

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 2024-02

**AGENDA
REGULAR MEETING
LOMITA HOUSING AUTHORITY
TUESDAY, JULY 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

Commissioner Gazeley will attend the meeting via Zoom from 25225 Doria Avenue, Lomita CA.

If you wish to provide public comment during oral communications or for a particular agenda item, you may either contact the City Clerk's Office before the meeting, at 310-325-7110 ext. 141, complete a speaker card and give it to the City Clerk or if participating via Zoom utilize the "raise hand" function to join the queue to speak when the Mayor calls the item for discussion. Your name and city of residence are requested but not required.

1. OPENING CEREMONIES

- a. Call Meeting to Order
- b. Roll Call

2. ORAL COMMUNICATIONS

Persons wishing to speak on Consent Agenda items or subjects other than those scheduled are requested to do so at this time. In order to conduct a timely meeting, a three (3) minute time limit per person has been established. Government Code Section 54954.2 prohibits the Commissioners from taking action or engaging in discussion on a specific item unless it appears on a posted agenda.

3. COMMISSIONER COMMENTS

4. CONSENT AGENDA

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

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

- a) Regular Housing Authority Minutes of May 7, 2024, and June 4, 2024

RECOMMENDED ACTION: Approve minutes.

- b) Lomita Manor May 2024 Financial Documents

RECOMMENDED ACTION: Approve the monthly financial documents.

- c) Lomita Manor June 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: June 28, 2024


Kathleen Horn Gregory, MMC, City Clerk

**MINUTES OF THE
LOMITA HOUSING AUTHORITY
REGULAR MEETING
TUESDAY, MAY 7, 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, May 7, 2024, in the Council Chambers.

b. Roll Call

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

ABSENT: Commissioners: Gazeley and Larson

STAFF PRESENT: Executive Director Vialpando, Deputy Executive Director Sugano, Administrative Analyst Gastelum, 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 commented on the following:

- Town Hall Meeting
- Scheduled inspections later in the month
- Bingo

4. CONSENT AGENDA

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

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

MOTION CARRIED by the following roll call vote:

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

NOES: None

ABSENT: Commissioners: Gazeley and Larson

Approved the following Consent Agenda items:

- a) Regular Housing Authority Minutes of April 2, 2024

RECOMMENDED ACTION: Approve minutes.

- b) Lomita Manor March 2024 Financial Documents

RECOMMENDED ACTION: Approve the monthly financial documents.

- c) Lomita Manor April 2024 Monthly Activity Report

RECOMMENDED ACTION: Receive and file the reports.

5. SCHEDULED ITEMS

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

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

Deputy Executive Director Sugano presented the item per the agenda material.

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

MOTION CARRIED by the following roll call vote:

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

NOES: None

ABSENT: Commissioners: Gazeley and Larson

Adopted the following titled resolution:

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

6. PUBLIC HEARINGS

None scheduled.

7. ADJOURNMENT

There being no further business to discuss, Chair Uphoff adjourned the meeting at 5:55 p.m.

Respectfully Submitted,

Kathleen Horn Gregory, MMC, City Clerk
Secretary
Adopted:

DRAFT

**MINUTES OF THE
LOMITA HOUSING AUTHORITY
REGULAR MEETING
TUESDAY, JUNE 4, 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, June 4, 2024, in the Council Chambers.

b. Roll Call

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

ABSENT: Commissioner Gazeley

STAFF PRESENT: Executive Director Vialpando, Deputy Executive Director Sugano, General Counsel Rusin, Administrative Analyst Gastellum, 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 commented on the following:

- Commended Leslee and Silver for their hard work on the facility inspection
- Mother's Day Tea
- Memorial Day Celebration with hotdogs
- Monthly townhall meeting
- Commissioner Larson's Birthday

4. CONSENT AGENDA

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

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

MOTION CARRIED by the following roll call vote:

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

Approved the following Consent Agenda items:

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

a) Lomita Manor April 2024 Financial Documents

RECOMMENDED ACTION: Approve the monthly financial documents.

b) Lomita Manor May 2024 Monthly Activity Report

RECOMMENDED ACTION: Receive and file the reports.

c) Approval of Emergency Expenditures at Lomita Manor Due to Weather Related Roof Damage

RECOMMENDED ACTION: Approve the Lomita Manor Housing Emergency expenditures incurred due to weather damage during rainstorms in early 2024.

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 5:50 p.m.

Respectfully Submitted,

Kathleen Horn Gregory, MMC, City Clerk
Secretary
Adopted:

**HOUSING AUTHORITY
COMMISSIONERS**

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



CITY OF LOMITA

BOARD CHAIRPERSON

BILL UPHOFF

EXECUTIVE DIRECTOR

CITY MANAGER
ANDREW VIALPANDO

Item No. 4c

July 2, 2024

Housing Authority of the City of Lomita
Board of Commissioners

Re: Lomita Manor Monthly Financial Documents – May 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

Susan Kamada
Administrative Services Director

Attachments



**HUMANGOOD
LOMITA MANOR SENIOR HOUSING
MONTHLY REPORT FOR ESTABLISHING NET INCOME
May 31, 2024**

PROJECT NUMBER: 41

PROJECT NAME: LOMITA MANOR

Operating Cash - Beginning of Month 770,451

Amounts Received:

Rent - Current	26,385
HUD Operating Subsidy	14,743
Interest Income	1,552
Deposit in Transit	<u>2,475</u>

Total Receipts 45,155

Disbursements:

A/P Checks Disbursement (Including Contract billing)	(114,726)
ACH Debit	(526)
Misc Other/Bank fees	<u>(342)</u>

Total Disbursements (115,595)

Operating Cash - End of Month 700,011

TOTAL CASH, END OF MONTH 700,011

ACCOUNT TYPE	BANK NAME	BEGINNING BALANCE	DEPOSITS / INTEREST	CHECKS/DEBITS WITHDRAWAL	ENDING BALANCE
Operating	Wells Fargo	770,451	45,155	(115,595)	700,011
		<u>770,451</u>	<u>45,155</u>	<u>(115,595)</u>	<u>700,011</u>
Security Deposit	Wells Fargo	34,023	1,186		35,209
		<u>34,023</u>	<u>1,186</u>	-	<u>35,209</u>
TOTAL CASH		<u>804,474</u>	<u>46,341</u>	<u>(115,595)</u>	<u>735,220</u>

