71		0.00
02/26/2024	02/07/2024	Beacon Communities Advances December 2023	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances December 2023		LOM		APA		47,876.37	(47,876.37)
02/26/2024	02/07/2024	Beacon Communities Advances November 2023	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances November 2023		LOM		APA		17,283.57	(65,159.94)
02/29/2024	02/29/2024	25154	AP Pymt - Humangood Affordable Housing: Beacon Communities Advances November 2023		LOM		DB	17,283.57		(47,876.37)
02/29/2024	02/29/2024	25154	AP Pymt - Humangood Affordable Housing: Beacon Communities Advances December 2023		LOM		DB	47,876.37		0.00
Totals for 2110.000 - Accounts Payable - Operations								97,171.83	93,171.36	0.00
2114.000 - Accounts Payable - Beacon Communities (Balance Forward As of 02/01/2024)										
02/01/2024	02/01/2024	CA	HGAH 02.2024 Workers Compensation		LOM		GJ		344.25	(81,542.43)
02/01/2024	02/01/2024	CA	HGAH Reclass DeSilva Housing Group 1689		LOM		GJ		7.00	(81,549.43)
02/01/2024	02/01/2024	CA	HGAH Revised 01.2024 Computer Lease		LOM		GJ		200.86	(81,750.29)
02/01/2024	02/01/2024	CA	HGAH Robert Half 62902109 Allocations		LOM		GJ		9.49	(81,759.78)
02/01/2024	02/01/2024	CA	HGAH Robert Half 62930683 Allocations		LOM		GJ		8.20	(81,767.98)
02/01/2024	02/01/2024	CA	HGAH Robert Half 62976622 Allocations		LOM		GJ		9.83	(81,777.81)
02/01/2024	02/01/2024	CA	HGAH Robert Half 63016475 Allocations		LOM		GJ		8.24	(81,786.05)
02/01/2024	02/01/2024	CA	HGAH Robert Half 63034090 Allocations		LOM		GJ		2.05	(81,788.10)
02/01/2024	02/01/2024	CA	HGAH - ProLogistix Invoice - 8409576376		LOM		GJ		12.15	(81,800.25)
02/01/2024	02/01/2024	CA	HGAH - ProLogistix Invoice - 8409595229		LOM		GJ		15.10	(81,815.35)
02/01/2024	02/01/2024	Reversed - CA	Reversed -- HGAH 01.2024		LOM		GJ	215.88		(81,599.47)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
02/03/2024	02/03/2024	CA	Computer Lease		LOM		GJ			
02/06/2024	02/06/2024	CA	HGAH 02.03.24 Payroll		LOM		GJ	5,069.84		(86,669.31)
			HGAH - ProLogistix Invoice - 8409615893		LOM		GJ	15.18		(86,684.49)
02/06/2024	02/06/2024	CA	HGAH - ProLogistix Invoice - 8409635059		LOM		GJ		11.95	(86,696.44)
02/07/2024	02/07/2024	CA	HGAH Rent Track 0131240404		LOM		GJ		39.00	(86,735.44)
02/08/2024	02/08/2024	CA	HGAH Motion Picture Licensing Corporation dba MPLC 504433587		LOM		GJ		344.51	(87,079.95)
02/14/2024	02/14/2024	CA	HGAH Radius invoices 021424		LOM		GJ	266.99		(87,346.94)
02/17/2024	02/17/2024	CA	HGAH 02.17.24 Payroll		LOM		GJ	5,069.84		(92,416.78)
02/19/2024	02/19/2024	CA	HGAH - ProLogistix Invoice - 8409560435		LOM		GJ	11.01		(92,427.79)
02/19/2024	02/19/2024	CA	HGAH - ProLogistix Invoice - 8409652644		LOM		GJ		15.18	(92,442.97)
02/19/2024	02/19/2024	CA	HGAH - ProLogistix Invoice - 8409674047		LOM		GJ		15.18	(92,458.15)
02/21/2024	02/21/2024	CA	HGAH Radius invoices 022124		LOM		GJ		143.92	(92,602.07)
02/26/2024	02/07/2024	CA	Beacon Communities Advances December 2023		LOM		APA	47,876.37		(44,725.70)
02/26/2024	02/07/2024	CA	Beacon Communities Advances November 2023		LOM		APA	17,283.57		(27,442.13)
02/29/2024	02/29/2024	CA	HGAH 02.2024 Computer Lease		LOM		GJ		267.81	(27,709.94)
02/29/2024	02/29/2024	CA	HGAH 02.2024 Benefits Allocation		LOM		GJ		1,496.66	(29,206.60)
02/29/2024	02/29/2024	RC	HGAH 02.2024 Purchase Card Truist		LOM		GJ		1,531.33	(30,737.93)
02/29/2024	02/29/2024	TRT	BCI 02.2024 Mgmt fee and; Bkcp Fees - Managed		LOM		GJ		4,427.50	(35,165.43)
Totals for 2114.000 - Accounts Payable - Beacon Communities								65,375.82	19,343.07	(35,165.43)
2118.000 - Escheat Checks Payable (Balance Forward As of 02/01/2024)										(150.00)
Totals for 2118.000 - Escheat Checks Payable								0.00	0.00	(150.00)
2120.000 - Accrued Vacation Payable (Balance Forward As of 02/01/2024)										(11,396.55)
02/01/2024	02/01/2024	Reversed - CA	Reversed -- HGAH 01.2024 Vacation Accruals		LOM		GJA	11,396.55		0.00
02/29/2024	02/29/2024	CA	HGAH 02.2024 Vacation Accruals		LOM		GJA		12,967.56	(12,967.56)
Totals for 2120.000 - Accrued Vacation Payable								11,396.55	12,967.56	(12,967.56)
2126.000 - Accrued Payroll (Balance Forward As of 02/01/2024)										(3,713.19)
02/01/2024	02/01/2024	Reversed - CA	Reversed -- HGAH 01.2024 Payroll Accruals		LOM		GJA	3,713.19		0.00
02/29/2024	02/29/2024	CA	HGAH 02.2024 Payroll Accruals		LOM		GJA		4,253.30	(4,253.30)
Totals for 2126.000 - Accrued Payroll								3,713.19	4,253.30	(4,253.30)
2191.000 - Security Deposits Payable (Balance Forward As of 02/01/2024)										(26,003.00)
02/02/2024	02/02/2024	20046390942	08/2024-402 Deposited 02/02/2024 Settlement:20046390942		LOM		OARB		10.00	(26,013.00)
Totals for 2191.000 - Security Deposits Payable								0.00	10.00	(26,013.00)
2191.001 - Security Deposit Interest Payable (Balance Forward As of 02/01/2024)										(2,113.37)
02/29/2024	02/29/2024		Bank Interest Earned: Interest earned		LOM		DB		60.87	(2,174.24)
Totals for 2191.001 - Security Deposit Interest Payable								0.00	60.87	(2,174.24)
2210.000 - Prepaid Revenue (Balance Forward As of 02/01/2024)										(1,785.00)
02/01/2024	02/01/2024	20012344206	08/2024-401 Deposited 02/01/2024 Settlement:20012344206		LOM		OARB		2,559.00	(4,344.00)
02/01/2024	02/01/2024	20031596106	08/2024-400 Deposited 02/01/2024 Settlement:20031596106		LOM		OARB		1,335.00	(5,679.00)
02/01/2024	02/01/2024	FileID-8744969-2	Prepaid Revenue		LOM		OARA	5,664.00		(15.00)
02/01/2024	02/01/2024	FileID-	Prepaid Revenue		LOM		OARA	7,674.00		7,659.00

