

Mark A. Waronek, Chair
Cindy Segawa, Vice-Chair
James Gazeley, Commissioner
Bill Uphoff, Commissioner
Barry Waite, Commissioner
Rosemary Hart, Commissioner
Deborah Louviere, Commissioner



LOMITA CITY HALL
COUNCIL CHAMBERS
24300 Narbonne Avenue
Lomita, CA 90717
Phone: (310) 325-7110
Fax: (310) 325-4024

Next Resolution No. HA 2021-01

PURSUANT TO AB-361, THE COUNCIL AND THE PUBLIC MAY PARTICIPATE IN THIS MEETING VIA TELECONFERENCE. THE MEETING WILL BE HELD VIA TELECONFERENCE ONLY AND NO PHYSICAL LOCATION FROM WHICH MEMBERS OF THE PUBLIC MAY OBSERVE THE MEETING AND OFFER PUBLIC COMMENT WILL BE PROVIDED AS SOCIAL DISTANCING MEASURES ARE RECOMMENDED BY STATE AND COUNTY OFFICIALS AND MEETING IN PERSON WOULD PRESENT IMMEDIATE RISKS TO THE HEALTH OR SAFETY OF ATTENDEES. ALL VOTES TAKEN DURING THIS MEETING WILL BE BY ROLL CALL VOTE, AND THE VOTE WILL BE PUBLICLY REPORTED.

VIRTUAL/ELECTRONIC PUBLIC PARTICIPATION

The public may participate in the meeting via a computer or smart device by logging into ZOOM at the following link: <https://us02web.zoom.us/j/82170434443>. If you do not have the audio feature on your device, you will need to call (669) 900-6833 and enter ZOOM Meeting ID: 821 7043 4443 then press pound (#).

Written materials distributed to the Commissioners within 72 hours of the Housing Authority meeting are available for public inspection immediately upon request by emailing l.abbott@lomitacity.com.

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, contact the office of the City Clerk at (310) 325-7110 (voice) or the California Relay Service. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

AGENDA

REGULAR MEETING OF THE LOMITA HOUSING AUTHORITY

TUESDAY, NOVEMBER 2, 2021

5:45 P.M.

VARIOUS TELECONFERENCE LOCATIONS

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. Amendments to Government Code Section 54954.2 prohibit the Commissioners from taking action or engaging in discussion on a specific item unless it appears on a posted agenda.

3. COMMISSIONER COMMENTS

4. CONSENT AGENDA

All items under the Consent Agenda are considered to be routine and will be enacted by one motion in the form listed below. There may be separate discussion of these items prior to the time the Housing Authority votes on the motion. Specific items may be removed from the Consent Agenda at the request of any Commissioner or staff.

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

- a) Regular Housing Authority Minutes of October 5, 2021

RECOMMENDED ACTION: Approve minutes.

- b) Lomita Manor September 2021 Financial Documents

RECOMMENDED ACTION: Approve the Monthly Financial documents.

- c) Virtual Housing Authority Meetings Pursuant to AB 361

RECOMMENDED ACTION: Authorize remote teleconference/virtual meetings for the Housing Authority in accordance with Assembly Bill 361 (“AB 361”), by finding that: (1) a statewide state of emergency is currently in place; (2) state and local officials have imposed or recommended measures to promote social distancing in connection with COVID-19; and meeting in person would present imminent risks to the health or safety of attendees.

SCHEDULED ITEMS

None Scheduled.

5. ADJOURNMENT

The next regular meeting of the Lomita Housing Authority is scheduled for Tuesday, December 7, 2021, at 5:45 p.m.

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 lobby and outside bulletin board, Lomita Parks and Recreation, and uploaded to the City of Lomita website http://www.lomita.com/cityhall/city_agendas/.

Date Posted: October 28, 2021



Linda Abbott, Deputy City Clerk

**MINUTES OF THE
LOMITA HOUSING AUTHORITY
REGULAR MEETING
TUESDAY, OCTOBER 5, 2021**

PURSUANT TO STATE OF CALIFORNIA AB-361, THE PUBLIC AND COMMISSION PARTICIPATED IN THIS MEEING VIA TELECONFERENCE.

1. OPENING CEREMONIES

a. Call Meeting to Order

The Lomita Housing Authority special meeting was called to order by Chair Waronek at 5:46 p.m. on Tuesday, October 5, 2021.

c. Roll Call

PRESENT: Commissioners: Gazeley, Hart, Louviere, Uphoff, Waite, Vice-Chair Segawa and Chair Waronek (all commissioners participated virtually via Zoom)

ABSENT: None

STAFF PRESENT: Executive Director Smoot, General Counsel Rusin, Deputy Executive Director Sugano, and Acting Deputy Secretary Abbott (all staff participated via Zoom)

2. ORAL COMMUNICATIONS

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

3. COMMISSIONER COMMENTS

Commissioner Hart reported on the passing of longtime resident Conchita Cabrera. There were nine residents lost last year and all were appreciated for their contributions to the Lomita community and will be greatly missed. Residents played their first croquet game over the Labor Day weekend and enjoyed ice cream afterwards. Residents also enjoyed music presented by the Sandpipers. A booster shot vaccine clinic for the residents is in the works and Thanksgiving dinner has been scheduled for November 19, 2021. Lastly, Commissioner Hart recognized former Housing Authority Commissioner Elaine Breitman who was celebrating her 94th birthday.

4. CONSENT AGENDA

Chair Waronek announced that 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.

Vice-Chair Segawa made a motion, seconded by Commissioner Uphoff to approve Consent Calendar Items 4 a-d.

Deputy Director Sugano mentioned that there were minor wording changes to the agreement for Item 4d, that were provided to Council and the public for review prior to the meeting. The substance of the agreement did not change.

MOTION CARRIED by the following roll call vote:

AYES: Commissioners: Gazeley, Hart, Louviere, Uphoff, Waite, Vice-Chair Segawa and Chair Waronek

NOES: None

ABSENT: None

- a) Special Housing Authority Minutes of August 17, 2021

RECOMMENDED ACTION: Approve minutes.

Approved the recommended action.

- b) Lomita Manor June through August 2021 Financial Documents

RECOMMENDED ACTION: Approve the Monthly Financial documents.

Approved the recommended action.

- c) Lomita Manor August and September 2021 Monthly Activity Reports

RECOMMENDED ACTION: Receive and file the report.

Approved the recommended action.

- d) Amendment No. 2 to Management Agreement with HumanGood (formerly Beacon Communities) for Property Management Services at Lomita Manor

RECOMMENDED ACTION: 1) Approve Amendment No. 2 with HumanGood (formerly Beacon Communities) for Property Management Services at Lomita Manor; and 2) Authorize the Executive Director to execute Amendment No. 2 with HumanGood extending the current agreement.

Approved the recommended action (including minor changes discussed above).

SCHEDULED ITEMS

None Scheduled.

5. ADJOURNMENT

There being no further business to discuss, Chair Gazeley adjourned the meeting at 5:57 p.m.

Respectfully Submitted,

Kathleen Horn Gregory, CMC
Deputy Secretary
Adopted:

DRAFT

COMMISSIONERS

CINDY SEGAWA
JAMES GAZELEY
BARRY WAITE
BILL UPHOFF

ROSEMARY HART
DEBORAH LOUVIERE



BOARD CHAIRPERSON

MARK WARONEK

EXECUTIVE DIRECTOR

RYAN SMOOT

**HOUSING AUTHORITY
of the
CITY OF LOMITA**

Item #CC 4b

November 2, 2021

Housing Authority of the City of Lomita
Board of Commissioners

Re: Lomita Manor Monthly Financial Documents – September 2021 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
September 30, 2021**

PROJECT NUMBER: 41 **PROJECT NAME: LOMITA MANOR**

Operating Cash - Beginning of Month **510,451**

Amounts Received:

Rent - Current	24,952	
HUD Operating Subsidy	18,205	
Interest earned on Operating Account	72	

Total Receipts **43,229**

Disbursements:

A/P Checks Disbursement (Incl Contract Billing)	(20,355)	
Misc Other/Bank fees	(185)	

Total Disbursements **(20,541)**

Operating Cash - End of Month **533,139**

TOTAL CASH, END OF MONTH **533,139**

ACCOUNT TYPE	BANK NAME	BEGINNING BALANCE	DEPOSITS / INTEREST	CHECKS/DEBITS WITHDRAWAL	ENDING BALANCE
Operating	Wells Fargo	510,451	43,229	(20,541)	533,139
		510,451	43,229	(20,541)	533,139
Security Deposit	Wells Fargo	27,155	79		27,234
		27,155	79	-	27,234
TOTAL CASH		537,606	43,307	(20,541)	560,372

Prepared by: Audrey Fong
Title: Accountant
Date: 10/22/21

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended September 30, 2021

	CURRENT MONTH September 30, 2021				YEAR TO DATE September 30, 2021				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
Revenue									
Rental Revenue									
5120.000 - Rent Revenue - Gross Potential	24,949	23,544	1,405	5.96	74,877	70,632	4,245	6.01	282,528
5121.000 - Tenant Assistance Payments	18,205	14,667	3,538	24.12	54,649	44,001	10,648	24.19	176,000
5220.000 - Vacancies	0	(120)	120	100.00	0	(360)	360	100.00	(1,440)
Net Rental Income	43,154	38,091	5,063	13.29	129,526	114,273	15,253	13.34	457,088
Financial Revenue									
5410.000 - Interest Revenue - Project Operations	72	0	72	(100.00)	225	0	225	(100.00)	0
Total Financial Revenue	72	0	72	(100.00)	225	0	225	(100.00)	0
Miscellaneous Revenue									
5910.000 - Laundry Revenue	0	330	(330)	(100.00)	0	990	(990)	(100.00)	3,960
5970.002 - Grant	0	0	0	0.00	1,468	0	1,468	(100.00)	0
Total Miscellaneous Revenue	0	330	(330)	(100.00)	1,468	990	478	48.29	3,960
Total Revenue	43,226	38,421	4,805	12.50	131,219	115,263	15,956	13.84	461,048
Operating Expense									
Administrative Expenses									
6204.000 - Management Consultants	0	0	0	0.00	30,000	0	(30,000)	(100.00)	30,000
6205.000 - IT Support Services	395	479	84	17.52	1,227	1,437	210	14.58	5,748
6205.001 - IT Equipment	0	83	83	100.00	0	249	249	100.00	996
6210.000 - Advertising and Marketing	0	0	0	0.00	234	100	(134)	(134.00)	100
6250.000 - Other Renting Expenses	0	25	25	100.00	166	75	(91)	(121.04)	300
6311.000 - Office Supplies	252	250	(2)	(0.68)	847	750	(97)	(12.89)	3,000
6311.001 - Office Equipment Lease Expense	488	558	70	12.55	1,387	1,674	287	17.12	6,696
6311.002 - Telephone/Fax/Cell Phone/Elevator	913	572	(341)	(59.69)	2,284	1,716	(568)	(33.11)	6,864
6311.003 - Postage/FedEx/UPS	60	0	(60)	(100.00)	110	100	(10)	(9.43)	100
6311.004 - Dues & Fees	80	376	296	78.63	1,097	1,128	31	2.70	4,512
6311.005 - Tax Return Fees	0	0	0	0.00	0	130	130	100.00	130
6311.006 - Bank Fees	144	107	(37)	(34.50)	450	321	(129)	(40.11)	1,284
6311.009 - Miscellaneous Supplies	0	0	0	0.00	134	0	(134)	(100.00)	0
6311.011 - Resident Activities	1,328	330	(998)	(302.50)	1,567	990	(577)	(58.31)	3,960
6320.000 - Management Fee	3,850	3,850	0	0.00	11,550	11,550	0	0.00	46,200
6330.000 - Manager Salaries	2,916	4,853	1,938	39.92	12,457	14,560	2,103	14.44	58,240
6330.001 - Manager Salaries - Non-prod (Vacation)	1,371	374	(998)	(267.26)	2,290	1,120	(1,170)	(104.40)	4,480
6350.000 - Audit/Tax Return Expense	0	125	125	100.00	0	375	375	100.00	1,500
6351.000 - Bookkeeping Fees	577	580	2	0.43	1,732	1,740	8	0.43	6,960
Total Administrative Expenses	12,374	12,562	187	1.49	67,532	38,015	(29,517)	(77.64)	181,070
Utilities									
6450.000 - Electricity	2,629	1,500	(1,128)	(75.22)	8,148	4,500	(3,648)	(81.05)	18,000
6451.000 - Water	1,829	1,600	(229)	(14.31)	5,247	4,800	(447)	(9.31)	19,200
6452.000 - Gas	376	517	141	27.24	1,234	1,551	317	20.41	6,204
Total Utilities Expense	4,834	3,617	(1,216)	(33.63)	14,629	10,851	(3,778)	(34.81)	43,404
Maintenance Expenses									
6510.000 - Maintenance Salaries	3,799	4,212	413	9.80	11,083	12,636	1,553	12.29	50,544