Prepared by: Teresita Tindan
Title: Senior Accountant
Date: 6/14/24

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

	CURRENT MONTH				YEAR TO DATE				Annual
	May 31, 2024				May 31, 2024				
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
Revenue									
Rental Revenue									
5120.000 - Rent Revenue - Gross Potential	28,784	27,311	1,473	5.39	316,694	300,421	16,273	5.41	327,732
5121.000 - Tenant Assistance Payments	14,743	18,054	(3,311)	(18.33)	166,367	198,593	(32,226)	(16.22)	216,647
5220.000 - Vacancies	(920)	0	(920)	(100.00)	(3,205)	0	(3,205)	(100.00)	0
Total Rental Revenue	42,607	45,365	(2,758)	(6.07)	479,856	499,014	(19,158)	(3.83)	544,379
Financial Revenue									
5410.000 - Interest Revenue - Project Operations	1,552	0	1,552	100.00	18,277	0	18,276	100.00	0
Total Financial Revenue	1,552	0	1,552	100.00	18,277	0	18,276	100.00	0
Other Revenue									
Miscellaneous Revenue									
5910.000 - Laundry Revenue	0	330	(330)	(100.00)	2,778	3,630	(852)	(23.47)	3,960
Total Miscellaneous Revenue	0	330	(330)	(100.00)	2,778	3,630	(852)	(23.47)	3,960
Total Other Revenue	0	330	(330)	(100.00)	2,778	3,630	(852)	(23.47)	3,960
Total Revenue	44,159	45,695	(1,536)	(3.36)	500,911	502,644	(1,734)	(0.34)	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	4,152	0	(4,152)	(100.00)	34,218	30,000	(4,217)	(14.05)	30,000
6205.000 - IT Support Services	268	479	211	44.08	2,922	5,269	2,347	44.53	5,748
6205.001 - IT Equipment	0	83	84	100.00	0	917	916	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	46	29	(18)	(63.15)	662	313	(348)	(111.00)	342
6311.000 - Office Supplies	146	250	104	41.78	1,868	2,750	882	32.06	3,000
6311.001 - Office Equipment Lease Expense	449	458	9	1.88	4,706	5,042	336	6.66	5,500
6311.002 - Telephone/Fax/Cell Phone/Elevator	1,992	631	(1,361)	(215.87)	9,261	6,933	(2,327)	(33.56)	7,564
6311.003 - Postage/FedEx/UPS	81	21	(60)	(283.38)	338	234	(105)	(44.95)	255
6311.004 - Dues & Fees	576	348	(228)	(65.22)	6,544	3,834	(2,709)	(70.64)	4,183
6311.005 - Tax Return Fees	0	0	0	0.00	0	130	130	100.00	130
6311.006 - Bank Fees	298	248	(50)	(20.35)	2,995	2,728	(267)	(9.77)	2,976
6311.007 - Employee Activities	387	0	(387)	(100.00)	644	0	(645)	(100.00)	0
6311.008 - Payroll Fees	0	10	10	100.00	0	110	110	100.00	120
6311.011 - Resident Activities	0	350	350	100.00	17,709	3,850	(13,859)	(359.97)	4,200
6311.012 - Outside Labor	11	0	(11)	(100.00)	283	0	(283)	(100.00)	0
6320.000 - Management Fee	3,850	3,850	0	0.00	42,350	42,350	0	0.00	46,200
6330.000 - Manager Salaries	6,087	5,282	(805)	(15.23)	57,677	58,095	418	0.71	63,376
6330.001 - Manager Salaries - Non-prod (Vacation)	464	476	12	2.52	8,004	5,241	(2,763)	(52.73)	5,717
6330.002 - Manager Salaries - Incentive, Bonus, Award	0	0	0	0.00	2,786	2,000	(786)	(39.30)	2,000
6350.000 - Audit/Tax Return Expense	0	188	189	100.00	0	2,071	2,071	100.00	2,260

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

	CURRENT MONTH				YEAR TO DATE				Annual
	May 31, 2024				May 31, 2024				
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
6351.000 - Bookkeeping Fees	577	585	7	1.28	6,352	6,435	83	1.28	7,020
6370.000 - Bad Debts Expense	51	0	(51)	(100.00)	51	0	(51)	(100.00)	0
6390.001 - Business Travel & Entertainment	1,123	0	(1,123)	(100.00)	1,132	0	(1,132)	(100.00)	0
6390.002 - PCard Expenses - Not submitted	135	0	(135)	(100.00)	135	0	(134)	(100.00)	0
Total Administrative Expenses	20,693	13,288	(7,405)	(55.72)	200,871	180,902	(19,967)	(11.03)	194,191
Utilities									
6450.000 - Electricity	2,209	1,834	(376)	(20.49)	27,871	20,167	(7,705)	(38.20)	22,000
6451.000 - Water	3,394	1,716	(1,676)	(97.68)	19,517	18,883	(633)	(3.35)	20,600
6452.000 - Gas	604	667	62	9.42	7,418	7,334	(85)	(1.15)	8,000
Total Utilities Expense	6,207	4,217	(1,990)	(47.19)	54,806	46,384	(8,423)	(18.15)	50,600
Maintenance Expenses									
6510.000 - Maintenance Salaries	4,960	4,197	(763)	(18.17)	49,644	46,166	(3,479)	(7.53)	50,363
6510.001 - Maintenance Salaries - Non-prod (Vacation)	517	541	25	4.48	7,951	5,955	(1,994)	(33.49)	6,497
6510.002 - Maintenance Salaries - Incentive, Bonus, Award	0	0	0	0.00	500	600	100	16.66	600
6510.003 - Maintenance Salaries - Overtime, Double-Time	0	0	0	0.00	135	0	(136)	(100.00)	0
6515.000 - Janitorial/Cleaning Supplies	757	561	(197)	(35.18)	2,173	6,161	3,988	64.73	6,721
6515.003 - Maintenance Uniforms	0	0	0	0.00	160	600	441	73.35	600
6515.004 - Plumbing Supplies	1,966	416	(1,550)	(371.95)	11,273	4,584	(6,690)	(145.95)	5,000
6515.005 - Electrical Supplies	5,211	834	(4,378)	(525.30)	22,377	9,166	(13,211)	(144.11)	10,000
6515.006 - Decorating Supplies	3,047	416	(2,630)	(631.29)	11,636	4,584	(7,052)	(153.87)	5,000
6515.008 - Maintenance Supplies	0	0	0	0.00	362	0	(363)	(100.00)	0
6525.000 - Garbage & Trash Removal	2,287	1,224	(1,062)	(86.78)	19,200	13,464	(5,735)	(42.59)	14,688
6546.000 - HVAC Repairs & Maintenance	998	414	(586)	(141.64)	7,595	4,546	(3,049)	(67.06)	4,960
Total Maintenance Expenses	19,743	8,603	(11,141)	(129.51)	133,006	95,826	(37,180)	(38.79)	104,429
Maintenance Contracts									
6520.000 - Maintenance Contracts	25,031	4,583	(20,447)	(446.12)	165,000	50,417	(114,583)	(227.27)	55,000
6520.001 - Janitorial/Cleaning Contract	2,430	2,333	(97)	(4.14)	27,115	25,667	(1,449)	(5.64)	28,000
6520.002 - Elevator Contract	0	0	0	0.00	10,020	3,040	(6,979)	(229.59)	3,040
6520.003 - Exterminating Contract	144	167	23	13.65	1,931	1,837	(95)	(5.12)	2,004
6520.004 - Grounds Contract	700	360	(340)	(94.44)	7,525	3,960	(3,565)	(90.02)	4,320
Total Maintenance Contract Expense	28,305	7,443	(20,861)	(280.25)	211,591	84,921	(126,671)	(149.16)	92,364
Taxes and Insurance									
6711.000 - Payroll Taxes (FICA)	742	803	61	7.61	9,070	8,832	(238)	(2.69)	9,635
6720.000 - Property & Liability Insurance (Hazard)	1,343	1,416	73	5.13	14,777	15,577	801	5.13	16,993
6722.000 - Workman's Compensation	345	344	0	0.00	3,191	3,786	595	15.72	4,131
6723.000 - Health Insurance	1,387	1,590	202	12.69	10,982	17,480	6,498	37.17	19,069
6723.001 - Retirement	230	275	44	16.26	2,523	3,025	502	16.59	3,300
6723.002 - Unemployment Insurance	52	157	106	67.24	157	1,732	1,574	90.91	1,889
Total Taxes and Insurance	4,099	4,585	486	10.60	40,700	50,432	9,732	19.29	55,017
Total Operating Expenses	79,047	38,136	(40,911)	(107.27)	640,974	458,465	(182,509)	(39.80)	496,601
Total Net Operating Income/(Loss)	(34,888)	7,559	(42,447)	(561.53)	(140,063)	44,179	(184,243)	(417.03)	51,738
Total Project Expense	79,046	38,136	40,910	107.27	640,974	458,465	182,509	39.80	496,601