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
02/02/2024	02/02/2024	8753673-4 20038966270	08/2024-403 Deposited 02/02/2024 Settle- ment:20038966270		LOM		OARB		8,586.00	(927.00)
02/02/2024	02/02/2024	FileID- 8753673-3	Prepaid Revenue		LOM		OARA	893.00		(34.00)
02/02/2024	02/02/2024	FileID- 8758190-3	Prepaid Revenue		LOM		OARA	7,015.00		6,981.00
02/03/2024	02/03/2024	FileID- 8758190-5	Prepaid Revenue		LOM		OARA	3,686.00		10,667.00
02/04/2024	02/04/2024	20065895138	08/2024-405 Deposited 02/04/2024 Settle- ment:20065895138		LOM		OARB		9,689.00	978.00
02/04/2024	02/04/2024	20074525842	08/2024-404 Deposited 02/04/2024 Settle- ment:20074525842		LOM		OARB		1,306.00	(328.00)
02/04/2024	02/04/2024	FileID- 8758190-4	Prepaid Revenue		LOM		OARA	294.00		(34.00)
02/04/2024	02/04/2024	FileID- 8761529-2	Prepaid Revenue		LOM		OARA	527.00		493.00
02/06/2024	02/06/2024	20082915546	08/2024-406 Deposited 02/06/2024 Settle- ment:20082915546		LOM		OARB		527.00	(34.00)
02/07/2024	02/07/2024	20097136326	08/2024-407 Deposited 02/07/2024 Settle- ment:20097136326		LOM		OARB		1,416.00	(1,450.00)
02/07/2024	02/07/2024	20098955642	08/2024-408 Deposited 02/07/2024 Settle- ment:20098955642		LOM		OARB		673.00	(2,123.00)
02/07/2024	02/07/2024	FileID- 8766229-1	Prepaid Revenue		LOM		OARA	2,089.00		(34.00)
02/14/2024	02/14/2024	20144776998	08/2024-409 Deposited 02/14/2024 Settle- ment:20144776998		LOM		OARB		744.00	(778.00)
02/14/2024	02/14/2024	FileID- 8787655-1	Prepaid Revenue		LOM		OARA	744.00		(34.00)
02/29/2024	02/29/2024	FileID- 8866437-1	08/2024-410 Deposited 02/29/2024		LOM		OARB		1,093.00	(1,127.00)
Totals for 2210.000 - Prepaid Revenue								28,586.00	27,928.00	(1,127.00)
3131.000 - Unrestricted Net Assets (Balance Forward As of 02/01/2024)										(147,457.26)
Totals for 3131.000 - Unrestricted Net Assets								0.00	0.00	(147,457.26)
3140.000 - Retained Earnings - Profit or Loss (Balance Forward As of 02/01/2024)										(899,860.26)
Totals for 3140.000 - Retained Earnings - Profit or Loss								0.00	0.00	(899,860.26)
5120.000 - Rent Revenue - Gross Potential (Balance Forward As of 02/01/2024)										0.00
02/01/2024	02/01/2024	FileID- 8744969-2	Rent Revenue - Gross Poten- tial		LOM		OARA	28,954.00		(28,954.00)
02/06/2024	02/06/2024	FileID- 8761529-1	Rent Revenue - Gross Poten- tial		LOM		OARA	368.00		(28,586.00)
Totals for 5120.000 - Rent Revenue - Gross Potential								368.00	28,954.00	(28,586.00)
5121.000 - Tenant Assistance Payments (Balance Forward As of 02/01/2024)										0.00
02/06/2024	02/06/2024	TRT	LOM - Subsidy Payment		LOM		GJ	18,142.66		(18,142.66)
Totals for 5121.000 - Tenant Assistance Payments								0.00	18,142.66	(18,142.66)
5410.000 - Interest Revenue - Project Operations (Balance Forward As of 02/01/2024)										0.00
02/29/2024	02/29/2024		Bank Interest Earned: Interest earned		LOM		DB	1,679.54		(1,679.54)
Totals for 5410.000 - Interest Revenue - Project Operations								0.00	1,679.54	(1,679.54)
6204.000 - Management Consultants (Balance Forward As of 02/01/2024)										0.00
02/01/2024	02/01/2024	CA	HGAH ReClass DeSilva Hous- ing Group 1689		LOM		GJ	7.00		7.00
Totals for 6204.000 - Management Consultants								7.00	0.00	7.00
6205.000 - IT Support Services (Balance Forward As of 02/01/2024)										0.00
02/01/2024	02/01/2024	CA	HGAH Revised 01.2024 Com- puter Lease		LOM		GJ	200.86		200.86
02/01/2024	02/01/2024	CA	HGAH - ProLogistix Invoice - 8409576376		LOM		GJ	12.15		213.01
02/01/2024	02/01/2024	CA	HGAH - ProLogistix Invoice - 8409595229		LOM		GJ	15.10		228.11
02/01/2024	02/01/2024	Reversed - CA	Reversed -- HGAH 01.2024 Computer Lease		LOM		GJ		215.88	12.23