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended September 30, 2021

	CURRENT MONTH September 30, 2021				YEAR TO DATE September 30, 2021				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
6510.001 - Maintenance Salaries - Non-prod (Vacation)	568	405	(163)	(40.29)	1,510	1,215	(295)	(24.29)	4,860
6515.000 - Janitorial/Cleaning Supplies	1,170	360	(810)	(224.85)	3,511	1,080	(2,431)	(225.07)	4,320
6515.003 - Maintenance Uniforms	0	300	300	100.00	230	300	70	23.21	600
6515.004 - Plumbing Supplies	495	380	(115)	(30.32)	2,545	1,140	(1,405)	(123.20)	4,560
6515.005 - Electrical Supplies	691	350	(341)	(97.39)	1,374	1,050	(325)	(30.91)	4,200
6525.000 - Garbage & Trash Removal	1,118	1,010	(108)	(10.69)	3,354	3,030	(323)	(10.67)	12,120
6546.000 - HVAC Repairs & Maintenance	0	660	660	100.00	249	1,320	1,071	81.15	3,960
Total Maintenance Expense	7,841	7,677	(164)	(2.13)	23,856	21,771	(2,085)	(9.57)	85,164
Maintenance Contracts									
6520.000 - Maintenance Contracts	2,669	3,750	1,080	28.80	19,555	11,250	(8,305)	(73.82)	45,000
6520.001 - Janitorial/Cleaning Contract	0	500	500	100.00	2,250	1,500	(750)	(50.00)	6,000
6520.002 - Elevator Contract	0	0	0	0.00	1,281	760	(521)	(68.46)	3,040
6520.003 - Exterminating Contract	140	192	52	27.08	560	576	16	2.77	2,304
6520.004 - Grounds Contract	350	360	10	2.77	1,900	1,080	(820)	(75.92)	4,320
Total Maintenance Contract Expense	3,159	4,802	1,642	34.19	25,546	15,166	(10,380)	(68.44)	60,664
Service Coordinator Expenses									
6935.000 - Service Coordinator Salary	0	1,605	1,606	100.00	0	4,817	4,818	100.00	19,269
6935.001 - Service Coordinator Salaries - Non-prod (Vacation)	0	155	154	100.00	0	464	463	100.00	1,853
6936.002 - Service Coordinator Expenses - Software License (Pangea)	0	0	0	0.00	0	595	595	100.00	595
6936.004 - Service Coordinator Expenses - Membership Dues	128	0	(127)	(100.00)	127	0	(128)	(100.00)	0
Total Service Coordinator Expenses	128	1,760	1,633	92.75	127	5,876	5,748	97.82	21,717
Taxes and Insurance									
6711.000 - Payroll Taxes (FICA)	614	851	237	27.88	1,858	2,553	696	27.23	10,214
6720.000 - Property & Liability Insurance (Hazard)	2,632	1,416	(1,216)	(85.91)	7,617	4,248	(3,368)	(79.28)	16,992
6722.000 - Workman's Compensation	302	320	17	5.46	906	959	52	5.46	3,834
6723.000 - Health Insurance	1,444	1,576	132	8.38	3,305	4,728	1,423	30.10	18,915
6723.001 - Retirement	202	288	86	29.81	812	864	52	6.00	3,454
6723.002 - Unemployment Insurance	32	30	(1)	(5.02)	103	91	(11)	(12.67)	365
Total Taxes and Insurance	5,226	4,481	(745)	(16.62)	14,601	13,443	(1,156)	(8.60)	53,774
Total Operating Expense	33,562	34,899	1,337	3.83	146,291	105,122	(41,168)	(39.16)	445,793
Total Net Operating Income/(Loss)	9,664	3,522	6,142	174.37	(15,072)	10,141	(25,212)	(248.62)	15,255
Total Project Expenses	33,562	34,899	(1,337)	(3.83)	146,290	105,122	41,168	39.16	445,793
Total Project Net Income (before Reserves & CapEx)	9,664	3,522	6,142	174.37	(15,072)	10,141	(25,212)	(248.62)	15,255
Net Income (Loss) (on Operations)	9,664	3,522	6,142	174.37	(15,072)	10,141	(25,212)	(248.62)	15,255
Other Non-Cash Expenses & Revenue									

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended September 30, 2021

	CURRENT MONTH September 30, 2021				YEAR TO DATE September 30, 2021				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
Depreciation Expense	1,656	916	740	80.78	5,049	2,748	2,301	83.72	10,992
GAAP Net Income/(Loss)	8,008	2,606	5,402	207.29	(20,120)	7,393	(27,513)	(372.15)	4,263
Cash Flow									
Total Project Net Income	9,664	3,522	6,142	174.37	(15,072)	10,141	(25,212)	(248.62)	15,255
Add (Subtract)	(13,024)	0	13,024	(100.00)	(9,555)	0	9,554	(100.00)	0
Increase (Decrease) in Operating Cash	22,688	3,522	19,166	544.19	(5,517)	10,141	(15,658)	(154.40)	15,255
Increase (decrease) in Ops Cash per Bal Sheet	22,688	0	22,688	100.00	(5,517)	0	(5,517)	100.00	0

**Lomita Manor
Balance Sheet
September 30, 2021**

	September 30, 2021	August 31, 2021	Period Difference
Assets			
Current Assets			
Cash			
1120.000 - Cash - Operating	533,138.82	510,450.55	22,688.27
Total Cash	533,138.82	510,450.55	22,688.27
Other Restricted Cash			
1191.000 - Cash - Security Deposits	27,233.54	27,154.96	78.58
Total Other Restricted Cash	27,233.54	27,154.96	78.58
Accounts Receivable Tenants & Other			
1130.000 - Accounts Receivable - Tenant Rent	0.00	3.00	(3.00)
Total Accounts Receivable Tenants & Other	0.00	3.00	(3.00)
Prepaid Expenses and Deposits			
1200.001 - Prepaid Expense - Property Insurance	0.00	1,110.33	(1,110.33)
Total Prepaid Expenses and Deposits	0.00	1,110.33	(1,110.33)
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	707,829.62	686,176.10	21,653.52
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	27,422.02	26,957.24	464.78
1495.002 - Accum. Depr. - Building Improvements	62,623.75	61,663.83	959.92
1495.003 - Accum. Depr. - Building Equipment	10,500.60	10,367.65	132.95
1495.004 - Accum. Depr. - Office Furniture & Equipment	9,383.77	9,285.43	98.34
1495.005 - Accum. Depr. - Maintenance Equipment	1,957.64	1,957.64	0.00
Total Accumulated Depreciation	111,887.78	110,231.79	1,655.99
Net Fixed Assets	136,854.79	138,510.78	(1,655.99)
Total Assets	844,684.41	824,686.88	19,997.53

Liabilities & Equity

Liabilities

Current Liabilities

2109.000 - Accounts Payable - Accrued Expenses	5,957.45	1,500.00	4,457.45
2110.000 - Accounts Payable - Operations	17,035.31	10,359.98	6,675.33
2114.000 - Accounts Payable - Beacon Communities	17,551.98	17,035.31	516.67
2118.000 - Escheat Checks Payable	150.00	150.00	0.00

**Lomita Manor
Balance Sheet
September 30, 2021**

	September 30, 2021	August 31, 2021	Period Difference
2120.000 - Accrued Vacation Payable	15,067.12	15,404.65	(337.53)
2126.000 - Accrued Payroll	3,596.51	2,997.09	599.42
Total Current Liabilities	59,358.37	47,447.03	11,911.34
Other Current Liabilities			
2210.000 - Prepaid Revenue	2,125.00	2,125.00	0.00
Total Other Current Liabilities	2,125.00	2,125.00	0.00
Other Liabilities			
2191.000 - Security Deposits Payable	22,811.00	22,736.00	75.00
2191.001 - Security Deposit Interest Payable	1,197.57	1,193.99	3.58
Total Other Liabilities	24,008.57	23,929.99	78.58
Total Liabilities	85,491.94	73,502.02	11,989.92
Equity			
3131.000 - Unrestricted Net Assets	147,457.26	147,457.26	0.00
3140.000 - Retained Earnings - Profit or Loss	631,855.44	631,855.44	0.00
Current Net Income	(20,120.23)	(28,127.84)	8,007.61
Total Equity	759,192.47	751,184.86	8,007.61
Total Liabilities & Equity	844,684.41	824,686.88	19,997.53

**Lomita Manor
CONTRACT BILLING
August 31, 2021**

DESCRIPTION	Amount
Employees' Wages/Salaries for the month	9,005.61
Work Comp, Unemployment Ins, Pension & Health Benefits	1,980.00
Computer Lease	388.76
Property Liability Insurance	1,522.31
Concur Purchases	59.48
Other-AP transactions-	168.32
Bookkeeping Fees (77 units* \$7.50)	577.50
Rental Housing Mgmt fees (\$50*77 units)	3,850.00
TOTAL DUE TO Beacon For the Month	17,551.98
Recap:	
Balance as of 6/30/2021	17,754.67
July Charges	17,248.95
July Repayment to Beacon	(17,754.67)
Ending Balance @ 07/31/21	17,248.95
August Charges	17,035.31
August Repayment to Beacon	(17,248.95)
Ending Balance @ 08/31/21	17,035.31
September Charges	17,551.98
September Repayment to Beacon	(17,035.31)
Ending Balance @ 09/30/21	17,551.98