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

	CURRENT MONTH				YEAR TO DATE				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
Total Project Income Group (Before Reserves & CapEx)	(34,888)	7,559	(42,447)	(561.53)	(140,063)	44,179	(184,243)	(417.03)	51,738
Total Cost of Operations	79,046	38,136	40,910	107.27	640,974	458,465	182,509	39.80	496,601
Net Income (Loss) (on Operations)	(34,888)	7,559	(42,447)	(561.53)	(140,063)	44,179	(184,243)	(417.03)	51,738
Other Non-Cash Expenses & Revenue	1,656	1,656	0	0.00	18,216	18,216	0	0.00	19,872
GAAP Net Income (Loss)	(36,544)	5,903	(42,447)	(719.07)	(158,279)	25,963	(184,242)	(709.62)	31,866
Cash Flow									
Total Project Net Income	(34,888)	7,559	(42,447)	(561.53)	(140,063)	44,179	(184,243)	(417.03)	51,738
Add (Subtract)	35,552	0	(35,552)	(100.00)	3,194	0	(3,193)	(100.00)	0
Increase (Decrease) in Operating Cash	(70,440)	7,559	(77,999)	(1,031.86)	(143,257)	44,179	(187,436)	(424.26)	51,738
Increase (decrease) in Ops Cash per Bal Sheet	(70,440)	0	(70,440)	100.00	(143,257)	0	(143,257)	100.00	0

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

	May 31, 2024	April 30, 2024	Period Difference
Assets			
Current Assets			
Cash			
1120.000 - Cash - Operating	700,010.62	770,450.65	(70,440.03)
Total Cash	700,010.62	770,450.65	(70,440.03)
Other Restricted Cash			
1191.000 - Cash - Security Deposits	35,209.93	34,023.83	1,186.10
Other Restricted Cash	35,209.93	34,023.83	1,186.10
Prepaid Expenses and Deposits			
1200.001 - Prepaid Expense - Property Insurance	10,868.36	12,211.69	(1,343.33)
Total Prepaid Expenses and Deposits	10,868.36	12,211.69	(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	893,546.17	964,143.43	(70,597.26)
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	42,294.98	41,830.20	464.78
1495.002 - Accum. Depr. - Building Improvements	93,341.19	92,381.27	959.92
1495.003 - Accum. Depr. - Building Equipment	14,755.00	14,622.05	132.95
1495.004 - Accum. Depr. - Office Furniture & Equipment	12,530.65	12,432.31	98.34
1495.005 - Accum. Depr. - Maintenance Equipment	1,957.64	1,957.64	0.00
Total Accumulated Depreciation	164,879.46	163,223.47	1,655.99
Net Fixed Assets	83,863.11	85,519.10	(1,655.99)
Total Assets	977,409.28	1,049,662.53	(72,253.25)

Liabilities & Equity

Liabilities

Current Liabilities

2110.000 - Accounts Payable - Operations	76.43	257.78	(181.35)
2113.000 - Accounts Payable - Other	134.82	0.00	134.82
2114.000 - Accounts Payable - Beacon Communities	39,310.31	76,802.43	(37,492.12)
2118.000 - Escheat Checks Payable	150.00	150.00	0.00
2120.000 - Accrued Vacation Payable	15,246.41	14,206.55	1,039.86
2126.000 - Accrued Payroll	2,126.65	1,063.31	1,063.34
2190.001 - Utility Allowance	(14.00)	0.00	(14.00)
Total Current Liabilities	57,030.62	92,480.07	(35,449.45)

Lomita Manor Balance Sheet May 31, 2024

	May 31, 2024	April 30, 2024	Period Difference
Other Current Liabilities			
2210.000 - Prepaid Revenue	2,618.45	2,280.45	338.00
Total Other Current Liabilities	<u>2,618.45</u>	<u>2,280.45</u>	<u>338.00</u>
Other Liabilities			
2191.000 - Security Deposits Payable	25,126.00	25,780.00	(654.00)
2191.001 - Security Deposit Interest Payable	2,353.88	2,297.92	55.96
Total Other Liabilities	<u>27,479.88</u>	<u>28,077.92</u>	<u>(598.04)</u>
Total Liabilities	<u>87,128.95</u>	<u>122,838.44</u>	<u>(35,709.49)</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>(158,279.29)</u>	<u>(121,735.53)</u>	<u>(36,543.76)</u>
Total Equity	<u>890,280.33</u>	<u>926,824.09</u>	<u>(36,543.76)</u>
Total Liabilities & Equity	<u>977,409.28</u>	<u>1,049,662.53</u>	<u>(72,253.25)</u>

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

DESCRIPTION	Amount
Employees' Wages/Salaries for the month	10,666.17
Work Comp, Unemployment Ins, Pension & Health Benefits	2,013.37
Computer Lease	267.81
Other-AP transactions-	2,647.31
Bookkeeping Fees (77 units* \$7.50)	577.50
Rental Housing Mgmt fees (\$50*77 units)	3,850.00
Purchase Card	1,003.24
TOTAL DUE TO HGAH For the Month	21,025.40
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
May 31, 2024**

DESCRIPTION	Amount
February Charges	19,127.19
February Repayment to HGAH	(65,159.94)
Ending Balance @ 02/28/24	35,165.43
March Charges	23,352.09
March Repayment to HGAH	-
Ending Balance @ 03/31/24	58,517.52
April Charges	18,284.91
April Repayment to HGAH	-
Ending Balance @ 04/30/24	76,802.43
May Charges	21,025.40
May Repayment to HGAH	(58,517.52)
Ending Balance @ 05/31/24	39,310.31