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
02/06/2024	02/06/2024	CA	HGAH - ProLogistix Invoice - 8409615893		LOM		GJ	15.18		27.41
02/06/2024	02/06/2024	CA	HGAH - ProLogistix Invoice - 8409635059		LOM		GJ	11.95		39.36
02/19/2024	02/19/2024	CA	HGAH - ProLogistix Invoice - 8409560435		LOM		GJ	11.01		50.37
02/19/2024	02/19/2024	CA	HGAH - ProLogistix Invoice - 8409652644		LOM		GJ	15.18		65.55
02/19/2024	02/19/2024	CA	HGAH - ProLogistix Invoice - 8409674047		LOM		GJ	15.18		80.73
02/29/2024	02/29/2024	CA	HGAH 02.2024 Computer Lease		LOM		GJ	267.81		348.54
Totals for 6205.000 - IT Support Services								564.42	215.88	348.54
6250.000 - Other Renting Expenses (Balance Forward As of 02/01/2024)										0.00
02/02/2024	01/17/2024	I2401036489	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 02/01/2024)										0.00
02/16/2024	01/31/2024	8073099197	AP Invoice - Staples - Dallas: Office Supplies		LOM		APA	233.60		233.60
Totals for 6311.000 - Office Supplies								233.60	0.00	233.60
6311.001 - Office Equipment Lease Expense (Balance Forward As of 02/01/2024)										0.00
02/16/2024	01/31/2024	35834292	AP Invoice - The Swenson Group: Leased Copy Machine		LOM		APA	449.71		449.71
Totals for 6311.001 - Office Equipment Lease Expense								449.71	0.00	449.71
6311.002 - Telephone/Fax/Cell Phone/Elevator (Balance Forward As of 02/01/2024)										0.00
02/02/2024	01/18/2024	330269793/12.1 9.23-01.18.24	AP Invoice - AT&T Uverse - PO Box 5014: Internet Service A 12.19.23-01.18.24		LOM		APA	63.49		63.49
02/02/2024	01/17/2024	I2401036489	AP Invoice - RealPage Inc		LOM		APA	127.92		191.41
02/14/2024	02/14/2024	CA	HGAH Radius invoices 021424 - AT&T - 000021174887		LOM		GJ	25.96		217.37
02/14/2024	02/14/2024	CA	HGAH Radius invoices 021424 - AT&T - 000021174887		LOM		GJ	25.96		243.33
02/14/2024	02/14/2024	CA	HGAH Radius invoices 021424 - AT&T - 000021174887		LOM		GJ	25.96		269.29
02/14/2024	02/14/2024	CA	HGAH Radius invoices 021424 - AT&T - 000021174887		LOM		GJ	25.96		295.25
02/14/2024	02/14/2024	CA	HGAH Radius invoices 021424 - AT&T - 000021174887		LOM		GJ	25.96		321.21
02/14/2024	02/14/2024	CA	HGAH Radius invoices 021424 - AT&T - 000021174887		LOM		GJ	25.97		347.18
02/14/2024	02/14/2024	CA	HGAH Radius invoices 021424 - AT&T - 000021174887		LOM		GJ	27.46		374.64
02/14/2024	02/14/2024	CA	HGAH Radius invoices 021424 - AT&T - 000021174887		LOM		GJ	27.46		402.10
02/14/2024	02/14/2024	CA	HGAH Radius invoices 021424 - AT&T - 000021174887		LOM		GJ	27.46		429.56
02/14/2024	02/14/2024	CA	HGAH Radius invoices 021424 - AT&T - 000021174887		LOM		GJ	27.46		457.02
02/14/2024	02/14/2024	CA	HGAH Radius invoices 021424 - AT&T - 000021174887		LOM		GJ	29.86		486.88
02/14/2024	02/14/2024	CA	HGAH Radius invoices 021424 - AT&T - 000021174887		LOM		GJ	29.89		516.77
02/14/2024	02/14/2024	CA	HGAH Radius invoices 021424 - AT&T - 000021174887		LOM		GJ		58.37	458.40
02/21/2024	02/21/2024	CA	HGAH Radius invoices 022124 - AT&T U-VERSE - 85398576 0224		LOM		GJ	48.33		506.73
02/21/2024	02/21/2024	CA	HGAH Radius invoices 022124 - AT&T U-VERSE - 85398576 0224		LOM		GJ	95.59		602.32
Totals for 6311.002 - Telephone/Fax/Cell Phone/Elevator								660.69	58.37	602.32
6311.003 - Postage/FedEx/UPS (Balance Forward As of 02/01/2024)										0.00
02/29/2024	02/29/2024	RC	HGAH 02.2024 Purchase Card Truist - Uribe-USPS PO 0544520039 Waitlist Mailed Letters		LOM		GJ	9.10		9.10
Totals for 6311.003 - Postage/FedEx/UPS								9.10	0.00	9.10
6311.004 - Dues & Fees (Balance Forward As of 02/01/2024)										0.00
02/02/2024	01/17/2024	I2401036489	AP Invoice - RealPage Inc		LOM		APA	296.40		296.40