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (09/01/2021 to 09/30/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
1120.000 - Cash - Operating (Balance Forward As of 09/01/2021)							510,450.55
09/01/2021	09/01/2021	51240	03/2022-400 Deposited 09/01/2021 Settlement: 12297498225	OARB	7,246.00		517,696.55
09/01/2021	09/01/2021	51241	03/2022-401 Deposited 09/01/2021 Settlement: 12312789345	OARB	2,744.00		520,440.55
09/07/2021	09/07/2021	51242	03/2022-402 Deposited 09/07/2021 Settlement: 12345783393	OARB	9,905.00		530,345.55
09/07/2021	09/07/2021	51243	03/2022-403 Deposited 09/07/2021 Settlement: 12351239153	OARB	2,367.00		532,712.55
09/08/2021	09/08/2021	24219	AP Pymt - Alvarez Refinishing Inc	DB		275.00	532,437.55
09/08/2021	09/08/2021	24220	AP Pymt - Amtech Elevator Services	DB		550.00	531,887.55
09/08/2021	09/08/2021	24221	AP Pymt - AT&T Uverse - PO Box 5014	DB		110.95	531,776.60
09/08/2021	09/08/2021	24222	AP Pymt - CalMet Services Inc	DB		1,118.00	530,658.60
09/08/2021	09/08/2021	24223	AP Pymt - Cleaner Image Inc	DB		2,250.00	528,408.60
09/08/2021	09/08/2021	24224	AP Pymt - Ferguson Facilities Supply - Atlanta	DB		236.86	528,171.74
09/08/2021	09/08/2021	24225	AP Pymt - HD Supply Ltd	DB		391.23	527,780.51
09/08/2021	09/08/2021	24226	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	DB		1,196.70	526,583.81
09/08/2021	09/08/2021	24227	AP Pymt - Office Depot - Phoenix Box 29248	DB		43.68	526,540.13
09/08/2021	09/08/2021	24228	AP Pymt - RealPage Inc	DB		460.99	526,079.14
09/08/2021	09/08/2021	24229	AP Pymt - Smiths Lock Safe	DB		84.75	525,994.39
09/08/2021	09/08/2021	24230	AP Pymt - So Cal Edison	DB		47.60	525,946.79
09/08/2021	09/08/2021	24231	AP Pymt - So Cal Edison	DB		2,603.24	523,343.55
09/08/2021	09/08/2021	24232	AP Pymt - SoCal Gas	DB		349.69	522,993.86
09/08/2021	09/08/2021	24233	AP Pymt - SoCal Gas	DB		77.29	522,916.57
09/08/2021	09/08/2021	24234	AP Pymt - Sweinhart Elect Co Inc	DB		564.00	522,352.57
09/08/2021	09/08/2021	AF	LOM 9.21 Subsidy Payment	GJ	18,205.00		540,557.57
09/09/2021	09/09/2021	51244	03/2022-404 Deposited 09/09/2021 Settlement: 12377698013	OARB	330.00		540,887.57
09/10/2021	09/10/2021	51245	03/2022-405 Deposited 09/10/2021 Settlement: 12387515357	OARB	237.00		541,124.57
09/17/2021	09/17/2021	51242	Unable To Locate Account (R03)	OARB		413.00	540,711.57
09/20/2021	09/20/2021	24235	AP Pymt - AT&T - Box 9011	DB		545.75	540,165.82
09/20/2021	09/20/2021	24236	AP Pymt - AT&T Uverse - PO Box 5014	DB		333.24	539,832.58
09/20/2021	09/20/2021	24237	AP Pymt - Bobs Lawn Service - Jesus Arias	DB		350.00	539,482.58
09/20/2021	09/20/2021	24238	AP Pymt - CalMet Services Inc	DB		1,118.00	538,364.58
09/20/2021	09/20/2021	24239	AP Pymt - Cosco Fire Protection Inc - Brea	DB		2,669.80	535,694.78
09/20/2021	09/20/2021	24240	AP Pymt - Ferguson Facilities Supply - Atlanta	DB		240.74	535,454.04
09/20/2021	09/20/2021	24241	AP Pymt - HD Supply Ltd	DB		416.35	535,037.69
09/20/2021	09/20/2021	24242	AP Pymt - Home Depot Credit Services - Phila	DB		732.01	534,305.68
09/20/2021	09/20/2021	24243	AP Pymt - Home Depot Credit Services - Phila	DB		254.48	534,051.20
09/20/2021	09/20/2021	24244	AP Pymt - Home Depot Credit Services - Phila	DB		274.52	533,776.68
09/20/2021	09/20/2021	24245	AP Pymt - Home Depot Credit Services - Phila	DB		218.45	533,558.23
09/20/2021	09/20/2021	24246	AP Pymt - Home Depot Credit Services - Phila	DB		219.01	533,339.22
09/20/2021	09/20/2021	24247	AP Pymt - Lesley Uribe	DB		1,328.25	532,010.97
09/20/2021	09/20/2021	24248	AP Pymt - Office Depot - Phoenix Box 29248	DB		121.25	531,889.72
09/20/2021	09/20/2021	24249	AP Pymt - Office Depot - Phoenix Box 29248	DB		130.47	531,759.25
09/20/2021	09/20/2021	24250	AP Pymt - Rent Track	DB		39.00	531,720.25
09/20/2021	09/20/2021	24251	AP Pymt - Round The Clock Pest Control Inc	DB		140.00	531,580.25
09/20/2021	09/20/2021	24252	AP Pymt - SoCal Gas	DB		310.25	531,270.00
09/20/2021	09/20/2021	24253	AP Pymt - SoCal Gas	DB		65.88	531,204.12
09/20/2021	09/20/2021	24254	AP Pymt - Swenson Group - Dallas	DB		487.95	530,716.17
09/23/2021	09/23/2021	51248	03/2022-407 Deposited 09/23/2021 Settlement: 12481342433	OARB	413.00		531,129.17
09/30/2021	09/30/2021	51249	03/2022-408 Deposited 09/30/2021	OARB	2,123.00		533,252.17
09/30/2021	09/30/2021		Bank Interest Earned: LOM int earned op 9.21	DB	71.91		533,324.08
09/30/2021	09/30/2021		Bank Service Charge: LOM bk fees 9.21	DB		143.92	533,180.16
09/30/2021	09/30/2021	AF	LOM RP fees 9.21	GJ		41.34	533,138.82
Totals for 1120.000 - Cash - Operating					43,641.91	20,953.64	533,138.82
1130.000 - Accounts Receivable - Tenant Rent (Balance Forward As of 09/01/2021)							3.00
09/01/2021	09/01/2021	FileID-4979248-2	Accounts Receivable - Tenant Rent	OARA	12,834.00		12,837.00
09/01/2021	09/01/2021	FileID-4989055-3	Accounts Receivable - Tenant Rent	OARA		12,034.00	803.00
09/03/2021	09/03/2021	FileID-4989055-4	Accounts Receivable - Tenant Rent	OARA		238.00	565.00
09/09/2021	09/09/2021	FileID-4993899-1	Accounts Receivable - Tenant Rent	OARA		328.00	237.00
09/10/2021	09/10/2021	FileID-5003919-1	Accounts Receivable - Tenant Rent	OARA		237.00	0.00
09/17/2021	09/17/2021	FileID-5029520-1	Accounts Receivable - Tenant Rent	OARA	413.00		413.00
09/23/2021	09/23/2021	FileID-5046738-2	Accounts Receivable - Tenant Rent	OARA		413.00	0.00
Totals for 1130.000 - Accounts Receivable - Tenant Rent					13,247.00	13,250.00	0.00