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (05/01/2024 to 05/31/2024)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
1120.000 - Cash - Operating (Balance Forward As of 05/01/2024)										
05/01/2024	05/01/2024	20762039718	11/2024-401 Deposited 05/01/2024 Settlement:20762039718		LOM		OARB	2,119.00		770,450.65
05/01/2024	05/01/2024	20781613134	11/2024-400 Deposited 05/01/2024 Settlement:20781613134		LOM		OARB	1,316.00		772,134.65
05/02/2024	05/02/2024	20788867730	11/2024-404 Deposited 05/02/2024 Settlement:20788867730		LOM		OARB	7,839.00		781,973.65
05/02/2024	05/02/2024	20795039702	11/2024-402 Deposited 05/02/2024 Settlement:20795039702		LOM		OARB	613.00		782,586.65
05/02/2024	05/02/2024	20803983946	11/2024-405 Deposited 05/02/2024 Settlement:20803983946		LOM		OARB	1,907.00		784,493.65
05/06/2024	05/06/2024	20829584202	11/2024-407 Deposited 05/06/2024 Settlement:20829584202		LOM		OARB	10,053.00		794,546.65
05/06/2024	05/06/2024	20839165490	11/2024-406 Deposited 05/06/2024 Settlement:20839165490		LOM		OARB	2,050.00		796,596.65
05/06/2024	05/06/2024	TRT	LOM May subsidy payment		LOM		GJ	14,742.89		811,090.54
05/08/2024	05/08/2024	FileID-9183072-2	Insufficient Funds (R01)		LOM		OARB		526.00	810,564.54
05/09/2024	05/09/2024	25201	AP Pymt - Alvarez Refinishing Inc		LOM		DB		1,200.00	809,364.54
05/09/2024	05/09/2024	25202	AP Pymt - Best Tec		LOM		DB		998.80	808,365.74
05/09/2024	05/09/2024	25203	AP Pymt - Bobs Lawn Service - Jesus Arias		LOM		DB		350.00	808,015.74
05/09/2024	05/09/2024	25204	AP Pymt - Cleaner Image Inc		LOM		DB		2,430.00	805,585.74
05/09/2024	05/09/2024	25205	AP Pymt - Cosco Fire Protection Inc - Brea		LOM		DB		4,575.00	801,010.74
05/09/2024	05/09/2024	25206	AP Pymt - Ferguson Facilities Supply - Atlanta		LOM		DB		97.84	800,912.90
05/09/2024	05/09/2024	25207	AP Pymt - HD Supply Ltd		LOM		DB		2,357.43	798,555.47
05/09/2024	05/09/2024	25208	AP Pymt - HM Carpet Inc - HM Flooring Group		LOM		DB		817.50	797,737.97
05/09/2024	05/09/2024	25209	AP Pymt - Home Depot Credit Services		LOM		DB		805.07	796,932.90
05/09/2024	05/09/2024	25210	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning		LOM		DB		3,409.10	793,523.80
05/09/2024	05/09/2024	25211	AP Pymt - RealPage Inc		LOM		DB		470.82	793,052.98
05/09/2024	05/09/2024	25212	AP Pymt - So Cal Edison		LOM		DB		2,196.82	790,856.16
05/13/2024	05/13/2024	20890532258	11/2024-410 Deposited 05/13/2024 Settlement:20890532258		LOM		OARB	488.00		791,344.16
05/16/2024	05/16/2024	25213	AP Pymt - Byers, Jean: Unit - LOM001-204A		LOM		DB		1,377.37	789,966.79
05/23/2024	05/23/2024	25214	AP Pymt - AT&T - BOX 5014		LOM		DB		63.49	789,903.30
05/23/2024	05/23/2024	25215	AP Pymt - Athens Services		LOM		DB		2,286.28	787,617.02
05/23/2024	05/23/2024	25216	AP Pymt - Bobs Lawn Service - Jesus Arias		LOM		DB		350.00	787,267.02
05/23/2024	05/23/2024	25217	AP Pymt - BREITMAN, ELAINE: Unit -LOM001-210A		LOM		DB		257.78	787,009.24
05/23/2024	05/23/2024	25218	AP Pymt - Express Contractors Inc		LOM		DB		2,480.00	784,529.24
05/23/2024	05/23/2024	25219	AP Pymt - Ferguson Facilities Supply - Atlanta		LOM		DB		341.50	784,187.74
05/23/2024	05/23/2024	25220	AP Pymt - HD Supply Ltd		LOM		DB		3,155.47	781,032.27
05/23/2024	05/23/2024	25221	AP Pymt - PEST R US		LOM		DB		144.20	780,888.07
05/23/2024	05/23/2024	25222	AP Pymt - SoCal Gas		LOM		DB		213.51	780,674.56
05/23/2024	05/23/2024	25223	AP Pymt - SoCal Gas		LOM		DB		390.34	780,284.22
05/23/2024	05/23/2024	25224	AP Pymt - South Coast Air Quality Management Dist		LOM		DB		161.81	780,122.41
05/23/2024	05/23/2024	25225	AP Pymt - Staples - Dallas		LOM		DB		122.53	779,999.88
05/23/2024	05/23/2024	25226	AP Pymt - The Swenson Group		LOM		DB		449.71	779,550.17
05/29/2024	05/29/2024	20993727218	11/2024-411 Deposited 05/29/2024 Settlement:20993727218		LOM		OARB	478.00		780,028.17
05/30/2024	05/30/2024	25227	AP Pymt - City Lomita Water Dept		LOM		DB		494.81	779,533.36
05/30/2024	05/30/2024	25228	AP Pymt - City Lomita Water Dept		LOM		DB		2,898.75	776,634.61
05/30/2024	05/30/2024	25229	AP Pymt - Cosco Fire Protection Inc - Brea		LOM		DB		5,420.00	771,214.61

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (05/01/2024 to 05/31/2024)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
05/30/2024	05/30/2024	25230	AP Pymt - Ferguson Facilities Supply - Atlanta		LOM		DB		2,120.85	769,093.76
05/30/2024	05/30/2024	25231	AP Pymt - HD Supply Ltd		LOM		DB	1,378.00		767,715.76
05/30/2024	05/30/2024	25232	AP Pymt - HM Carpet Inc - HM Flooring Group		LOM		DB	2,865.40		764,850.36
05/30/2024	05/30/2024	25233	AP Pymt - Humangood Affordable Housing		LOM		DB	58,517.52		706,332.84
05/30/2024	05/30/2024	25234	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning		LOM		DB	2,066.85		704,265.99
05/30/2024	05/30/2024	25235	AP Pymt - Rivera, Adrian: Unit -LOM001-308A		LOM		DB	513.34		703,752.65
05/30/2024	05/30/2024	25236	AP Pymt - So Cal Edison		LOM		DB	8.68		703,743.97
05/30/2024	05/30/2024	25237	AP Pymt - So Cal Edison		LOM		DB	2,176.01		701,567.96
05/30/2024	05/30/2024	25238	AP Pymt - So Cal Edison		LOM		DB	24.43		701,543.53
05/30/2024	05/30/2024	25239	AP Pymt - HD Supply Ltd		LOM		DB	725.40		700,818.13
05/30/2024	05/30/2024	25240	AP Pymt - California Consulting Inc		LOM		DB	4,000.00		696,818.13
05/30/2024	05/30/2024	25241	AP Pymt - Guerrero de Diez, Gloria I: Unit -LOM002-206B		LOM		DB	14.00		696,804.13
05/31/2024	05/31/2024		Bank Interest Earned: LOM - Interest Income		LOM		DB	1,551.70		698,355.83
05/31/2024	05/31/2024	FileID-9267510-1	11/2024-413 Deposited 05/31/2024		LOM		OARB	1,997.00		700,352.83
05/31/2024	05/31/2024	TRT	LOM 0524 BSC		LOM		GJ		298.47	700,054.36
05/31/2024	05/31/2024	TRT	LOM 0524 RPI Transbiling		LOM		GJ		43.74	700,010.62
Totals for 1120.000 - Cash - Operating								45,154.59	115,594.62	700,010.62
1130.000 - Accounts Receivable - Tenant Rent (Balance Forward As of 05/01/2024)										0.00
05/01/2024	05/01/2024	FileID-9157247-2	Accounts Receivable - Tenant Rent		LOM		OARA	22,462.00		22,462.00
05/01/2024	05/01/2024	FileID-9165910-2	Accounts Receivable - Tenant Rent		LOM		OARA		7,839.00	14,623.00
05/02/2024	05/02/2024	FileID-9165910-3	Accounts Receivable - Tenant Rent		LOM		OARA	2,520.00		12,103.00
05/02/2024	05/02/2024	FileID-9172836-3	Accounts Receivable - Tenant Rent		LOM		OARA	5,036.00		7,067.00
05/03/2024	05/03/2024	FileID-9169681-1	Accounts Receivable - Tenant Rent		LOM		OARA	475.00		6,592.00
05/03/2024	05/03/2024	FileID-9172836-1	Accounts Receivable - Tenant Rent		LOM		OARA	578.00		6,014.00
05/04/2024	05/04/2024	FileID-9172836-8	Accounts Receivable - Tenant Rent		LOM		OARA	3,798.00		2,216.00
05/05/2024	05/05/2024	FileID-9172836-6	Accounts Receivable - Tenant Rent		LOM		OARA	2,123.00		93.00
05/06/2024	05/06/2024	FileID-9172836-9	Accounts Receivable - Tenant Rent		LOM		OARA	93.00		0.00
Totals for 1130.000 - Accounts Receivable - Tenant Rent								22,462.00	22,462.00	0.00
1191.000 - Cash - Security Deposits (Balance Forward As of 05/01/2024)										34,023.83
05/02/2024	05/02/2024	20795039718	11/2024-403 Deposited 05/02/2024 Settlement:20795039718		LOM		OARB	50.00		34,073.83
05/06/2024	05/06/2024	20795039718	11/2024-408 Deposited 05/06/2024 Settlement:20795039718		LOM		OARB	10.00		34,083.83
05/13/2024	05/13/2024	20890532266	11/2024-409 Deposited 05/13/2024 Settlement:20890532266		LOM		OARB	535.00		34,618.83
05/29/2024	05/29/2024	20993727234	11/2024-412 Deposited 05/29/2024 Settlement:20993727234		LOM		OARB	525.00		35,143.83
05/31/2024	05/31/2024		Bank Interest Earned: LOM 0524 Interest Income-SD acct.		LOM		DB	66.10		35,209.93
Totals for 1191.000 - Cash - Security Deposits								1,186.10	0.00	35,209.93
1200.001 - Prepaid Expense - Property Insurance (Balance Forward As of 05/01/2024)										12,211.69
05/31/2024	05/31/2024	TRT	LOM Monthly Recurring Entries- EarthquakeProp&; Liability Ins(Hazard)		LOM		GJ		1,343.33	10,868.36
Totals for 1200.001 - Prepaid Expense - Property Insurance								0.00	1,343.33	10,868.36
1330.000 - Cash - Operating Reserve (Balance Forward As of 05/01/2024)										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 05/01/2024)										83,660.00