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
02/07/2024	02/07/2024	CA	HGAH Rent Track 0131240404 - Monthly SB- 1157 Service Fee		LOM		GJ	39.00		335.40
02/08/2024	02/08/2024	CA	HGAH Motion Picture Licens- ing Corporation dba MPLC 504433587		LOM		GJ	344.51		679.91
02/20/2024	02/20/2024	TRT	LOM RPI Transbilling		LOM		GJ	43.74		723.65
Totals for 6311.004 - Dues & Fees								723.65	0.00	723.65
6311.006 - Bank Fees (Balance Forward As of 02/01/2024)										0.00
02/12/2024	02/12/2024	TRT	LOM Bank Service Charge		LOM		GJ	281.37		281.37
Totals for 6311.006 - Bank Fees								281.37	0.00	281.37
6311.011 - Resident Activities (Balance Forward As of 02/01/2024)										0.00
02/02/2024	01/30/2024	8765559	AP Invoice - Lesley Uribe: Laundry Revenue ck#8765559 11.07.23		LOM		APA	514.46		514.46
02/02/2024	01/30/2024	8792787	AP Invoice - Lesley Uribe: Laundry Revenue ck#8792787 12.05.23		LOM		APA	501.51		1,015.97
Totals for 6311.011 - Resident Activities								1,015.97	0.00	1,015.97
6311.012 - Outside Labor (Balance Forward As of 02/01/2024)										0.00
02/01/2024	02/01/2024	CA	HGAH Robert Half 62902109 Allocations		LOM		GJ	9.49		9.49
02/01/2024	02/01/2024	CA	HGAH Robert Half 62930683 Allocations		LOM		GJ	8.20		17.69
02/01/2024	02/01/2024	CA	HGAH Robert Half 62976622 Allocations		LOM		GJ	9.83		27.52
02/01/2024	02/01/2024	CA	HGAH Robert Half 63016475 Allocations		LOM		GJ	8.24		35.76
02/01/2024	02/01/2024	CA	HGAH Robert Half 63034090 Allocations		LOM		GJ	2.05		37.81
Totals for 6311.012 - Outside Labor								37.81	0.00	37.81
6320.000 - Management Fee (Balance Forward As of 02/01/2024)										0.00
02/29/2024	02/29/2024	TRT	BCI 02.2024 Mgmt fee and; 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 02/01/2024)										0.00
02/01/2024	02/01/2024	Reversed - CA	Reversed -- HGAH 01.2024 Payroll Accruals		LOM		GJA		2,037.05	(2,037.05)
02/03/2024	02/03/2024	CA	HGAH 02.03.24 Payroll		LOM		GJ	2,592.62		555.57
02/17/2024	02/17/2024	CA	HGAH 02.17.24 Payroll		LOM		GJ	2,592.62		3,148.19
02/29/2024	02/29/2024	CA	HGAH 02.2024 Payroll Accru- als		LOM		GJA	2,333.36		5,481.55
Totals for 6330.000 - Manager Salaries								7,518.60	2,037.05	5,481.55
6330.001 - Manager Salaries - Non-prod (Vacation) (Balance Forward As of 02/01/2024)										0.00
02/01/2024	02/01/2024	Reversed - CA	Reversed -- HGAH 01.2024 Vacation Accruals		LOM		GJA		7,211.23	(7,211.23)
02/29/2024	02/29/2024	CA	HGAH 02.2024 Vacation Ac- cruals		LOM		GJA	8,094.72		883.49
Totals for 6330.001 - Manager Salaries - Non-prod (Vacation)								8,094.72	7,211.23	883.49
6351.000 - Bookkeeping Fees (Balance Forward As of 02/01/2024)										0.00
02/29/2024	02/29/2024	TRT	BCI 02.2024 Mgmt fee and; Bkbp Fees - Managed		LOM		GJ	577.50		577.50
Totals for 6351.000 - Bookkeeping Fees								577.50	0.00	577.50
6390.001 - Business Travel & Entertainment (Balance Forward As of 02/01/2024)										0.00
02/29/2024	02/29/2024	RC	HGAH 02.2024 Purchase Card Truist - Uribe-DIAMOND PARKING Meeting Parking Fee		LOM		GJ	8.50		8.50
Totals for 6390.001 - Business Travel & Entertainment								8.50	0.00	8.50
6450.000 - Electricity (Balance Forward As of 02/01/2024)										0.00
02/02/2024	01/16/2024	700143266216/	AP Invoice - So Cal Edison: 12.14.23-01.15. Manager Unit Electrical Ser- vice 12.14.23-01.15.24		LOM		APA	118.11		118.11
02/16/2024	01/16/2024	700434346846/	AP Invoice - So Cal Edison: 12.14.23-01.15. Electrical Service 24		LOM		APA	2,454.32		2,572.43