**Lomita Manor Senior Housing
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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
1191.000 - Cash - Security Deposits (Balance Forward As of 09/01/2021)							27,154.96
09/14/2021	09/14/2021	51246	03/2022-406 Deposited 09/14/2021 Settlement: 12411696313	OARB	75.00		27,229.96
09/30/2021	09/30/2021		Bank Interest Earned: LOM int earned sd 9.21	DB	3.58		27,233.54
Totals for 1191.000 - Cash - Security Deposits					78.58	0.00	27,233.54
1200.001 - Prepaid Expense - Property Insurance (Balance Forward As of 09/01/2021)							1,110.33
09/30/2021	09/30/2021	AF	LOM Earthquake Insurance Exp	GJ		1,110.33	0.00
Totals for 1200.001 - Prepaid Expense - Property Insurance					0.00	1,110.33	0.00
1330.000 - Cash - Operating Reserve (Balance Forward As of 09/01/2021)							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 09/01/2021)							83,660.00
Totals for 1410.001 - Land Improvements					0.00	0.00	83,660.00
1420.001 - Building Improvements (Balance Forward As of 09/01/2021)							122,253.46
Totals for 1420.001 - Building Improvements					0.00	0.00	122,253.46
1440.000 - Building Equipment (Balance Forward As of 09/01/2021)							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 09/01/2021)							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 09/01/2021)							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 09/01/2021)							(26,957.24)
09/01/2021	09/01/2021		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS-004914-161212	FA		464.78	(27,422.02)
Totals for 1495.000 - Accum. Depr. - Land Improvements					0.00	464.78	(27,422.02)
1495.002 - Accum. Depr. - Building Improvements (Balance Forward As of 09/01/2021)							(61,663.83)
09/01/2021	09/01/2021		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA		150.00	(61,813.83)
09/01/2021	09/01/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA		133.33	(61,947.16)
09/01/2021	09/01/2021		Depreciation for asset LOM-Awning Replacement, serial number AS-004963-170410	FA		122.50	(62,069.66)
09/01/2021	09/01/2021		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA		87.47	(62,157.13)
09/01/2021	09/01/2021		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA		25.00	(62,182.13)
09/01/2021	09/01/2021		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427	FA		152.48	(62,334.61)
09/01/2021	09/01/2021		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427	FA		69.17	(62,403.78)
09/01/2021	09/01/2021		Depreciation for asset LOM-Office Door, serial number AS-019679-210427	FA		29.77	(62,433.55)
09/01/2021	09/01/2021		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427	FA		132.81	(62,566.36)
09/01/2021	09/01/2021		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	FA		57.39	(62,623.75)
Totals for 1495.002 - Accum. Depr. - Building Improvements					0.00	959.92	(62,623.75)
1495.003 - Accum. Depr. - Building Equipment (Balance Forward As of 09/01/2021)							(10,367.65)
09/01/2021	09/01/2021		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	FA		132.95	(10,500.60)
Totals for 1495.003 - Accum. Depr. - Building Equipment					0.00	132.95	(10,500.60)
1495.004 - Accum. Depr. - Office Furniture & Equipment (Balance Forward As of 09/01/2021)							(9,285.43)
09/01/2021	09/01/2021		Depreciation for asset LOM-Commonity Furniture, serial number AS-004912-161209	FA		98.34	(9,383.77)
Totals for 1495.004 - Accum. Depr. - Office Furniture & Equipment					0.00	98.34	(9,383.77)
1495.005 - Accum. Depr. - Maintenance Equipment (Balance Forward As of 09/01/2021)							(1,957.64)
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 09/01/2021)							(1,500.00)
09/01/2021	09/01/2021	Reversed - AF	Reversed -- LOM Accr Water Exp 8.21	GJ	1,500.00		0.00
09/30/2021	09/30/2021	AF	LOM Accr Elec Exp 9.21	GJ		2,628.41	(2,628.41)
09/30/2021	09/30/2021	AF	LOM Accr Water Exp 8-9.21	GJ		3,329.04	(5,957.45)
Totals for 2109.000 - Accounts Payable - Accrued Expenses					1,500.00	5,957.45	(5,957.45)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
2110.000 - Accounts Payable - Operations (Balance Forward As of 09/01/2021)							(10,359.98)
09/08/2021	09/08/2021	24219	AP Pymt - Alvarez Refinishing Inc: 1.00 275.00 108A Refinish Tub Shower	DB	275.00		(10,084.98)
09/08/2021	09/08/2021	24220	AP Pymt - Amtech Elevator Services: 1.00 550.00 Elevator nor working	DB	550.00		(9,534.98)
09/08/2021	09/08/2021	24221	AP Pymt - AT&T Uverse - PO Box 5014: 1.00 110.95 Internet Service 07.27.21-08.06.21	DB	110.95		(9,424.03)
09/08/2021	09/08/2021	24222	AP Pymt - CallMet Services Inc: 1.00 1118.00 Trash Service 08.21	DB	1,118.00		(8,306.03)
09/08/2021	09/08/2021	24223	AP Pymt - Cleaner Image Inc: 1.00 1750.00 Cleaning Service August 1-24, 2021	DB	1,750.00		(6,556.03)
09/08/2021	09/08/2021	24223	AP Pymt - Cleaner Image Inc: 1.00 500.00 Cleaning Service August 24-31, 2021	DB	500.00		(6,056.03)
09/08/2021	09/08/2021	24224	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 209.30 Sink	DB	209.30		(5,846.73)
09/08/2021	09/08/2021	24224	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 27.56 Gloves	DB	27.56		(5,819.17)
09/08/2021	09/08/2021	24225	AP Pymt - HD Supply Ltd: 1.00 266.94 Plumbing Supplies	DB	266.94		(5,552.23)
09/08/2021	09/08/2021	24225	AP Pymt - HD Supply Ltd: 1.00 52.50 American Flag	DB	52.50		(5,499.73)
09/08/2021	09/08/2021	24225	AP Pymt - HD Supply Ltd: 1.00 71.79 Tools	DB	71.79		(5,427.94)
09/08/2021	09/08/2021	24226	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 285.00 217A Clean Out Kitchen Sink	DB	285.00		(5,142.94)
09/08/2021	09/08/2021	24226	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 336.70 110A Clean out Sink	DB	336.70		(4,806.24)
09/08/2021	09/08/2021	24226	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 575.00 A Bldg Repair Leaking Pipe	DB	575.00		(4,231.24)
09/08/2021	09/08/2021	24227	AP Pymt - Office Depot - Phoenix Box 29248: 1.00 20.29 Rec Room Supplies	DB	20.29		(4,210.95)
09/08/2021	09/08/2021	24227	AP Pymt - Office Depot - Phoenix Box 29248: 1.00 23.39 Rec Room Supplies	DB	23.39		(4,187.56)
09/08/2021	09/08/2021	24228	AP Pymt - RealPage Inc: 1.00 124.80 10.21 Phone emergency calls	DB	124.80		(4,062.76)
09/08/2021	09/08/2021	24228	AP Pymt - RealPage Inc: 1.00 290.93 10.21 Dues and Fees software fees	DB	290.93		(3,771.83)
09/08/2021	09/08/2021	24228	AP Pymt - RealPage Inc: 1.00 45.26 10.21 Other renting exp crdt cks	DB	45.26		(3,726.57)
09/08/2021	09/08/2021	24229	AP Pymt - Smiths Lock Safe: 1.00 84.75 Rekeys Keys	DB	84.75		(3,641.82)
09/08/2021	09/08/2021	24230	AP Pymt - So Cal Edison: 1.00 47.60 Managers Unit Electrical Service 07.16.21-08.15.21	DB	47.60		(3,594.22)
09/08/2021	09/08/2021	24231	AP Pymt - So Cal Edison: 1.00 2603.24 Electrical Service 07.16.21-08.15.21	DB	2,603.24		(990.98)
09/08/2021	09/08/2021	24232	AP Pymt - SoCal Gas: 1.00 349.69 Gas Service B Building 07.01.21-08.02.21	DB	349.69		(641.29)
09/08/2021	09/08/2021	24233	AP Pymt - SoCal Gas: 1.00 77.29 Gas Service A Building 07.01.21-08.02.21	DB	77.29		(564.00)
09/08/2021	09/08/2021	24234	AP Pymt - Sweinhart Elect Co Inc: 1.00 282.00 Monthly ER Power System Service	DB	564.00		0.00
09/16/2021	09/07/2021	78615	AP Invoice - Round The Clock Pest Control Inc	APA		140.00	(140.00)
09/16/2021	08/23/2021	83121	AP Invoice - Bobs Lawn Service - Jesus Arias	APA		350.00	(490.00)
09/16/2021	08/30/2021	294349	AP Invoice - Home Depot Credit Services - Phila	APA		274.52	(764.52)
09/16/2021	09/07/2021	2632704	AP Invoice - Home Depot Credit Services - Phila	APA		66.32	(830.84)
09/16/2021	08/06/2021	4010688	AP Invoice - Home Depot Credit Services - Phila	APA		254.48	(1,085.32)
09/16/2021	08/25/2021	5012314	AP Invoice - Home Depot Credit Services - Phila	APA		732.01	(1,817.33)
09/16/2021	09/03/2021	6130518	AP Invoice - Home Depot Credit Services - Phila	APA		219.01	(2,036.34)
09/16/2021	08/23/2021	7120456	AP Invoice - Home Depot Credit Services - Phila	APA		66.47	(2,102.81)
09/16/2021	08/03/2021	7123894	AP Invoice - Home Depot Credit Services - Phila	APA		65.66	(2,168.47)
09/16/2021	09/14/2021	8051048	AP Invoice - Lesley Uribe	APA		410.28	(2,578.75)
09/16/2021	09/14/2021	8075230	AP Invoice - Lesley Uribe	APA		448.29	(3,027.04)
09/16/2021	09/14/2021	8109312	AP Invoice - Lesley Uribe	APA		469.68	(3,496.72)
09/16/2021	08/31/2021	0014351522	AP Invoice - CallMet Services Inc	APA		1,118.00	(4,614.72)
09/16/2021	08/28/2021	16954677	AP Invoice - AT&T - Box 9011	APA		545.75	(5,160.47)
09/16/2021	08/31/2021	30003558	AP Invoice - Swenson Group - Dallas	APA		487.95	(5,648.42)
09/16/2021	08/31/2021	831210354	AP Invoice - Rent Track	APA		39.00	(5,687.42)
09/16/2021	08/31/2021	1000533139	AP Invoice - Cosco Fire Protection Inc - Brea	APA		1,924.80	(7,612.22)
09/16/2021	09/16/2021	1000534825	AP Invoice - Cosco Fire Protection Inc - Brea	APA		745.00	(8,357.22)
09/16/2021	09/01/2021	9195022607	AP Invoice - HD Supply Ltd	APA		416.35	(8,773.57)
09/16/2021	08/17/2021	186287276001	AP Invoice - Office Depot - Phoenix Box 29248	APA		119.75	(8,893.32)
09/16/2021	08/16/2021	186290727001	AP Invoice - Office Depot - Phoenix Box 29248	APA		10.72	(8,904.04)
09/16/2021	08/26/2021	187041676001	AP Invoice - Office Depot - Phoenix Box 29248	APA		121.25	(9,025.29)
09/16/2021	09/02/2021	01350501803/08-08.21	AP Invoice - SoCal Gas	APA		65.88	(9,091.17)
09/16/2021	09/02/2021	1143050106/08-08.21	AP Invoice - SoCal Gas	APA		310.25	(9,401.42)
09/16/2021	09/06/2021	285398576/08-09.21	AP Invoice - AT&T Uverse - PO Box 5014	APA		333.24	(9,734.66)
09/16/2021	08/17/2021	FCH007471934	AP Invoice - Home Depot Credit Services - Phila	APA		20.00	(9,754.66)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
09/16/2021	08/20/2021	WW477552	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		240.74	(9,995.40)
09/20/2021	09/20/2021	24235	AP Pymt - AT&T - Box 9011: 1.00 545.75 Phone Service DB		545.75		(9,449.65)
09/20/2021	09/20/2021	24236	AP Pymt - AT&T Uverse - PO Box 5014: 1.00 333.24 Internet Service 08.07.21-09.06.21	DB	333.24		(9,116.41)
09/20/2021	09/20/2021	24237	AP Pymt - Bobs Lawn Service - Jesus Arias: 1.00 350.00 Landscape Service	DB	350.00		(8,766.41)
09/20/2021	09/20/2021	24238	AP Pymt - CalMet Services Inc: 1.00 1118.00 Trash Service 09.21	DB	1,118.00		(7,648.41)
09/20/2021	09/20/2021	24239	AP Pymt - Cosco Fire Protection Inc - Brea: 1.00 1924.80 Fire Alarm Repairs	DB	1,924.80		(5,723.61)
09/20/2021	09/20/2021	24239	AP Pymt - Cosco Fire Protection Inc - Brea: 1.00 745.00 Replaced Batteries for Elevator Panel	DB	745.00		(4,978.61)
09/20/2021	09/20/2021	24240	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 240.74 Kitchen Faucet/Sprayer Stock	DB	240.74		(4,737.87)
09/20/2021	09/20/2021	24241	AP Pymt - HD Supply Ltd: 1.00 416.35 Bulb Stock	DB	416.35		(4,321.52)
09/20/2021	09/20/2021	24242	AP Pymt - Home Depot Credit Services - Phila: 1.00 732.01 Cleaning Supplies	DB	732.01		(3,589.51)
09/20/2021	09/20/2021	24243	AP Pymt - Home Depot Credit Services - Phila: 1.00 254.48 Toilet Stock	DB	254.48		(3,335.03)
09/20/2021	09/20/2021	24244	AP Pymt - Home Depot Credit Services - Phila: 1.00 274.52 Tool	DB	274.52		(3,060.51)
09/20/2021	09/20/2021	24245	AP Pymt - Home Depot Credit Services - Phila: 1.00 20.00 Late Fee	DB	20.00		(3,040.51)
09/20/2021	09/20/2021	24245	AP Pymt - Home Depot Credit Services - Phila: 1.00 66.32 Paint	DB	66.32		(2,974.19)
09/20/2021	09/20/2021	24245	AP Pymt - Home Depot Credit Services - Phila: 1.00 66.47 Door Latch Handle Stock	DB	66.47		(2,907.72)
09/20/2021	09/20/2021	24245	AP Pymt - Home Depot Credit Services - Phila: 1.00 65.66 Dolly Wheel	DB	65.66		(2,842.06)
09/20/2021	09/20/2021	24246	AP Pymt - Home Depot Credit Services - Phila: 1.00 219.01 Drywall Screws	DB	219.01		(2,623.05)
09/20/2021	09/20/2021	24247	AP Pymt - Lesley Uribe: 1.00 410.28 Laundry Revenue 6/8/21 ck#8051048	DB	410.28		(2,212.77)
09/20/2021	09/20/2021	24247	AP Pymt - Lesley Uribe: 1.00 448.29 Laundry Revenue 7/8/21 ck#8075230	DB	448.29		(1,764.48)
09/20/2021	09/20/2021	24247	AP Pymt - Lesley Uribe: 1.00 469.68 Laundry Revenue 8/2/21 ck#8109312	DB	469.68		(1,294.80)
09/20/2021	09/20/2021	24248	AP Pymt - Office Depot - Phoenix Box 29248: 1.00 121.25 Rec Room Supplies	DB	121.25		(1,173.55)
09/20/2021	09/20/2021	24249	AP Pymt - Office Depot - Phoenix Box 29248: 1.00 10.72 Office Supplies	DB	10.72		(1,162.83)
09/20/2021	09/20/2021	24249	AP Pymt - Office Depot - Phoenix Box 29248: 1.00 119.75 Office Supplies	DB	119.75		(1,043.08)
09/20/2021	09/20/2021	24250	AP Pymt - Rent Track: 1.00 39.00 Monthly Service Fee	DB	39.00		(1,004.08)
09/20/2021	09/20/2021	24251	AP Pymt - Round The Clock Pest Control Inc: 1.00 140.00 Pest Control Service	DB	140.00		(864.08)
09/20/2021	09/20/2021	24252	AP Pymt - SoCal Gas: 1.00 310.25 B Building Gas Service 08.02.21-08.31.21	DB	310.25		(553.83)
09/20/2021	09/20/2021	24253	AP Pymt - SoCal Gas: 1.00 65.88 A Building Gas Service 08.02.21-08.31.21	DB	65.88		(487.95)
09/20/2021	09/20/2021	24254	AP Pymt - Swenson Group - Dallas: 1.00 487.95 Leased Copy Machine Fee	DB	487.95		0.00
09/29/2021	09/24/2021	80 August 2021	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances for the Month of August 2021.	APA		17,035.31	(17,035.31)
Totals for 2110.000 - Accounts Payable - Operations					20,355.38	27,030.71	(17,035.31)
2114.000 - Accounts Payable - Beacon Communities (Balance Forward As of 09/01/2021)							(17,035.31)
09/01/2021	09/01/2021	RC	HGAH 9.2021 Prop Liab Ins	GJ		1,381.57	(18,416.88)
09/01/2021	09/01/2021	RC	HGAH 9.2021 Workers Comp	GJ		302.00	(18,718.88)
09/04/2021	09/04/2021	RC	HGAH 9.4.21 Payroll	GJ		4,502.80	(23,221.68)
09/07/2021	09/07/2021	RC	HGAH R/C ProLogistix Invoice 8426873756	GJ		6.29	(23,227.97)
09/07/2021	09/07/2021	RC	HGAH R/C SAGE invoice 4220	GJ		127.55	(23,355.52)
09/18/2021	09/18/2021	RC	HGAH 9.18.21 Payroll	GJ		4,502.81	(27,858.33)
09/29/2021	09/24/2021	80 August 2021	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances for the Month of August 2021.	APA	17,035.31		(10,823.02)
09/30/2021	09/30/2021	QN	09.2021 Mgmt & Bkcp Fees	GJ		4,427.50	(15,250.52)
09/30/2021	09/30/2021	RC	HGAH 2021 Q3 Insurance Trueup	GJ		140.74	(15,391.26)
09/30/2021	09/30/2021	RC	HGAH 9.2021 Benefits	GJ		1,678.00	(17,069.26)
09/30/2021	09/30/2021	RC	HGAH 9.2021 Computer Lease	GJ		388.76	(17,458.02)
09/30/2021	09/30/2021	RC	HGAH 9.2021 Pcards Concur	GJ		59.48	(17,517.50)
09/30/2021	09/30/2021	RC	HGAH VCOM CUST11909920210926	GJ		34.48	(17,551.98)
Totals for 2114.000 - Accounts Payable - Beacon Communities					17,035.31	17,551.98	(17,551.98)
2118.000 - Escheat Checks Payable (Balance Forward As of 09/01/2021)							(150.00)
Totals for 2118.000 - Escheat Checks Payable					0.00	0.00	(150.00)
2120.000 - Accrued Vacation Payable (Balance Forward As of 09/01/2021)							(15,404.65)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
09/01/2021	09/01/2021	Reversed - RC	Reversed -- HGAH 8.2021 Vacation Accruals	GJA	15,404.65		0.00
09/30/2021	09/30/2021	RC	HGAH 9.2021 Vacation Accruals	GJA		15,067.12	(15,067.12)
Totals for 2120.000 - Accrued Vacation Payable					15,404.65	15,067.12	(15,067.12)
2126.000 - Accrued Payroll (Balance Forward As of 09/01/2021)							(2,997.09)
09/01/2021	09/01/2021	Reversed - RC	Reversed -- HGAH 8.2021 Payroll Accruals	GJA	2,997.09		0.00
09/30/2021	09/30/2021	RC	HGAH 9.2021 Payroll Accruals	GJA		3,596.51	(3,596.51)
Totals for 2126.000 - Accrued Payroll					2,997.09	3,596.51	(3,596.51)
2191.000 - Security Deposits Payable (Balance Forward As of 09/01/2021)							(22,736.00)
09/14/2021	09/14/2021	51246	03/2022-406 Deposited 09/14/2021 Settlement:12411696313	OARB		75.00	(22,811.00)
Totals for 2191.000 - Security Deposits Payable					0.00	75.00	(22,811.00)
2191.001 - Security Deposit Interest Payable (Balance Forward As of 09/01/2021)							(1,193.99)
09/30/2021	09/30/2021		Bank Interest Earned: Interest earned	DB		3.58	(1,197.57)
Totals for 2191.001 - Security Deposit Interest Payable					0.00	3.58	(1,197.57)
2210.000 - Prepaid Revenue (Balance Forward As of 09/01/2021)							(2,125.00)
09/01/2021	09/01/2021	51240	03/2022-400 Deposited 09/01/2021 Settlement:12297498225	OARB		7,246.00	(9,371.00)
09/01/2021	09/01/2021	51241	03/2022-401 Deposited 09/01/2021 Settlement:12312789345	OARB		2,744.00	(12,115.00)
09/01/2021	09/01/2021	FileID-4979248-2	Prepaid Revenue	OARA	12,115.00		0.00
09/01/2021	09/01/2021	FileID-4989055-3	Prepaid Revenue	OARA	12,034.00		12,034.00
09/03/2021	09/03/2021	FileID-4989055-4	Prepaid Revenue	OARA	238.00		12,272.00
09/07/2021	09/07/2021	51242	03/2022-402 Deposited 09/07/2021 Settlement:12345783393	OARB		9,905.00	2,367.00
09/07/2021	09/07/2021	51243	03/2022-403 Deposited 09/07/2021 Settlement:12351239153	OARB		2,367.00	0.00
09/09/2021	09/09/2021	51244	03/2022-404 Deposited 09/09/2021 Settlement:12377698013	OARB		330.00	(330.00)
09/09/2021	09/09/2021	FileID-4993899-1	Prepaid Revenue	OARA	328.00		(2.00)
09/10/2021	09/10/2021	51245	03/2022-405 Deposited 09/10/2021 Settlement:12387515357	OARB		237.00	(239.00)
09/10/2021	09/10/2021	FileID-5003919-1	Prepaid Revenue	OARA	237.00		(2.00)
09/17/2021	09/17/2021	51242	Unable To Locate Account (R03)	OARB	413.00		411.00
09/17/2021	09/17/2021	FileID-5029520-1	Prepaid Revenue	OARA		413.00	(2.00)
09/23/2021	09/23/2021	51248	03/2022-407 Deposited 09/23/2021 Settlement:12481342433	OARB		413.00	(415.00)
09/23/2021	09/23/2021	FileID-5046738-2	Prepaid Revenue	OARA	413.00		(2.00)
09/30/2021	09/30/2021	51249	03/2022-408 Deposited 09/30/2021	OARB		2,123.00	(2,125.00)
Totals for 2210.000 - Prepaid Revenue					25,778.00	25,778.00	(2,125.00)
3131.000 - Unrestricted Net Assets (Balance Forward As of 09/01/2021)							(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 09/01/2021)							(631,855.44)
Totals for 3140.000 - Retained Earnings - Profit or Loss					0.00	0.00	(631,855.44)
5120.000 - Rent Revenue - Gross Potential (Balance Forward As of 09/01/2021)							(49,928.00)
09/01/2021	09/01/2021	FileID-4979248-2	Rent Revenue - Gross Potential	OARA		24,949.00	(74,877.00)
Totals for 5120.000 - Rent Revenue - Gross Potential					0.00	24,949.00	(74,877.00)
5121.000 - Tenant Assistance Payments (Balance Forward As of 09/01/2021)							(36,444.00)
09/08/2021	09/08/2021	AF	LOM 9.21 Subsidy Payment	GJ		18,205.00	(54,649.00)
Totals for 5121.000 - Tenant Assistance Payments					0.00	18,205.00	(54,649.00)
5410.000 - Interest Revenue - Project Operations (Balance Forward As of 09/01/2021)							(152.93)
09/30/2021	09/30/2021		Bank Interest Earned: Interest earned	DB		71.91	(224.84)
Totals for 5410.000 - Interest Revenue - Project Operations					0.00	71.91	(224.84)
5970.002 - Grant (Balance Forward As of 09/01/2021)							(1,468.12)
Totals for 5970.002 - Grant					0.00	0.00	(1,468.12)
6204.000 - Management Consultants (Balance Forward As of 09/01/2021)							30,000.00