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (05/01/2024 to 05/31/2024)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
Totals for 1410.001 - Land Improvements								0.00	0.00	83,660.00
1420.001 - Building Improvements (Balance Forward As of 05/01/2024)										122,253.46
Totals for 1420.001 - Building Improvements								0.00	0.00	122,253.46
1440.000 - Building Equipment (Balance Forward As of 05/01/2024)										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 05/01/2024)										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 05/01/2024)										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 05/01/2024)										(41,830.20)
05/01/2024	05/01/2024		Depreciation for asset LOM- Replacem Fire Line/Pipe, se- rial number AS- 004914-161212		LOM		FA	464.78		(42,294.98)
Totals for 1495.000 - Accum. Depr. - Land Improvements								0.00	464.78	(42,294.98)
1495.002 - Accum. Depr. - Building Improvements (Balance Forward As of 05/01/2024)										(92,381.27)
05/01/2024	05/01/2024		Depreciation for asset LOM- AC Unit - Bldg A, serial num- ber AS-019681-210427		LOM		FA	150.00		(92,531.27)
05/01/2024	05/01/2024		Depreciation for asset LOM- AC Unit - Bldg B, serial num- ber AS-019682-210427		LOM		FA	133.33		(92,664.60)
05/01/2024	05/01/2024		Depreciation for asset LOM- Awning Replacement, serial number AS-004963-170410		LOM		FA	122.50		(92,787.10)
05/01/2024	05/01/2024		Depreciation for asset LOM- Door - 101B, serial number AS-019676-210427		LOM		FA	87.47		(92,874.57)
05/01/2024	05/01/2024		Depreciation for asset LOM- Furnace - 101B, serial number AS-019680-210427		LOM		FA	25.00		(92,899.57)
05/01/2024	05/01/2024		Depreciation for asset LOM- Main Entry Gate Upgrade, se- rial number AS- 019675-210427		LOM		FA	152.48		(93,052.05)
05/01/2024	05/01/2024		Depreciation for asset LOM- Main Pipeline Replacement - 104A, serial number AS- 019674-210427		LOM		FA	69.17		(93,121.22)
05/01/2024	05/01/2024		Depreciation for asset LOM- Office Door, serial number AS- 019679-210427		LOM		FA	29.77		(93,150.99)
05/01/2024	05/01/2024		Depreciation for asset LOM- Rec Room Doors, serial num- ber AS-019678-210427		LOM		FA	132.81		(93,283.80)
05/01/2024	05/01/2024		Depreciation for asset LOM- Replace Fire Line - Utility Room, serial number AS- 004915-161212		LOM		FA	57.39		(93,341.19)
Totals for 1495.002 - Accum. Depr. - Building Improvements								0.00	959.92	(93,341.19)
1495.003 - Accum. Depr. - Building Equipment (Balance Forward As of 05/01/2024)										(14,622.05)
05/01/2024	05/01/2024		Depreciation for asset LOM- Fire Alarm System, serial num- ber AS-004532-160504		LOM		FA	132.95		(14,755.00)
Totals for 1495.003 - Accum. Depr. - Building Equipment								0.00	132.95	(14,755.00)
1495.004 - Accum. Depr. - Office Furniture & Equipment (Balance Forward As of 05/01/2024)										(12,432.31)
05/01/2024	05/01/2024		Depreciation for asset LOM- Commonity Furniture, serial number AS-004912-161209		LOM		FA	98.34		(12,530.65)
Totals for 1495.004 - Accum. Depr. - Office Furniture & Equipment								0.00	98.34	(12,530.65)
1495.005 - Accum. Depr. - Maintenance Equipment (Balance Forward As of 05/01/2024)										(1,957.64)
Totals for 1495.005 - Accum. Depr. - Maintenance Equipment								0.00	0.00	(1,957.64)
2110.000 - Accounts Payable - Operations (Balance Forward As of 05/01/2024)										(257.78)
05/01/2024	04/28/2024	33124	AP Invoice - Bobs Lawn Ser- vice - Jesus Arias: Landscape		LOM		APA	350.00		(607.78)