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
Totals for 6450.000 - Electricity								2,572.43	0.00	2,572.43
6451.000 - Water (Balance Forward As of 02/01/2024)										
02/01/2024	02/01/2024	Reversed - TRT	Reversed -- LOM 0124 Accrual of water & Garbage		LOM		GJ		2,000.00	(2,000.00)
02/02/2024	01/10/2024	660813002/11.07.23-01.07.24	AP Invoice - City Lomita Water Dept: Water Service 11.07.23-01.07.24		LOM		APA	3,090.51		1,090.51
02/02/2024	01/10/2024	660814002/11.07.23-01.07.24	AP Invoice - City Lomita Water Dept: Fire Lane 11.07.23-01.07.24		LOM		APA	506.09		1,596.60
Totals for 6451.000 - Water								3,596.60	2,000.00	1,596.60
6452.000 - Gas (Balance Forward As of 02/01/2024)										
02/16/2024	02/02/2024	01350501803/01.03.24-01.31.24	AP Invoice - SoCal Gas: Gas Service A Bldgin 01.03.24-01.31.24		LOM		APA	311.12		311.12
02/16/2024	02/02/2024	11430501061/01.03.24-01.31.24	AP Invoice - SoCal Gas: Gas Service B Bldging 01.03.24-01.31.24		LOM		APA	502.32		813.44
Totals for 6452.000 - Gas								813.44	0.00	813.44
6510.000 - Maintenance Salaries (Balance Forward As of 02/01/2024)										
02/01/2024	02/01/2024	Reversed - CA	Reversed -- HGAH 01.2024 Payroll Accruals		LOM		GJA		1,340.91	(1,340.91)
02/03/2024	02/03/2024	CA	HGAH 02.03.24 Payroll		LOM		GJ	1,706.62		365.71
02/17/2024	02/17/2024	CA	HGAH 02.17.24 Payroll		LOM		GJ	2,133.28		2,498.99
02/29/2024	02/29/2024	CA	HGAH 02.2024 Payroll Accruals		LOM		GJA	1,919.94		4,418.93
Totals for 6510.000 - Maintenance Salaries								5,759.84	1,340.91	4,418.93
6510.001 - Maintenance Salaries - Non-prod (Vacation) (Balance Forward As of 02/01/2024)										
02/01/2024	02/01/2024	Reversed - CA	Reversed -- HGAH 01.2024 Payroll Accruals		LOM		GJA		335.23	(335.23)
02/01/2024	02/01/2024	Reversed - CA	Reversed -- HGAH 01.2024 Vacation Accruals		LOM		GJA		4,185.32	(4,520.55)
02/03/2024	02/03/2024	CA	HGAH 02.03.24 Payroll		LOM		GJ	426.66		(4,093.89)
02/29/2024	02/29/2024	CA	HGAH 02.2024 Vacation Accruals		LOM		GJA	4,872.84		778.95
Totals for 6510.001 - Maintenance Salaries - Non-prod (Vacation)								5,299.50	4,520.55	778.95
6515.005 - Electrical Supplies (Balance Forward As of 02/01/2024)										
02/02/2024	01/19/2024	8030818	AP Invoice - Home Depot Credit Services: Supplies Stock		LOM		APA	141.01		141.01
02/16/2024	12/07/2023	AAAO669134	AP Invoice - Community Controls: Key Cards/Remotes Stock		LOM		APA	256.24		397.25
Totals for 6515.005 - Electrical Supplies								397.25	0.00	397.25
6515.006 - Decorating Supplies (Balance Forward As of 02/01/2024)										
02/02/2024	01/03/2024	4521487	AP Invoice - Home Depot Credit Services: Supplies Stock		LOM		APA	82.62		82.62
02/02/2024	01/26/2024	9222689260	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA	116.98		199.60
Totals for 6515.006 - Decorating Supplies								199.60	0.00	199.60
6520.000 - Maintenance Contracts (Balance Forward As of 02/01/2024)										
02/02/2024	01/24/2024	26905	AP Invoice - Sweinhart Elect Co Inc: Monthly ER Power System		LOM		APA	313.00		313.00
02/02/2024	01/16/2024	65586	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 103A Clear Tub Drain		LOM		APA	235.00		548.00
02/02/2024	01/23/2024	65628	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 104A Clear Tub Drain		LOM		APA	235.00		783.00
02/02/2024	01/25/2024	1000553154	AP Invoice - Cosco Fire Protection Inc - Brea: Fire Extinguisher Tag		LOM		APA	425.00		1,208.00
02/02/2024	01/25/2024	1000577452	AP Invoice - Cosco Fire Protection Inc - Brea: Annual Sprinkler		LOM		APA	4,788.25		5,996.25

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
02/02/2024	01/25/2024	1000618117	AP Invoice - Cosco Fire Protection Inc - Brea: Fire Extinguisher		LOM		APA	679.00		6,675.25
02/02/2024	01/30/2024	1000639069	AP Invoice - Cosco Fire Protection Inc - Brea: Test Backflows		LOM		APA	495.00		7,170.25
02/02/2024	02/01/2024	1000648337	AP Invoice - Cosco Fire Protection Inc - Brea: Monitoring Systems		LOM		APA	75.00		7,245.25
02/02/2024	01/15/2024	1000649668	AP Invoice - Cosco Fire Protection Inc - Brea: Replace Fire Sprinkler		LOM		APA	987.09		8,232.34
02/16/2024	01/10/2024	26387	AP Invoice - Sweinhart Elect Co Inc: Major ER Power System Service		LOM		APA	572.96		8,805.30
02/16/2024	01/05/2024	26583	AP Invoice - Sweinhart Elect Co Inc: Monthly ER Power System Service		LOM		APA	313.00		9,118.30
02/16/2024	02/13/2024	65703	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 206B Kitchen Sink & Laundry Room Line		LOM		APA	490.00		9,608.30
02/29/2024	02/29/2024	RC	HGAH 02.2024 Purchase Card Truist - Uribe-SIT N SLEEP TORRANCE Replacement 311A Mattress Due to Rain		LOM		GJ	1,513.73		11,122.03
Totals for 6520.000 - Maintenance Contracts								11,122.03	0.00	11,122.03
6520.001 - Janitorial/Cleaning Contract (Balance Forward As of 02/01/2024)										0.00
02/02/2024	01/23/2024	40701	AP Invoice - Cleaner Image Inc: Cleaning Service Jan-23,2024		LOM		APA	1,890.00		1,890.00
02/02/2024	01/23/2024	40702	AP Invoice - Cleaner Image Inc: Cleaning Service Jan 24-31, 2024		LOM		APA	540.00		2,430.00
Totals for 6520.001 - Janitorial/Cleaning Contract								2,430.00	0.00	2,430.00
6520.003 - Exterminating Contract (Balance Forward As of 02/01/2024)										0.00
02/16/2024	02/07/2024	5268	AP Invoice - PEST R US: Pest Control Service		LOM		APA	144.20		144.20
Totals for 6520.003 - Exterminating Contract								144.20	0.00	144.20
6520.004 - Grounds Contract (Balance Forward As of 02/01/2024)										0.00
02/16/2024	01/26/2024	13124	AP Invoice - Bobs Lawn Service - Jesus Arias: Landscaping Service		LOM		APA	350.00		350.00
02/16/2024	02/07/2024	20724	AP Invoice - Bobs Lawn Service - Jesus Arias: Remove Old Cement and Redo		LOM		APA	250.00		600.00
Totals for 6520.004 - Grounds Contract								600.00	0.00	600.00
6525.000 - Garbage & Trash Removal (Balance Forward As of 02/01/2024)										0.00
02/01/2024	02/01/2024	Reversed - TRT	Reversed -- LOM 0124 Accrual of water & Garbage		LOM		GJ		1,200.00	(1,200.00)
02/02/2024	01/01/2024	16119165	AP Invoice - Athens Services: Trash Service 01.24		LOM		APA	2,286.28		1,086.28
02/16/2024	02/01/2024	16286413	AP Invoice - Athens Services: Trash Service 02.24		LOM		APA	2,320.57		3,406.85
Totals for 6525.000 - Garbage & Trash Removal								4,606.85	1,200.00	3,406.85
6546.000 - HVAC Repairs & Maintenance (Balance Forward As of 02/01/2024)										0.00
02/16/2024	02/06/2024	9222983856	AP Invoice - HD Supply Ltd: HVAC Supply Stock		LOM		APA	203.89		203.89
02/16/2024	02/09/2024	9223116252	AP Invoice - HD Supply Ltd: 103A PTAC		LOM		APA	605.27		809.16
Totals for 6546.000 - HVAC Repairs & Maintenance								809.16	0.00	809.16
6600.000 - Depr. Expense - Land Improvements (Balance Forward As of 02/01/2024)										0.00
02/01/2024	02/01/2024		Depreciation for asset LOM- Replacem Fire Line/Pipe, serial 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 02/01/2024)										0.00
02/01/2024	02/01/2024		Depreciation for asset LOM-		LOM		FA	150.00		150.00