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Totals for 6204.000 - Management Consultants					0.00	0.00	30,000.00
6205.000 - IT Support Services (Balance Forward As of 09/01/2021)							832.37
09/07/2021	09/07/2021	RC	HGAH R/C ProLogistix Invoice 8426873756	GJ	6.29		838.66
09/30/2021	09/30/2021	RC	HGAH 9.2021 Computer Lease	GJ	388.76		1,227.42
Totals for 6205.000 - IT Support Services					395.05	0.00	1,227.42
6210.000 - Advertising and Marketing (Balance Forward As of 09/01/2021)							234.00
Totals for 6210.000 - Advertising and Marketing					0.00	0.00	234.00
6250.000 - Other Renting Expenses (Balance Forward As of 09/01/2021)							165.78
Totals for 6250.000 - Other Renting Expenses					0.00	0.00	165.78
6311.000 - Office Supplies (Balance Forward As of 09/01/2021)							594.97
09/16/2021	08/17/2021	186287276001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 119.75 Office Supplies	APA	119.75		714.72
09/16/2021	08/16/2021	186290727001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 10.72 Office Supplies	APA	10.72		725.44
09/16/2021	08/26/2021	187041676001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 121.25 Rec Room Supplies	APA	121.25		846.69
Totals for 6311.000 - Office Supplies					251.72	0.00	846.69
6311.001 - Office Equipment Lease Expense (Balance Forward As of 09/01/2021)							899.42
09/16/2021	08/31/2021	30003558	AP Invoice - Swenson Group - Dallas: 1.00 487.95 Leased Copy Machine Fee	APA	487.95		1,387.37
Totals for 6311.001 - Office Equipment Lease Expense					487.95	0.00	1,387.37
6311.002 - Telephone/Fax/Cell Phone/Elevator (Balance Forward As of 09/01/2021)							1,370.70
09/16/2021	08/28/2021	16954677	AP Invoice - AT&T - Box 9011: 1.00 545.75 Phone Ser- vice	APA	545.75		1,916.45
09/16/2021	09/06/2021	285398576/08-0A	AP Invoice - AT&T Uverse - PO Box 5014: 1.00 333.24 9.21 Internet Service 08.07.21-09.06.21	APA	333.24		2,249.69
09/30/2021	09/30/2021	RC	HGAH VCOM CUST11909920210926 - Lesley Uribe	GJ	34.48		2,284.17
Totals for 6311.002 - Telephone/Fax/Cell Phone/Elevator					913.47	0.00	2,284.17
6311.003 - Postage/FedEx/UPS (Balance Forward As of 09/01/2021)							49.95
09/30/2021	09/30/2021	RC	HGAH 9.2021 Pcards Concur - Uribe	GJ	11.60		61.55
09/30/2021	09/30/2021	RC	HGAH 9.2021 Pcards Concur - Uribe	GJ	23.84		85.39
09/30/2021	09/30/2021	RC	HGAH 9.2021 Pcards Concur - Uribe	GJ	24.04		109.43
Totals for 6311.003 - Postage/FedEx/UPS					59.48	0.00	109.43
6311.004 - Dues & Fees (Balance Forward As of 09/01/2021)							1,017.12
09/16/2021	08/31/2021	831210354	AP Invoice - Rent Track: 1.00 39.00 Monthly Service Fee	APA	39.00		1,056.12
09/30/2021	09/30/2021	AF	LOM RP fees 9.21	GJ	41.34		1,097.46
Totals for 6311.004 - Dues & Fees					80.34	0.00	1,097.46
6311.006 - Bank Fees (Balance Forward As of 09/01/2021)							305.86
09/30/2021	09/30/2021		Bank Service Charge: Service charge	DB	143.92		449.78
Totals for 6311.006 - Bank Fees					143.92	0.00	449.78
6311.009 - Miscellaneous Supplies (Balance Forward As of 09/01/2021)							133.94
Totals for 6311.009 - Miscellaneous Supplies					0.00	0.00	133.94
6311.011 - Resident Activities (Balance Forward As of 09/01/2021)							239.10
09/16/2021	09/14/2021	8051048	AP Invoice - Lesley Uribe: 1.00 410.28 Laundry Revenue 6/8/21 ck#8051048	APA	410.28		649.38
09/16/2021	09/14/2021	8075230	AP Invoice - Lesley Uribe: 1.00 448.29 Laundry Revenue 7/8/21 ck#8075230	APA	448.29		1,097.67
09/16/2021	09/14/2021	8109312	AP Invoice - Lesley Uribe: 1.00 469.68 Laundry Revenue 8/27/21 ck#8109312	APA	469.68		1,567.35
Totals for 6311.011 - Resident Activities					1,328.25	0.00	1,567.35
6320.000 - Management Fee (Balance Forward As of 09/01/2021)							7,700.00
09/30/2021	09/30/2021	QN	09.2021 Management Fee	GJ	3,850.00		11,550.00
Totals for 6320.000 - Management Fee					3,850.00	0.00	11,550.00
6330.000 - Manager Salaries (Balance Forward As of 09/01/2021)							9,541.52
09/01/2021	09/01/2021	Reversed - RC	Reversed -- HGAH 8.2021 Payroll Accruals	GJA		1,601.15	7,940.37
09/04/2021	09/04/2021	RC	HGAH 9.4.21 Payroll	GJ	1,345.61		9,285.98
09/18/2021	09/18/2021	RC	HGAH 9.18.21 Payroll	GJ	2,017.61		11,303.59
09/30/2021	09/30/2021	RC	HGAH 9.2021 Payroll Accruals	GJA	1,153.38		12,456.97
Totals for 6330.000 - Manager Salaries					4,516.60	1,601.15	12,456.97
6330.001 - Manager Salaries - Non-prod (Vacation) (Balance Forward As of 09/01/2021)							918.24