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (05/01/2024 to 05/31/2024)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
05/01/2024	04/23/2024	41115	Service AP Invoice - Cleaner Image Inc: Cleaning Service April 1-23, 2024		LOM		APA	1,890.00		(2,497.78)
05/01/2024	04/23/2024	41116	AP Invoice - Cleaner Image Inc: Cleaning Service April 24-30, 2024		LOM		APA	540.00		(3,037.78)
05/01/2024	04/11/2024	65433	AP Invoice - Best Tec: Boiler Repairs		LOM		APA	998.80		(4,036.58)
05/01/2024	04/11/2024	65913	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 110B Clear Toilet Line		LOM		APA	215.00		(4,251.58)
05/01/2024	04/19/2024	65941	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 308B Replace Drain Pipe		LOM		APA	1,596.30		(5,847.88)
05/01/2024	04/22/2024	65946	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 203B Replace Drain Pipe		LOM		APA	1,597.80		(7,445.68)
05/01/2024	04/10/2024	126118	AP Invoice - HM Carpet Inc - HM Flooring Group: 2nd Floor Lobby		LOM		APA	817.50		(8,263.18)
05/01/2024	04/17/2024	321485	AP Invoice - Alvarez Refinish- ing Inc: 105B Tub Repairs & Glaze		LOM		APA	575.00		(8,838.18)
05/01/2024	04/17/2024	321486	AP Invoice - Alvarez Refinish- ing Inc: 301B Tub Repair & Glaze		LOM		APA	625.00		(9,463.18)
05/01/2024	04/23/2024	437912	AP Invoice - Ferguson Facili- ties Supply - Atlanta: Lights Stock		LOM		APA	97.84		(9,561.02)
05/01/2024	04/11/2024	5012191	AP Invoice - Home Depot Credit Services: Supplies Stock		LOM		APA	357.39		(9,918.41)
05/01/2024	04/19/2024	7644917	AP Invoice - Home Depot Credit Services: Supplies Stock		LOM		APA	318.65		(10,237.06)
05/01/2024	04/18/2024	8092014	AP Invoice - Home Depot Credit Services: Supplies Stock		LOM		APA	129.03		(10,366.09)
05/01/2024	05/01/2024	1000662546	AP Invoice - Cosco Fire Pro- tection Inc - Brea: Monitoring Service		LOM		APA	75.00		(10,441.09)
05/01/2024	04/26/2024	1000665351	AP Invoice - Cosco Fire Pro- tection Inc - Brea: 5 Yr Fire Sprinkler & 5 Yr Fire Hydrant Inspection		LOM		APA	4,500.00		(14,941.09)
05/01/2024	04/11/2024	9224973771	AP Invoice - HD Supply Ltd: Supply 305A		LOM		APA	134.01		(15,075.10)
05/01/2024	04/15/2024	9225049137	AP Invoice - HD Supply Ltd: Supplies Electrical		LOM		APA	271.23		(15,346.33)
05/01/2024	04/16/2024	9225080407	AP Invoice - HD Supply Ltd: Supplies Stock Plumbing		LOM		APA	93.86		(15,440.19)
05/01/2024	04/17/2024	9225138260	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA	467.13		(15,907.32)
05/01/2024	04/18/2024	9225168845	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA	41.16		(15,948.48)
05/01/2024	04/18/2024	9225168846	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA	361.59		(16,310.07)
05/01/2024	04/21/2024	9225231296	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA	62.16		(16,372.23)
05/01/2024	04/25/2024	9225372457	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA	178.94		(16,551.17)
05/01/2024	04/25/2024	9225372460	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA	747.35		(17,298.52)
05/01/2024	05/01/2024	10328-48-9157 245-51	AP Invoice - Guerrero de Diez, Gloria I		LOM		APA	14.00		(17,312.52)
05/01/2024	04/16/2024	700434346846/ 03.15.24-04.15. 24	AP Invoice - So Cal Edison: Electrical Service 03.15.24-04.15.24		LOM		APA	2,196.82		(19,509.34)
05/01/2024	04/17/2024	12404037153	AP Invoice - RealPage Inc		LOM		APA	470.82		(19,980.16)
05/03/2024	05/03/2024	160-37-916953 7-52	AP Invoice - Byers, Jean		LOM		APA	1,302.37		(21,282.53)
05/03/2024	05/03/2024	160-40-916953 7-53	AP Invoice - Byers, Jean		LOM		APA	75.00		(21,357.53)
05/09/2024	05/09/2024	25201	AP Pymt - Alvarez Refinishing		LOM		DB	575.00		(20,782.53)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
05/09/2024	05/09/2024	25201	Inc: 105B Tub Repairs & Glaze AP Pymt - Alvarez Refinishing		LOM		DB	625.00		(20,157.53)
05/09/2024	05/09/2024	25202	Inc: 301B Tub Repair & Glaze AP Pymt - Best Tec: Boiler Re-		LOM		DB	998.80		(19,158.73)
05/09/2024	05/09/2024	25203	pairs AP Pymt - Bobs Lawn Service		LOM		DB	350.00		(18,808.73)
05/09/2024	05/09/2024	25204	- Jesus Arias: Landscape Ser- vice		LOM		DB	1,890.00		(16,918.73)
05/09/2024	05/09/2024	25204	AP Pymt - Cleaner Image Inc: Cleaning Service April 1-23, 2024		LOM		DB	540.00		(16,378.73)
05/09/2024	05/09/2024	25205	AP Pymt - Cleaner Image Inc: Cleaning Service April 24-30, 2024		LOM		DB	4,500.00		(11,878.73)
05/09/2024	05/09/2024	25205	AP Pymt - Cosco Fire Protec- tion Inc - Brea: 5 Yr Fire Sprin- kler & 5 Yr Fire Hydrant In- spection		LOM		DB	75.00		(11,803.73)
05/09/2024	05/09/2024	25206	AP Pymt - Cosco Fire Protec- tion Inc - Brea: Monitoring Ser- vice		LOM		DB	97.84		(11,705.89)
05/09/2024	05/09/2024	25207	AP Pymt - Ferguson Facilities Supply - Atlanta: Lights Stock		LOM		DB	271.23		(11,434.66)
05/09/2024	05/09/2024	25207	AP Pymt - HD Supply Ltd: Supplies Electrical		LOM		DB	1,858.33		(9,576.33)
05/09/2024	05/09/2024	25207	AP Pymt - HD Supply Ltd: Supplies Stock		LOM		DB	134.01		(9,442.32)
05/09/2024	05/09/2024	25207	AP Pymt - HD Supply Ltd: Supply 305A		LOM		DB	93.86		(9,348.46)
05/09/2024	05/09/2024	25208	AP Pymt - HD Supply Ltd: Supplies Stock Plumbing		LOM		DB	817.50		(8,530.96)
05/09/2024	05/09/2024	25209	AP Pymt - HM Carpet Inc - HM Flooring Group: 2nd Floor Lobby		LOM		DB	805.07		(7,725.89)
05/09/2024	05/09/2024	25210	AP Pymt - Home Depot Credit Services: Supplies Stock		LOM		DB	215.00		(7,510.89)
05/09/2024	05/09/2024	25210	AP Pymt - J. McKeeve Plumb- ing, Inc. Sewer & Drain Clean- ing: 110B Clear Toilet Line		LOM		DB	1,596.30		(5,914.59)
05/09/2024	05/09/2024	25210	AP Pymt - J. McKeeve Plumb- ing, Inc. Sewer & Drain Clean- ing: 308B Replace Drain Pipe		LOM		DB	1,597.80		(4,316.79)
05/09/2024	05/09/2024	25211	AP Pymt - J. McKeeve Plumb- ing, Inc. Sewer & Drain Clean- ing: 203B Replace Drain Pipe		LOM		DB	470.82		(3,845.97)
05/09/2024	05/09/2024	25212	AP Pymt - RealPage Inc AP Pymt - So Cal Edison: Electrical Service 03.15.24-04.15.24		LOM		DB	2,196.82		(1,649.15)
05/11/2024	05/11/2024	9191 701-5 10334-37-4	AP Invoice - Rivera, Adrian		LOM		APA		513.34	(2,162.49)
05/13/2024	04/02/2024	6733	AP Invoice - California Con- sulting Inc: Granting Writing Service		LOM		APA		4,000.00	(6,162.49)
05/15/2024	05/06/2024	7372	AP Invoice - PEST R US: Pest Control Service		LOM		APA		144.20	(6,306.69)
05/15/2024	04/25/2024	43024	AP Invoice - Bobs Lawn Ser- vice - Jesus Arias: Landscap- ing Service		LOM		APA		350.00	(6,656.69)
05/15/2024	05/01/2024	473052	AP Invoice - Express Contrac- tors Inc: Laundry Room Paint- ing		LOM		APA		1,240.00	(7,896.69)
05/15/2024	05/01/2024	473053	AP Invoice - Express Contrac- tors Inc: Laundry Room Paint B		LOM		APA		1,240.00	(9,136.69)
05/15/2024	05/04/2024	0543844	AP Invoice - Ferguson Facili- ties Supply - Atlanta: Fridge- Door Gaskets		LOM		APA		341.50	(9,478.19)
05/15/2024	04/16/2024	4347817	AP Invoice - South Coast Air Quality Management Dist: AQMD Fee July through June 2024		LOM		APA		161.81	(9,640.00)
05/15/2024	05/01/2024	16885070	AP Invoice - Athens Services: Trash Service 05.24		LOM		APA		2,286.28	(11,926.28)
05/15/2024	04/30/2024	36467456	AP Invoice - The Swenson Group: Leased Copy Machine		LOM		APA		449.71	(12,375.99)
05/15/2024	04/30/2024	7000515157	AP Invoice - Staples - Dallas:		LOM		APA		122.53	(12,498.52)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
05/15/2024	04/30/2024	9225502308	Office Supplies AP Invoice - HD Supply Ltd: 210A Range & Fridge		LOM		APA		1,542.09	(14,040.61)
05/15/2024	05/01/2024	9225533966	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA		371.62	(14,412.23)
05/15/2024	05/03/2024	9225607493	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA		410.35	(14,822.58)
05/15/2024	05/03/2024	9225607494	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA		381.09	(15,203.67)
05/15/2024	05/03/2024	9225607495	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA		450.32	(15,653.99)
05/15/2024	05/06/2024	9225673101	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA		725.40	(16,379.39)
05/15/2024	05/15/2024	01350501803/0	AP Invoice - SoCal Gas: Gas 4.01.24-04.30.24		LOM		APA		213.51	(16,592.90)
05/15/2024	05/02/2024	11430501061/0	AP Invoice - SoCal Gas: Gas 4.01.24-04.30.24		LOM		APA		390.34	(16,983.24)
05/15/2024	04/18/2024	332069793/03.1	AP Invoice - AT&T - BOX 5014: Interent Service 03.19.24-04.18.24		LOM		APA		63.49	(17,046.73)
05/16/2024	05/16/2024	25213	AP Pymt - Byers, Jean: De- posit Refund Bldg LOM001 - Unit 204A		LOM		DB	1,302.37		(15,744.36)
05/16/2024	05/16/2024	25213	AP Pymt - Byers, Jean: Pet Deposit Refund Bldg LOM001 - Unit 204A		LOM		DB	75.00		(15,669.36)
05/23/2024	05/23/2024	25214	AP Pymt - AT&T - BOX 5014		LOM		DB	63.49		(15,605.87)
05/23/2024	05/23/2024	25215	AP Pymt - Athens Services: Trash Service 05.24		LOM		DB	2,286.28		(13,319.59)
05/23/2024	05/23/2024	25216	AP Pymt - Bobs Lawn Service - Jesus Arias: Landscaping Service		LOM		DB	350.00		(12,969.59)