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
02/01/2024	02/01/2024		AC Unit - Bldg A, serial number AS-019681-210427		LOM		FA	133.33		283.33
			Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427		LOM		FA	122.50		405.83
02/01/2024	02/01/2024		Depreciation for asset LOM-Awning Replacement, serial number AS-004963-170410		LOM		FA	87.47		493.30
02/01/2024	02/01/2024		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427		LOM		FA	25.00		518.30
02/01/2024	02/01/2024		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427		LOM		FA	152.48		670.78
02/01/2024	02/01/2024		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427		LOM		FA	69.17		739.95
02/01/2024	02/01/2024		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427		LOM		FA	29.77		769.72
02/01/2024	02/01/2024		Depreciation for asset LOM-Office Door, serial number AS-019679-210427		LOM		FA	132.81		902.53
02/01/2024	02/01/2024		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427		LOM		FA	57.39		959.92
02/01/2024	02/01/2024		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212		LOM		FA			
Totals for 6600.002 - Depr. Expense - Building Improvements								959.92	0.00	959.92
6600.003 - Depr. Expense - Building Equipment (Balance Forward As of 02/01/2024)										0.00
02/01/2024	02/01/2024		Depreciation for asset LOM-Fire Alarm System, serial number 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 02/01/2024)										0.00
02/01/2024	02/01/2024		Depreciation for asset LOM-Community 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 02/01/2024)										0.00
02/03/2024	02/03/2024	CA	HGAH 02.03.24 Payroll		LOM		GJ	343.94		343.94
02/17/2024	02/17/2024	CA	HGAH 02.17.24 Payroll		LOM		GJ	343.94		687.88
Totals for 6711.000 - Payroll Taxes (FICA)								687.88	0.00	687.88
6720.000 - Property & Liability Insurance (Hazard) (Balance Forward As of 02/01/2024)										0.00
02/29/2024	02/29/2024	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 02/01/2024)										0.00
02/01/2024	02/01/2024	CA	HGAH 02.2024 Workers Compensation		LOM		GJ	344.25		344.25
Totals for 6722.000 - Workman's Compensation								344.25	0.00	344.25
6723.000 - Health Insurance (Balance Forward As of 02/01/2024)										0.00
02/29/2024	02/29/2024	CA	HGAH 02.2024 Benefits Allocation		LOM		GJ	1,206.28		1,206.28
Totals for 6723.000 - Health Insurance								1,206.28	0.00	1,206.28
6723.001 - Retirement (Balance Forward As of 02/01/2024)										0.00
02/29/2024	02/29/2024	CA	HGAH 02.2024 Benefits Allocation		LOM		GJ	237.10		237.10
Totals for 6723.001 - Retirement								237.10	0.00	237.10
6723.002 - Unemployment Insurance (Balance Forward As of 02/01/2024)										0.00
02/29/2024	02/29/2024	CA	HGAH 02.2024 Benefits Allocation		LOM		GJ	53.28		53.28

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (02/01/2024 to 02/29/2024)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
Totals for 6723.002 - Unemployment Insurance								53.28	0.00	53.28
OCCU - Occupied Units (Balance Forward As of 02/01/2024)										78.00
Totals for OCCU - Occupied Units								0.00	0.00	78.00
UNIT - Total Unit Count (Balance Forward As of 02/01/2024)										78.00
Totals for UNIT - Total Unit Count								0.00	0.00	78.00
Grand Total								348,880.61	348,880.61	156.00

Lomita Manor Senior Housing Vendor Aging Report

Based on: GL posting Date As of: 02/29/2024

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
Grand Totals								0.00	0.00	0.00	0.00	0.00	0.00