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
09/01/2021	09/01/2021	Reversed - RC	Reversed -- HGAH 8.2021 Vacation Accruals	GJA		6,588.68	(5,670.44)
09/04/2021	09/04/2021	RC	HGAH 9.4.21 Payroll	GJ	896.00		(4,774.44)
09/18/2021	09/18/2021	RC	HGAH 9.18.21 Payroll	GJ	224.00		(4,550.44)
09/30/2021	09/30/2021	RC	HGAH 9.2021 Payroll Accruals	GJA	768.00		(3,782.44)
09/30/2021	09/30/2021	RC	HGAH 9.2021 Vacation Accruals	GJA	6,071.80		2,289.36
Totals for 6330.001 - Manager Salaries - Non-prod (Vacation)					7,959.80	6,588.68	2,289.36
6351.000 - Bookkeeping Fees (Balance Forward As of 09/01/2021)							1,155.00
09/30/2021	09/30/2021	QN	09.2021 Bookkeeping Fee	GJ	577.50		1,732.50
Totals for 6351.000 - Bookkeeping Fees					577.50	0.00	1,732.50
6450.000 - Electricity (Balance Forward As of 09/01/2021)							5,519.23
09/30/2021	09/30/2021	AF	LOM Accr Elec Exp 9.21	GJ	2,628.41		8,147.64
Totals for 6450.000 - Electricity					2,628.41	0.00	8,147.64
6451.000 - Water (Balance Forward As of 09/01/2021)							3,417.96
09/01/2021	09/01/2021	Reversed - AF	Reversed -- LOM Accr Water Exp 8.21	GJ		1,500.00	1,917.96
09/30/2021	09/30/2021	AF	LOM Accr Water Exp 8-9.21	GJ	3,329.04		5,247.00
Totals for 6451.000 - Water					3,329.04	1,500.00	5,247.00
6452.000 - Gas (Balance Forward As of 09/01/2021)							858.21
09/16/2021	09/02/2021	01350501803/0	AP Invoice - SoCal Gas: 1.00 65.88 A Building Gas Ser- 8-08.21 vice 08.02.21-08.31.21	APA	65.88		924.09
09/16/2021	09/02/2021	1143050106/08-	AP Invoice - SoCal Gas: 1.00 310.25 B Building Gas 08.21 Service 08.02.21-08.31.21	APA	310.25		1,234.34
Totals for 6452.000 - Gas					376.13	0.00	1,234.34
6510.000 - Maintenance Salaries (Balance Forward As of 09/01/2021)							7,283.78
09/01/2021	09/01/2021	Reversed - RC	Reversed -- HGAH 8.2021 Payroll Accruals	GJA		1,395.94	5,887.84
09/04/2021	09/04/2021	RC	HGAH 9.4.21 Payroll	GJ	1,954.32		7,842.16
09/18/2021	09/18/2021	RC	HGAH 9.18.21 Payroll	GJ	1,565.48		9,407.64
09/30/2021	09/30/2021	RC	HGAH 9.2021 Payroll Accruals	GJA	1,675.13		11,082.77
Totals for 6510.000 - Maintenance Salaries					5,194.93	1,395.94	11,082.77
6510.001 - Maintenance Salaries - Non-prod (Vacation) (Balance Forward As of 09/01/2021)							941.96
09/01/2021	09/01/2021	Reversed - RC	Reversed -- HGAH 8.2021 Vacation Accruals	GJA		8,815.97	(7,874.01)
09/18/2021	09/18/2021	RC	HGAH 9.18.21 Payroll	GJ	388.84		(7,485.17)
09/30/2021	09/30/2021	RC	HGAH 9.2021 Vacation Accruals	GJA	8,995.32		1,510.15
Totals for 6510.001 - Maintenance Salaries - Non-prod (Vacation)					9,384.16	8,815.97	1,510.15
6515.000 - Janitorial/Cleaning Supplies (Balance Forward As of 09/01/2021)							2,341.33
09/16/2021	09/07/2021	2632704	AP Invoice - Home Depot Credit Services - Phila: 1.00 66.32 Paint	APA	66.32		2,407.65
09/16/2021	08/25/2021	5012314	AP Invoice - Home Depot Credit Services - Phila: 1.00 732.01 Cleaning Supplies	APA	732.01		3,139.66
09/16/2021	09/03/2021	6130518	AP Invoice - Home Depot Credit Services - Phila: 1.00 219.01 Drywall Screws	APA	219.01		3,358.67
09/16/2021	08/23/2021	7120456	AP Invoice - Home Depot Credit Services - Phila: 1.00 66.47 Door Latch Handle Stock	APA	66.47		3,425.14
09/16/2021	08/03/2021	7123894	AP Invoice - Home Depot Credit Services - Phila: 1.00 65.66 Dolly Wheel	APA	65.66		3,490.80
09/16/2021	08/17/2021	FCH007471934	AP Invoice - Home Depot Credit Services - Phila: 1.00 20.00 Late Fee	APA	20.00		3,510.80
Totals for 6515.000 - Janitorial/Cleaning Supplies					1,169.47	0.00	3,510.80
6515.003 - Maintenance Uniforms (Balance Forward As of 09/01/2021)							230.37
Totals for 6515.003 - Maintenance Uniforms					0.00	0.00	230.37
6515.004 - Plumbing Supplies (Balance Forward As of 09/01/2021)							2,049.32
09/16/2021	08/06/2021	4010688	AP Invoice - Home Depot Credit Services - Phila: 1.00 254.48 Toilet Stock	APA	254.48		2,303.80
09/16/2021	08/20/2021	WW477552	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 240.74 Kitchen Facuet/Sprayer Stock	APA	240.74		2,544.54
Totals for 6515.004 - Plumbing Supplies					495.22	0.00	2,544.54
6515.005 - Electrical Supplies (Balance Forward As of 09/01/2021)							683.75
09/16/2021	08/30/2021	294349	AP Invoice - Home Depot Credit Services - Phila: 1.00 274.52 Tool	APA	274.52		958.27
09/16/2021	09/01/2021	9195022607	AP Invoice - HD Supply Ltd: 1.00 416.35 Bulb Stock	APA	416.35		1,374.62
Totals for 6515.005 - Electrical Supplies					690.87	0.00	1,374.62
6520.000 - Maintenance Contracts (Balance Forward As of 09/01/2021)							16,885.84
09/16/2021	08/31/2021	1000533139	AP Invoice - Cosco Fire Protection Inc - Brea: 1.00 1924.80 Fire Alarm Repairs	APA	1,924.80		18,810.64
09/16/2021	09/16/2021	1000534825	AP Invoice - Cosco Fire Protection Inc - Brea: 1.00	APA	745.00		19,555.64