05/23/2024	05/23/2024	25217	AP Pymt - BREITMAN, ELAINE: Deposit Refund Bldg LOM001 - Unit 210A		LOM		DB	257.78		(12,711.81)
05/23/2024	05/23/2024	25218	AP Pymt - Express Contractors Inc: Laundry Room Painting		LOM		DB	1,240.00		(11,471.81)
05/23/2024	05/23/2024	25218	AP Pymt - Express Contractors Inc: Laundry Room Paint B		LOM		DB	1,240.00		(10,231.81)
05/23/2024	05/23/2024	25219	AP Pymt - Ferguson Facilities Supply - Atlanta: Fridge-Door Gaskets		LOM		DB	341.50		(9,890.31)
05/23/2024	05/23/2024	25220	AP Pymt - HD Supply Ltd: Supplies Stock		LOM		DB	1,613.38		(8,276.93)
05/23/2024	05/23/2024	25220	AP Pymt - HD Supply Ltd: 210A Range & Fridge		LOM		DB	1,542.09		(6,734.84)
05/23/2024	05/23/2024	25221	AP Pymt - PEST R US: Pest Control Service		LOM		DB	144.20		(6,590.64)
05/23/2024	05/23/2024	25222	AP Pymt - SoCal Gas: Gas Service A Bldging 04.01.24-04.30.24		LOM		DB	213.51		(6,377.13)
05/23/2024	05/23/2024	25223	AP Pymt - SoCal Gas: Gas Service B Bldging 04.01.24-04.30.24		LOM		DB	390.34		(5,986.79)
05/23/2024	05/23/2024	25224	AP Pymt - South Coast Air Quality Management Dist: AQMD Fee July through June 2024		LOM		DB	161.81		(5,824.98)
05/23/2024	05/23/2024	25225	AP Pymt - Staples - Dallas: Of- fice Supplies		LOM		DB	122.53		(5,702.45)
05/23/2024	05/23/2024	25226	AP Pymt - The Swenson Group: Leased Copy Machine		LOM		DB	449.71		(5,252.74)
05/23/2024	05/08/2024	66009	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 204A Replace Bro- ken Bathroom Pipes		LOM		APA		2,066.85	(7,319.59)
05/23/2024	04/29/2024	126623	AP Invoice - HM Carpet Inc - HM Flooring Group: 2nd Floor Landing Flooring		LOM		APA		817.50	(8,137.09)
05/23/2024	05/06/2024	126715	AP Invoice - HM Carpet Inc - HM Flooring Group: 210A Car- pet & VCT Tile		LOM		APA		2,047.90	(10,184.99)
05/23/2024	05/09/2024	0543857	AP Invoice - Ferguson Facili- ties Supply - Atlanta: Supplies Stock		LOM		APA		436.65	(10,621.64)
05/23/2024	05/15/2024	1000668100	AP Invoice - Cosco Fire Pro-		LOM		APA		223.00	(10,844.64)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
05/23/2024	05/15/2024	1000668102	tection Inc - Brea: Fire Hydrant Inspection Repairs		LOM		APA		4,333.00	(15,177.64)
05/23/2024	05/10/2024	1000668103	AP Invoice - Cosco Fire Protection Inc - Brea: 5 Yr Sprinkler Inspection Repairs		LOM		APA		864.00	(16,041.64)
05/23/2024	05/08/2024	9225762149	AP Invoice - HD Supply Ltd: Extinguisher Inspection		LOM		APA		565.75	(16,607.39)
05/23/2024	05/13/2024	9225877575	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA		199.44	(16,806.83)
05/23/2024	05/13/2024	9225877576	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA		227.34	(17,034.17)
05/23/2024	05/17/2024	9226056192	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA		385.47	(17,419.64)
05/23/2024	05/10/2024	660813002/03.0	AP Invoice - City Lomita Water Dept: Water Service		LOM		APA		2,898.75	(20,318.39)
05/23/2024	05/10/2024	660814002/03.0	AP Invoice - City Lomita Water Dept: Fire Lane		LOM		APA		494.81	(20,813.20)
05/23/2024	05/15/2024	700143266216/	AP Invoice - So Cal Edison: Manager Unit Electric Service		LOM		APA		24.43	(20,837.63)
05/23/2024	05/15/2024	700434346846/	AP Invoice - So Cal Edison: Electrical Service		LOM		APA		2,176.01	(23,013.64)
05/23/2024	05/15/2024	700887749906/	AP Invoice - So Cal Edison: Vacant Unit 204A		LOM		APA		8.68	(23,022.32)
05/23/2024	05/10/2024	WC064616	AP Invoice - Ferguson Facilities Supply - Atlanta: Supplies Stock		LOM		APA		71.54	(23,093.86)
05/23/2024	05/11/2024	WH064489	AP Invoice - Ferguson Facilities Supply - Atlanta: Supplies Stocks		LOM		APA		623.13	(23,716.99)
05/23/2024	05/14/2024	WH064489-1	AP Invoice - Ferguson Facilities Supply - Atlanta: Supplies Stock		LOM		APA		176.53	(23,893.52)
05/23/2024	05/10/2024	WH064500	AP Invoice - Ferguson Facilities Supply - Atlanta: Supplies Stock		LOM		APA		813.00	(24,706.52)
05/24/2024	04/18/2024	Beacon Communities Advances February 2024	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances February 2024		LOM		APA		19,127.19	(43,833.71)
05/24/2024	04/18/2024	Beacon Communities Advances January 2024	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances January 2024		LOM		APA		16,038.24	(59,871.95)
05/24/2024	04/18/2024	Beacon Communities Advances March 2024	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances March 2024		LOM		APA		23,352.09	(83,224.04)
05/30/2024	05/30/2024	25227	AP Pymt - City Lomita Water Dept: Fire Lane		LOM		DB	494.81		(82,729.23)
05/30/2024	05/30/2024	25228	AP Pymt - City Lomita Water Dept: Water Service		LOM		DB	2,898.75		(79,830.48)
05/30/2024	05/30/2024	25229	AP Pymt - Cosco Fire Protection Inc - Brea: 5 Yr Sprinkler Inspection Repairs		LOM		DB	4,333.00		(75,497.48)
05/30/2024	05/30/2024	25229	AP Pymt - Cosco Fire Protection Inc - Brea: Fire Hydrant Inspection		LOM		DB	223.00		(75,274.48)
05/30/2024	05/30/2024	25229	AP Pymt - Cosco Fire Protection Inc - Brea: Annual Fire Extinguisher Inspection		LOM		DB	864.00		(74,410.48)
05/30/2024	05/30/2024	25230	AP Pymt - Ferguson Facilities Supply - Atlanta: Supplies Stocks		LOM		DB	623.13		(73,787.35)
05/30/2024	05/30/2024	25230	AP Pymt - Ferguson Facilities Supply - Atlanta: Supplies Stock		LOM		DB	1,497.72		(72,289.63)
05/30/2024	05/30/2024	25231	AP Pymt - HD Supply Ltd: Supplies Stock		LOM		DB	1,378.00		(70,911.63)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
05/30/2024	05/30/2024	25232	AP Pymt - HM Carpet Inc - HM Flooring Group: 2nd Floor Landing Flooring		LOM		DB	817.50		(70,094.13)
05/30/2024	05/30/2024	25232	AP Pymt - HM Carpet Inc - HM Flooring Group: 210A Carpet & VCT Tile		LOM		DB	2,047.90		(68,046.23)
05/30/2024	05/30/2024	25233	AP Pymt - Humangood Affordable Housing: Beacon Communities Advances January 2024		LOM		DB	16,038.24		(52,007.99)
05/30/2024	05/30/2024	25233	AP Pymt - Humangood Affordable Housing: Beacon Communities Advances March 2024		LOM		DB	23,352.09		(28,655.90)
05/30/2024	05/30/2024	25233	AP Pymt - Humangood Affordable Housing: Beacon Communities Advances February 2024		LOM		DB	19,127.19		(9,528.71)
05/30/2024	05/30/2024	25234	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 204A Replace Broken Bathroom Pipes		LOM		DB	2,066.85		(7,461.86)
05/30/2024	05/30/2024	25235	AP Pymt - Rivera, Adrian: Deposit Refund Bldg LOM001 - Unit 308A		LOM		DB	513.34		(6,948.52)
05/30/2024	05/30/2024	25236	AP Pymt - So Cal Edison: Vacant Unit 204A		LOM		DB	8.68		(6,939.84)
05/30/2024	05/30/2024	25237	AP Pymt - So Cal Edison: Electrical Service 04.16.24-05.14.24		LOM		DB	2,176.01		(4,763.83)
05/30/2024	05/30/2024	25238	AP Pymt - So Cal Edison: Vacant Unit 204A		LOM		DB	24.43		(4,739.40)
05/30/2024	05/30/2024	25239	AP Pymt - HD Supply Ltd: Supplies Stock		LOM		DB	725.40		(4,014.00)
05/30/2024	05/30/2024	25240	AP Pymt - California Consulting Inc: Granting Writing Service		LOM		DB	4,000.00		(14.00)
05/30/2024	05/30/2024	25241	AP Pymt - Guerrero de Diez, Gloria I: Utility Allowance Reimbursement Bldg LOM002 - Unit 206B		LOM		DB	14.00		0.00
05/31/2024	05/31/2024	39-37-9267506-55	AP Invoice - SONG, MYONG S		LOM		APA		76.43	(76.43)
Totals for 2110.000 - Accounts Payable - Operations								114,726.41	114,545.06	(76.43)
2113.000 - Accounts Payable - Other (Balance Forward As of 05/01/2024)										0.00
05/31/2024	05/31/2024	RC	HGAH 05.2024 Accrued Purchase Card		LOM		GJ		134.82	(134.82)
Totals for 2113.000 - Accounts Payable - Other								0.00	134.82	(134.82)
2114.000 - Accounts Payable - Beacon Communities (Balance Forward As of 05/01/2024)										(76,802.43)
05/01/2024	05/01/2024	CA	HGAH 05.2024 Workers Compensation		LOM		GJ		344.25	(77,146.68)
05/01/2024	05/01/2024	CA	HGAH - Robert Half Inv 63447697 Allocation		LOM		GJ		5.81	(77,152.49)
05/01/2024	05/01/2024	CA	HGAH 04.2024 Benefits - IBNR Allocation		LOM		GJ		133.21	(77,285.70)
05/08/2024	05/08/2024	CA	HGAH Rent Track inv# 0430240400		LOM		GJ		39.00	(77,324.70)
05/08/2024	05/08/2024	CA	HGAH - Robert Half Inv# 63505059 Allocation		LOM		GJ		2.21	(77,326.91)
05/08/2024	05/08/2024	CA	HGAH - Robert Half Inv# 63533858 Allocation		LOM		GJ		3.22	(77,330.13)
05/11/2024	05/11/2024	CA	HGAH 05.11.24 Payroll		LOM		GJ		5,324.36	(82,654.49)
05/15/2024	05/15/2024	CA	HGAH Radius invoices 051524		LOM		GJ		218.90	(82,873.39)
05/15/2024	05/15/2024	CA	HGAH - Gary E. Hanes & Associates inv# 0005 Allocations		LOM		GJ		151.52	(83,024.91)
05/21/2024	05/21/2024	RC	HGAH 05.2024 Bambora Exp		LOM		GJ		645.88	(83,670.79)
05/22/2024	05/22/2024	CA	HGAH Radius invoices 052224		LOM		GJ		133.50	(83,804.29)
05/24/2024	04/18/2024	Beacon Communities Advances February 2024	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances February 2024		LOM		APA	19,127.19		(64,677.10)
05/24/2024	04/18/2024	Beacon Communities Advances January 2024	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances January 2024		LOM		APA	16,038.24		(48,638.86)