HumanGood Check Register

Date	Vendor	Document No	Amount Cleared
	Bank: LOM Operating - Wells Fargo Bank	Account No: 4124301342	
02/01/2024	ATT60197-9011--AT&T - Box 9011	25123	284.17 02/29/2024
02/01/2024	HDSU92150--HD Supply Ltd	25124	561.46 02/29/2024
02/01/2024	HDCS85062--Home Depot Credit Services	25125	586.68 02/29/2024
02/01/2024	PEST93550--PEST R US	25126	607.60 02/29/2024
02/01/2024	REPA75267--RealPage Inc	25127	470.82 02/29/2024
02/01/2024	SLSA90717--Smiths Lock Safe	25128	195.00 02/29/2024
02/01/2024	GASC91756--SoCal Gas	25129	514.08 02/29/2024
02/01/2024	GASC91756--SoCal Gas	25130	302.90 02/29/2024
02/01/2024	STCC75266--Staples - Dallas	25131	72.71 02/29/2024
02/01/2024	SWEN75266--The Swenson Group	25132	405.05 02/29/2024
02/15/2024	ATUV60197--AT&T Uverse - PO Box 5014	25133	63.49 02/29/2024
02/15/2024	ATHE90054--Athens Services	25134	2,286.28 02/29/2024
02/15/2024	CLWD90717--City Lomita Water Dept	25135	3,596.60 02/29/2024
02/15/2024	REPA75267--RealPage Inc	25136	470.82 02/29/2024
02/15/2024	SCED91771-0001--So Cal Edison	25137	118.11 02/29/2024
02/22/2024	ATHE90054--Athens Services	25138	2,320.57 02/29/2024
02/22/2024	BLSE90501--Bobs Lawn Service - Jesus Arias	25139	600.00 In Transit
02/22/2024	CLIM90277--Cleaner Image Inc	25140	2,430.00 In Transit
02/22/2024	COCO84120--Community Controls	25141	256.24 02/29/2024
02/22/2024	CFPR92821--Cosco Fire Protection Inc - Brea	25142	7,449.34 02/29/2024
02/22/2024	HDSU92150--HD Supply Ltd	25143	926.14 02/29/2024
02/22/2024	HDCS85062--Home Depot Credit Services	25144	223.63 02/29/2024
02/22/2024	JMPL90505--J. McKeeve Plumbing, Inc. Sewer & Drain Clean- ing	25145	960.00 02/29/2024
02/22/2024	URLE90717--Lesley Uribe	25146	1,015.97 In Transit
02/22/2024	PEST93550--PEST R US	25147	144.20 02/29/2024
02/22/2024	SCED91772-0001--So Cal Edison	25148	2,454.32 In Transit
02/22/2024	GASC91756--SoCal Gas	25149	311.12 In Transit
02/22/2024	GASC91756--SoCal Gas	25150	502.32 In Transit
02/22/2024	STCC75266--Staples - Dallas	25151	233.60 02/29/2024
02/22/2024	SWEL90621--Sweinhart Elect Co Inc	25152	1,198.96 02/29/2024
02/22/2024	SWEN75266--The Swenson Group	25153	449.71 02/29/2024
02/29/2024	HGAH94588--Humangood Affordable Housing	25154	65,159.94 In Transit
	Total for LOM Operating		97,171.83
		Total:	97,171.83
		Grand Total:	97,171.83

Commercial Checking Acct W Interest

Account number: [REDACTED] ■ February 1, 2024 - February 29, 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

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]	\$899,917.96	\$48,421.20	-\$25,023.27	\$923,315.89

Interest summary

Annual percentage yield earned this period	2.29%
Interest earned during this period	\$1,679.54
Year to date interest and bonuses paid	\$3,415.20
Total interest and bonuses earned in 2023	\$18,977.12

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	02/01	1,764.00	Lomita Manor Settlement 020124 000019999324978 Humangood Affordable H
	02/02	2,559.00	Lomita Manor Settlement 020224 000020012344206 Humangood Affordable H
	02/05	8,586.00	Lomita Manor Settlement 020524 000020038966270 Humangood Affordable H
	02/06	1,335.00	Lomita Manor Settlement 020624 000020031596106 Humangood Affordable H
	02/06	9,689.00	Lomita Manor Settlement 020624 000020065895138 Humangood Affordable H
	02/06	18,142.66	Hud Treas 310 Misc Pay 020624 xxxxx0103 RMT*VV*09901574648*****Hud Operating Fund CA13
	02/07	527.00	Lomita Manor Settlement 020724 000020082915546 Humangood Affordable H
	02/08	1,306.00	Lomita Manor Settlement 020824 000020074525842 Humangood Affordable H
	02/08	1,416.00	Lomita Manor Settlement 020824 000020097136326 Humangood Affordable H
	02/12	673.00	Lomita Manor Settlement 021224 000020098955642 Humangood Affordable H
	02/20	744.00	Lomita Manor Settlement 022024 000020144776998 Humangood Affordable H
	02/29	1,679.54	Interest Payment
		\$48,421.20	Total electronic deposits/bank credits
		\$48,421.20	Total credits



Debits

Electronic debits/bank debits

<i>Effective date</i>	<i>Posted date</i>	<i>Amount</i>	<i>Transaction detail</i>
	02/12	281.37	Client Analysis Srvc Chrg 240209 Svc Chge 0124 000004124301342
	02/20	43.74	Rpi Transbilling Sigonfile 022024 L4Rg5C Lomita Manor
		\$325.11	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>
25123	284.17	02/09	25132	405.05	02/08	25142	7,449.34	02/27
25124	561.46	02/06	25133	63.49	02/21	25143	926.14	02/27
25125	586.68	02/06	25134	2,286.28	02/21	25144	223.63	02/29
25126	607.60	02/07	25135	3,596.60	02/27	25145	960.00	02/28
25127	470.82	02/07	25136	470.82	02/22	25147*	144.20	02/28
25128	195.00	02/12	25137	118.11	02/27	25151*	233.60	02/28
25129	514.08	02/08	25138	2,320.57	02/27	25152	1,198.96	02/28
25130	302.90	02/08	25141*	256.24	02/28	25153	449.71	02/29
25131	72.71	02/08						
		\$24,698.16	Total checks paid					

* Gap in check sequence.