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (09/01/2021 to 09/30/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
			745.00 Repalced Batteries for Elevator Panel				
Totals for 6520.000 - Maintenance Contracts					2,669.80	0.00	19,555.64
6520.001 - Janitorial/Cleaning Contract (Balance Forward As of 09/01/2021)							2,250.00
Totals for 6520.001 - Janitorial/Cleaning Contract					0.00	0.00	2,250.00
6520.002 - Elevator Contract (Balance Forward As of 09/01/2021)							1,280.35
Totals for 6520.002 - Elevator Contract					0.00	0.00	1,280.35
6520.003 - Exterminating Contract (Balance Forward As of 09/01/2021)							420.00
09/16/2021	09/07/2021	78615	AP Invoice - Round The Clock Pest Control Inc: 1.00 140.00 Pest Control Service	APA	140.00		560.00
Totals for 6520.003 - Exterminating Contract					140.00	0.00	560.00
6520.004 - Grounds Contract (Balance Forward As of 09/01/2021)							1,550.00
09/16/2021	08/23/2021	83121	AP Invoice - Bobs Lawn Service - Jesus Arias: 1.00 350.00 Landscape Service	APA	350.00		1,900.00
Totals for 6520.004 - Grounds Contract					350.00	0.00	1,900.00
6525.000 - Garbage & Trash Removal (Balance Forward As of 09/01/2021)							2,235.45
09/16/2021	08/31/2021	0014351522	AP Invoice - CalMet Services Inc: 1.00 1118.00 Trash Service 09.21	APA	1,118.00		3,353.45
Totals for 6525.000 - Garbage & Trash Removal					1,118.00	0.00	3,353.45
6546.000 - HVAC Repairs & Maintenance (Balance Forward As of 09/01/2021)							248.73
Totals for 6546.000 - HVAC Repairs & Maintenance					0.00	0.00	248.73
6600.000 - Depr. Expense - Land Improvements (Balance Forward As of 09/01/2021)							929.56
09/01/2021	09/01/2021		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS-004914-161212	FA	464.78		1,394.34
Totals for 6600.000 - Depr. Expense - Land Improvements					464.78	0.00	1,394.34
6600.002 - Depr. Expense - Building Improvements (Balance Forward As of 09/01/2021)							2,000.58
09/01/2021	09/01/2021		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA	150.00		2,150.58
09/01/2021	09/01/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA	133.33		2,283.91
09/01/2021	09/01/2021		Depreciation for asset LOM-Awning Replacement, serial number AS-004963-170410	FA	122.50		2,406.41
09/01/2021	09/01/2021		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA	87.47		2,493.88
09/01/2021	09/01/2021		Depreciation for asset LOM-Furnace - 101B, serial num- ber AS-019680-210427	FA	25.00		2,518.88
09/01/2021	09/01/2021		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427	FA	152.48		2,671.36
09/01/2021	09/01/2021		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427	FA	69.17		2,740.53
09/01/2021	09/01/2021		Depreciation for asset LOM-Office Door, serial number AS-019679-210427	FA	29.77		2,770.30
09/01/2021	09/01/2021		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427	FA	132.81		2,903.11
09/01/2021	09/01/2021		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	FA	57.39		2,960.50
Totals for 6600.002 - Depr. Expense - Building Improvements					959.92	0.00	2,960.50
6600.003 - Depr. Expense - Building Equipment (Balance Forward As of 09/01/2021)							265.90
09/01/2021	09/01/2021		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	FA	132.95		398.85
Totals for 6600.003 - Depr. Expense - Building Equipment					132.95	0.00	398.85
6600.004 - Depr. Expense - Office Furniture & Equipment (Balance Forward As of 09/01/2021)							196.68
09/01/2021	09/01/2021		Depreciation for asset LOM-Commonity Furniture, serial number AS-004912-161209	FA	98.34		295.02
Totals for 6600.004 - Depr. Expense - Office Furniture & Equipment					98.34	0.00	295.02
6711.000 - Payroll Taxes (FICA) (Balance Forward As of 09/01/2021)							1,244.16
09/04/2021	09/04/2021	RC	HGAH 9.4.21 Payroll	GJ	306.87		1,551.03
09/18/2021	09/18/2021	RC	HGAH 9.18.21 Payroll	GJ	306.88		1,857.91
Totals for 6711.000 - Payroll Taxes (FICA)					613.75	0.00	1,857.91
6720.000 - Property & Liability Insurance (Hazard) (Balance Forward As of 09/01/2021)							4,983.80
09/01/2021	09/01/2021	RC	HGAH 9.2021 Prop Liab Ins	GJ	1,381.57		6,365.37
09/30/2021	09/30/2021	AF	LOM Earthquake Insurance EXPENSE	GJ	1,110.33		7,475.70
09/30/2021	09/30/2021	RC	HGAH 2021 Q3 Insurance Trueup	GJ	140.74		7,616.44

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (09/01/2021 to 09/30/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
Totals for 6720.000 - Property & Liability Insurance (Hazard)					2,632.64	0.00	7,616.44
6722.000 - Workman's Compensation (Balance Forward As of 09/01/2021)							604.00
09/01/2021	09/01/2021	RC	HGAH 9.2021 Workers Comp	GJ	302.00		906.00
Totals for 6722.000 - Workman's Compensation					302.00	0.00	906.00
6723.000 - Health Insurance (Balance Forward As of 09/01/2021)							1,861.33
09/30/2021	09/30/2021	RC	HGAH 9.2021 Benefits	GJ	1,444.00		3,305.33
Totals for 6723.000 - Health Insurance					1,444.00	0.00	3,305.33
6723.001 - Retirement (Balance Forward As of 09/01/2021)							609.63
09/30/2021	09/30/2021	RC	HGAH 9.2021 Benefits	GJ	202.00		811.63
Totals for 6723.001 - Retirement					202.00	0.00	811.63
6723.002 - Unemployment Insurance (Balance Forward As of 09/01/2021)							71.00
09/30/2021	09/30/2021	RC	HGAH 9.2021 Benefits	GJ	32.00		103.00
Totals for 6723.002 - Unemployment Insurance					32.00	0.00	103.00
6936.004 - Service Coordinator Expenses - Membership Dues (Balance Forward As of 09/01/2021)							0.00
09/07/2021	09/07/2021	RC	HGAH R/C SAGE invoice 4220	GJ	127.55		127.55
Totals for 6936.004 - Service Coordinator Expenses - Membership Dues					127.55	0.00	127.55
Grand Total					195,157.96	195,157.96	0.00

Lomita Manor Senior Housing Vendor Aging Report

Based on: GL posting Date As of: 09/30/2021

Payment Priority	Vendor ID	Vendor Name	AP Invoice	AP Invoices On Hold	GL Posting Date	AP Invoice Date	Due Date	Days aged	0-30	31-60	61-90	91-120	121-	Total
Normal	HGAH94588	Humangood Affordable Housing	80 August 2021	No	09/29/2021	09/24/2021	10/24/2021	1	17,035.31	0.00	0.00	0.00	0.00	17,035.31
Total for Normal									17,035.31	0.00	0.00	0.00	0.00	17,035.31
Grand Totals									17,035.31	0.00	0.00	0.00	0.00	17,035.31

Lomita Manor Senior Housing Check Register

Date	Vendor	Document No	Amount Cleared
Bank: LOM Operating - Wells Fargo Bank		Account No: 4124301342	
09/08/2021	ALRE92836--Alvarez Refinishing Inc	24219	275.00 09/30/2021
09/08/2021	AESE91185--Amtech Elevator Services	24220	550.00 09/30/2021
09/08/2021	ATUV60197--AT&T Uverse - PO Box 5014	24221	110.95 09/30/2021
09/08/2021	CASE90723--CalMet Services Inc	24222	1,118.00 09/30/2021
09/08/2021	CLIM90277--Cleaner Image Inc	24223	2,250.00 09/30/2021
09/08/2021	FFSU30384--Ferguson Facilities Supply - Atlanta	24224	236.86 09/30/2021
09/08/2021	HDSU92150--HD Supply Ltd	24225	391.23 09/30/2021
09/08/2021	JMPL90505--J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	24226	1,196.70 09/30/2021
09/08/2021	OFDE85038--Office Depot - Phoenix Box 29248	24227	43.68 09/30/2021
09/08/2021	REPA75267--RealPage Inc	24228	460.99 09/30/2021
09/08/2021	SLSA90717--Smiths Lock Safe	24229	84.75 09/30/2021
09/08/2021	SCED91771-0001--So Cal Edison	24230	47.60 09/30/2021
09/08/2021	SCED91772-0001--So Cal Edison	24231	2,603.24 09/30/2021
09/08/2021	GASC91756--SoCal Gas	24232	349.69 09/30/2021
09/08/2021	GASC91756--SoCal Gas	24233	77.29 09/30/2021
09/08/2021	SWEL90621--Sweinhart Elect Co Inc	24234	564.00 09/30/2021
09/20/2021	ATT60197-9011--AT&T - Box 9011	24235	545.75 09/30/2021
09/20/2021	ATUV60197--AT&T Uverse - PO Box 5014	24236	333.24 09/30/2021
09/20/2021	BLSE90501--Bobs Lawn Service - Jesus Arias	24237	350.00 In Transit
09/20/2021	CASE90723--CalMet Services Inc	24238	1,118.00 09/30/2021
09/20/2021	CFPR92821--Cosco Fire Protection Inc - Brea	24239	2,669.80 09/30/2021
09/20/2021	FFSU30384--Ferguson Facilities Supply - Atlanta	24240	240.74 09/30/2021
09/20/2021	HDSU92150--HD Supply Ltd	24241	416.35 09/30/2021
09/20/2021	HDCS85062--Home Depot Credit Services - Phila	24242	732.01 09/30/2021
09/20/2021	HDCS85062--Home Depot Credit Services - Phila	24243	254.48 09/30/2021
09/20/2021	HDCS85062--Home Depot Credit Services - Phila	24244	274.52 09/30/2021
09/20/2021	HDCS85062--Home Depot Credit Services - Phila	24245	218.45 09/30/2021
09/20/2021	HDCS85062--Home Depot Credit Services - Phila	24246	219.01 09/30/2021
09/20/2021	URLE90717--Lesley Uribe	24247	1,328.25 In Transit
09/20/2021	OFDE85038--Office Depot - Phoenix Box 29248	24248	121.25 09/30/2021
09/20/2021	OFDE85038--Office Depot - Phoenix Box 29248	24249	130.47 09/30/2021
09/20/2021	RENT55416--Rent Track	24250	39.00 09/30/2021
09/20/2021	RCPC91351--Round The Clock Pest Control Inc	24251	140.00 09/30/2021
09/20/2021	GASC91756--SoCal Gas	24252	310.25 09/30/2021
09/20/2021	GASC91756--SoCal Gas	24253	65.88 09/30/2021
09/20/2021	SWGR75266--Swenson Group - Dallas	24254	487.95 09/30/2021
Total for LOM Operating			<u>20,355.38</u>
		Total:	<u>20,355.38</u>
		Grand Total:	<u>20,355.38</u>

Commercial Checking Acct W Interest

Account number: [REDACTED] ■ September 1, 2021 - September 30, 2021 ■ Page 1 of 3



LOMITA MANOR
OPERATING ACCOUNT
6120 STONERIDGE MALL RD STE 300
PLEASANTON CA 94588-3298

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

IMPORTANT ACCOUNT INFORMATION

Revised USPS service standards effective 10/1/21

Effective October 1, 2021, the United States Postal Service (USPS) has revised its service standards for certain First-Class Mail items, resulting in a delivery window of up to five days. Please note this may delay your receipt of mail from us and our receipt of mail from you. Please take this change into account when mailing items to us via USPS.

Consider signing into Wells Fargo Online® for quicker access to your account information.