\$25,023.27 Total debits

Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
01/31	899,917.96	02/07	940,294.06	02/21	939,984.27
02/01	901,681.96	02/08	941,721.32	02/22	939,513.45
02/02	904,240.96	02/09	941,437.15	02/27	925,102.69
02/05	912,826.96	02/12	941,633.78	02/28	922,309.69
02/06	940,845.48	02/20	942,334.04	02/29	923,315.89
Average daily ledger balance		\$933,037.52			

Lomita Manor Senior Housing Reconciliation Report

As Of 02/29/2024
Account: Cash - Operating

Statement Ending Balance	923,315.89
Deposits in Transit	1,093.00
Outstanding Checks and Charges	(81,268.86)
Adjusted Bank Balance	843,140.03
Book Balance	843,140.03
Adjustments - Excluded Transactions	0.00
Adjustments - Unmatched Items	0.00
Adjustments - Journal Entries*	0.00
Adjusted Book Balance	843,140.03

Total Checks and Charges Cleared	25,023.27	Total Deposits Cleared	48,421.20
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Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
General Ledger Entry	07/2024-411 Deposited 01/31/2024	01/31/2024		1,764.00	
General Ledger Entry	08/2024-401 Deposited 02/01/2024 Settlement:20012344206	02/01/2024	20012344206	2,559.00	
General Ledger Entry	08/2024-400 Deposited 02/01/2024 Settlement:20031596106	02/01/2024	20031596106	1,335.00	
General Ledger Entry	08/2024-403 Deposited 02/02/2024 Settlement:20038966270	02/02/2024	20038966270	8,586.00	
General Ledger Entry	08/2024-405 Deposited 02/04/2024 Settlement:20065895138	02/04/2024	20065895138	9,689.00	
General Ledger Entry	08/2024-404 Deposited 02/04/2024 Settlement:20074525842	02/04/2024	20074525842	1,306.00	
General Ledger Entry	08/2024-406 Deposited 02/06/2024 Settlement:20082915546	02/06/2024	20082915546	527.00	
General Ledger Entry	LOM - Subsidy Payment 08/2024-407 Deposited 02/07/2024 Settlement:20097136326	02/06/2024		18,142.66	
General Ledger Entry	08/2024-407 Deposited 02/07/2024 Settlement:20097136326	02/07/2024	20097136326	1,416.00	
General Ledger Entry	08/2024-408 Deposited 02/07/2024 Settlement:20098955642	02/07/2024	20098955642	673.00	
General Ledger Entry	08/2024-409 Deposited 02/14/2024 Settlement:20144776998	02/14/2024	20144776998	744.00	
	LOM Bank Interest Income	02/29/2024		1,679.54	
General Ledger Entry	08/2024-410 Deposited 02/29/2024	02/29/2024			1,093.00
Total Deposits				48,421.20	1,093.00

Checks and Charges

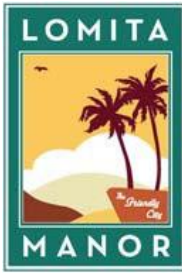
Name	Memo	Date	Check No	Cleared	Outstanding
AT&T Uverse - PO Box 5014		12/17/2019	23562		13.39
Ferguson Facilities Supply - Atlanta		12/17/2019	23565		289.03
Office Depot - Phoenix Box 29248		12/17/2019	23569		362.74
ANDRE, DORCEL	Unit -LOM001-110A	03/18/2021	24007		76.06
FLETCHER, DONNA T	Unit -LOM001-303A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

Lomita Manor Senior Housing Reconciliation Report

As Of 02/29/2024

Account: Cash - Operating

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 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
AT&T - Box 9011	02/01/2024	25123	284.17	
HD Supply Ltd	02/01/2024	25124	561.46	
Home Depot Credit Services	02/01/2024	25125	586.68	
PEST R US	02/01/2024	25126	607.60	
RealPage Inc	02/01/2024	25127	470.82	
Smiths Lock Safe	02/01/2024	25128	195.00	
SoCal Gas	02/01/2024	25129	514.08	
SoCal Gas	02/01/2024	25130	302.90	
Staples - Dallas	02/01/2024	25131	72.71	
The Swenson Group	02/01/2024	25132	405.05	
General Ledger Entry LOM Bank Service Charge	02/12/2024		281.37	
AT&T Uverse - PO Box 5014	02/15/2024	25133	63.49	
Athens Services	02/15/2024	25134	2,286.28	
City Lomita Water Dept	02/15/2024	25135	3,596.60	
RealPage Inc	02/15/2024	25136	470.82	
So Cal Edison	02/15/2024	25137	118.11	
General Ledger Entry LOM RPI Transbilling	02/20/2024		43.74	
Athens Services	02/22/2024	25138	2,320.57	
Bobs Lawn Service - Jesus Arias	02/22/2024	25139		600.00
Cleaner Image Inc	02/22/2024	25140		2,430.00
Community Controls	02/22/2024	25141	256.24	
Cosco Fire Protection Inc - Brea	02/22/2024	25142	7,449.34	
HD Supply Ltd	02/22/2024	25143	926.14	
Home Depot Credit Services	02/22/2024	25144	223.63	
J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	02/22/2024	25145	960.00	
Lesley Uribe	02/22/2024	25146		1,015.97
PEST R US	02/22/2024	25147	144.20	
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
Staples - Dallas	02/22/2024	25151	233.60	
Sweinhart Elect Co Inc	02/22/2024	25152	1,198.96	
The Swenson Group	02/22/2024	25153	449.71	
Humangood Affordable Housing	02/29/2024	25154		65,159.94
Total Checks and Charges			25,023.27	81,268.86



VACANCIES

- 0

ACTIVITIES

- Mondays:
 - 11:00am Exercise/Chair class
 - 12:00-3:00pm Bingo-available if resident want to lead
- Wednesdays:
 - 11:00am Exercise/Chair class
- Thursdays:
 - 12:00pm Coloring class-available if resident want to lead
- Fridays:
 - 10:00am Exercise/Chair class
 - 11:00am Walking Group-available if resident want to lead
 - 12:00pm Art Class – available if resident want to lead
 - Monthly celebration of residents' birthdays with cake-every 2 months during TAB Meeting
- March 1-Bingo
- March 14- St Patrick's Celebration
- March 20- Monthly Townhall
- March 29- Easter Celebration

MAINTENANCE / PROJECTS

- Annual Inspections- Starting May-June 2024
- REAC