Account summary

Commercial Checking Acct W Interest

Account number	Beginning balance	Total credits	Total debits	Ending balance
[REDACTED]	\$528,736.53	\$43,680.73	-\$38,855.16	\$533,562.10

Interest summary

Annual percentage yield earned this period	0.16%
Interest earned during this period	\$71.91
Year to date interest and bonuses paid	\$669.30

Credits

Deposits

Effective date	Posted date	Amount	Transaction detail
08/31	09/01	41.82	Reversal of Check Posted 8-31-21 Reposted 9-01-21 as Serial 0000024217 Our Ref: 8-31-21 00000000
		\$41.82	Total deposits



Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	09/01	2,120.00	Lomita Manor Settlement 090121 000012258578909 Humangood Affordable H
	09/03	7,246.00	Lomita Manor Settlement 090321 000012297498225 Humangood Affordable H
	09/07	2,744.00	Lomita Manor Settlement 090721 000012312789345 Humangood Affordable H
	09/08	18,205.00	Hud Treas 310 Misc Pay 090821 xxxxx0103 RMT*VV*09901359145*****Hud Operating Fund CA13
	09/08	9,905.00	Lomita Manor Settlement 090821 000012345783393 Humangood Affordable H
	09/10	2,367.00	Lomita Manor Settlement 091021 000012351239153 Humangood Affordable H
	09/14	330.00	Lomita Manor Settlement 091421 000012377698013 Humangood Affordable H
	09/15	237.00	Lomita Manor Settlement 091521 000012387515357 Humangood Affordable H
	09/24	413.00	Lomita Manor Settlement 092421 000012481342433 Humangood Affordable H
	09/30	71.91	Interest Payment
		\$43,638.91	Total electronic deposits/bank credits
		\$43,680.73	Total credits

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	09/13	143.92	Client Analysis Srvc Chrg 210910 Svc Chge 0821 000004124301342
	09/13	413.00	< Business to Business ACH Debit - Lomita Manor Return 091321 000012383842393 Humangood Affordable H
	09/17	41.34	Rpi Transbilling Sigonfile 091721 R20Yx7 Lomita Manor
		\$598.26	Total electronic debits/bank debits

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

Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
24197	2,250.00	09/03	24225	391.23	09/13	24235	545.75	09/28
24209*	17,248.95	09/17	24226	1,196.70	09/17	24236	333.24	09/28
24213*	39.00	09/02	24227	43.68	09/15	24238*	1,118.00	09/28
24217*	41.82	09/01	24228	460.99	09/14	24239	2,669.80	09/27
24219*	275.00	09/21	24229	84.75	09/20	24240	240.74	09/27
24220	550.00	09/14	24230	47.60	09/15	24241	416.35	09/24
24221	110.95	09/17	24231	2,603.24	09/14	24242	732.01	09/27
24222	1,118.00	09/15	24232	349.69	09/17	24243	254.48	09/27
24223	2,250.00	09/21	24233	77.29	09/17	24244	274.52	09/27
24224	236.86	09/13	24234	564.00	09/14	24245	218.45	09/27



Checks paid (continued)

<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>
24246	219.01	09/27	24250	39.00	09/30	24253	65.88	09/29
24248 *	121.25	09/27	24251	140.00	09/24	24254	487.95	09/27
24249	130.47	09/27	24252	310.25	09/29			
\$38,256.90			Total checks paid					

* Gap in check sequence.

\$38,855.16 Total debits

Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
08/31	528,736.53	09/10	569,034.53	09/21	541,394.34
09/01	530,856.53	09/13	567,849.52	09/24	541,250.99
09/02	530,817.53	09/14	564,001.29	09/27	535,902.31
09/03	535,813.53	09/15	563,029.01	09/28	533,905.32
09/07	538,557.53	09/17	544,004.09	09/29	533,529.19
09/08	566,667.53	09/20	543,919.34	09/30	533,562.10
Average daily ledger balance		\$546,753.32			

Lomita Manor Senior Housing Reconciliation Report

As Of 09/30/2021
Account: Cash - Operating

Statement Ending Balance	533,562.10
Deposits in Transit	2,123.00
Outstanding Checks and Charges	(2,546.28)
Excluded amount	0.00
Adjusted Bank Balance	533,138.82
Book Balance	533,138.82
Adjustments*	0.00
Adjusted Book Balance	533,138.82

Total Checks and Charges Cleared	38,813.34	Total Deposits Cleared	43,638.91
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Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
General Ledger Entry	02/2022-410 Deposited 08/31/2021	08/31/2021	51239	2,120.00	
General Ledger Entry	03/2022-400 Deposited 09/01/2021 Settlement: 12297498225	09/01/2021	51240	7,246.00	
General Ledger Entry	03/2022-401 Deposited 09/01/2021 Settlement: 12312789345	09/01/2021	51241	2,744.00	
General Ledger Entry	03/2022-402 Deposited 09/07/2021 Settlement: 12345783393	09/07/2021	51242	9,905.00	
General Ledger Entry	03/2022-403 Deposited 09/07/2021 Settlement: 12351239153	09/07/2021	51243	2,367.00	
General Ledger Entry	LOM 9.21 Subsidy Payment	09/08/2021		18,205.00	
General Ledger Entry	03/2022-404 Deposited 09/09/2021 Settlement: 12377698013	09/09/2021	51244	330.00	
General Ledger Entry	03/2022-405 Deposited 09/10/2021 Settlement: 12387515357	09/10/2021	51245	237.00	
General Ledger Entry	03/2022-407 Deposited 09/23/2021 Settlement: 12481342433	09/23/2021	51248	413.00	
General Ledger Entry	03/2022-408 Deposited 09/30/2021	09/30/2021	51249		2,123.00
	LOM int earned op 9.21	09/30/2021		71.91	
Total Deposits				43,638.91	2,123.00

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
Cleaner Image Inc		08/23/2021	24197	2,250.00	
Humangood Affordable Housing		08/23/2021	24209	17,248.95	
Rent Track		08/23/2021	24213	39.00	
Alvarez Refinishing Inc		09/08/2021	24219	275.00	
Amtech Elevator Services		09/08/2021	24220	550.00	
AT&T Uverse - PO Box 5014		09/08/2021	24221	110.95	

Lomita Manor Senior Housing Reconciliation Report

As Of 09/30/2021

Account: Cash - Operating

CalMet Services Inc		09/08/2021	24222	1,118.00	
Cleaner Image Inc		09/08/2021	24223	2,250.00	
Ferguson Facilities Supply - Atlanta		09/08/2021	24224	236.86	
HD Supply Ltd		09/08/2021	24225	391.23	
J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning		09/08/2021	24226	1,196.70	
Office Depot - Phoenix Box 29248		09/08/2021	24227	43.68	
RealPage Inc		09/08/2021	24228	460.99	
Smiths Lock Safe		09/08/2021	24229	84.75	
So Cal Edison		09/08/2021	24230	47.60	
So Cal Edison		09/08/2021	24231	2,603.24	
SoCal Gas		09/08/2021	24232	349.69	
SoCal Gas		09/08/2021	24233	77.29	
Sweinhart Elect Co Inc		09/08/2021	24234	564.00	
General Ledger Entry	Unable To Locate Account (R03)	09/17/2021	51242	413.00	
AT&T - Box 9011		09/20/2021	24235	545.75	
AT&T Uverse - PO Box 5014		09/20/2021	24236	333.24	
Bobs Lawn Service - Jesus Arias		09/20/2021	24237		350.00
CalMet Services Inc		09/20/2021	24238	1,118.00	
Cosco Fire Protection Inc - Brea		09/20/2021	24239	2,669.80	
Ferguson Facilities Supply - Atlanta		09/20/2021	24240	240.74	
HD Supply Ltd		09/20/2021	24241	416.35	
Home Depot Credit Services - Phoenix		09/20/2021	24242	732.01	
Home Depot Credit Services - Phoenix		09/20/2021	24243	254.48	
Home Depot Credit Services - Phoenix		09/20/2021	24244	274.52	
Home Depot Credit Services - Phoenix		09/20/2021	24245	218.45	
Home Depot Credit Services - Phoenix		09/20/2021	24246	219.01	
Lesley Uribe		09/20/2021	24247		1,328.25
Office Depot - Phoenix Box 29248		09/20/2021	24248	121.25	
Office Depot - Phoenix Box 29248		09/20/2021	24249	130.47	
Rent Track		09/20/2021	24250	39.00	
Round The Clock Pest Control Inc		09/20/2021	24251	140.00	
SoCal Gas		09/20/2021	24252	310.25	
SoCal Gas		09/20/2021	24253	65.88	
Swenson Group - Dallas		09/20/2021	24254	487.95	
General Ledger Entry	LOM bk fees 9.21	09/30/2021		143.92	
General Ledger Entry	LOM RP fees 9.21	09/30/2021		41.34	
Total Checks and Charges				38,813.34	2,546.28



CITY OF LOMITA HOUSING AUTHORITY REPORT

Item No. CC 4c

TO: Board of Commissioners

FROM: Trevor Rusin, City Attorney, and Ryan Smoot, Executive Director

MEETING DATE: November 2, 2021

SUBJECT: Virtual Housing Authority Meetings Pursuant to AB 361

RECOMMENDATION

Authorize remote teleconference/virtual meetings for the Housing Authority in accordance with Assembly Bill 361 ("AB 361"), by finding that: (1) a statewide state of emergency is currently in place; (2) state and local officials have imposed or recommended measures to promote social distancing in connection with COVID-19; and meeting in person would present imminent risks to the health or safety of attendees.

ANALYSIS AND OPTIONS

All meetings of the City's legislative bodies are subject to the Ralph M. Brown Act (Gov. Code §§ 54950 *et seq.*) and must be open and public so that any member of the public may attend and participate in the meetings. Commencing in March of 2020, Governor Newsom issued a series of executive orders aimed at preventing the spread of a respiratory disease that came to be known as the novel coronavirus, "COVID-19." Among these were Executive Orders ("EO") N-25-20, N-29-20, and N-35-20 (collectively, the "Brown Act Orders") that waived the teleconferencing requirements of the Brown Act to allow legislative bodies to meet virtually.

On June 11, 2021, the Governor issued EO N-08-21 which rescinded these Brown Act Orders that had allowed remote meetings to occur, effective September 30, 2021. To replace those orders, on September 16, 2021, Governor Newsom signed AB 361, which became effective October 1, 2021, and amended the Brown Act to allow legislative bodies to meet virtually, without following the Brown Act's standard teleconferencing rules, provided that the legislative body makes specific findings, which include the following: (1) a statewide state of emergency is currently in place and (2) State or local officials have imposed or recommended measures to promote social distancing in connection with COVID-19 and/or (3) meeting in person would present imminent risks to the health or safety of attendees.

To comply with AB 361 the Housing Authority must make these findings at least every 30 days. All three findings under AB 361 can be made given the current

circumstances. The Governor has proclaimed a state of emergency in response to the ongoing COVID-19 pandemic and the state of emergency currently remains in effect. Further, State officials, including the California Department of Public Health, have recommended measures to promote social distancing in connection with COVID-19, which are currently in place. Similarly, local officials, including the County Public Health Officer, have also recommended measures to promote social distancing in connection with COVID-19. In a recommendation dated September 28, 2021, the County Public Health Officer stated that “utilizing teleconferencing options for public meetings is an effective and recommended social distancing measure to facilitate participation in public affairs and encourage participants to protect themselves and others from the COVID-19 disease.” Finally, the City has determined that meeting in person would present imminent risks to the health or safety of attendees. Accordingly, all of the above-referenced AB 361 findings currently exist.

By taking the recommended action the current virtual meeting procedures may continue. If the Housing Authority does not make the findings pursuant to AB 361, the City would have to conduct its public meetings for the Housing Authority in person.

FISCAL IMPACT

There is no fiscal impact associated with the recommended action.

Prepared by:



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