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (05/01/2024 to 05/31/2024)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
05/24/2024	04/18/2024	Beacon Communities Advances March 2024	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances March 2024		LOM		APA	23,352.09		(25,286.77)
05/25/2024	05/25/2024	CA	HGAH 05.25.24 Payroll		LOM		GJ		5,341.81	(30,628.58)
05/29/2024	05/29/2024	CA	HGAH Radius invoices 052924		LOM		GJ		1,447.27	(32,075.85)
05/31/2024	05/31/2024	CA	HGAH 05.2024 Computer Lease		LOM		GJ		267.81	(32,343.66)
05/31/2024	05/31/2024	CA	HGAH 05.2024 Benefits Allocation		LOM		GJ		1,535.91	(33,879.57)
05/31/2024	05/31/2024	RC	HGAH 05.2024 Purchase Card Truist		LOM		GJ		1,003.24	(34,882.81)
05/31/2024	05/31/2024	TRT	BCI 05.2024 Mgmt fee and; Bkbp Fees - Managed		LOM		GJ		4,427.50	(39,310.31)
Totals for 2114.000 - Accounts Payable - Beacon Communities								58,517.52	21,025.40	(39,310.31)
2118.000 - Escheat Checks Payable (Balance Forward As of 05/01/2024)										(150.00)
Totals for 2118.000 - Escheat Checks Payable								0.00	0.00	(150.00)
2120.000 - Accrued Vacation Payable (Balance Forward As of 05/01/2024)										(14,206.55)
05/01/2024	05/01/2024	Reversed - CA	Reversed -- HGAH 04.2024 Vacation Accruals		LOM		GJA	14,206.55		0.00
05/31/2024	05/31/2024	CA	HGAH 05.2024 Vacation Accruals		LOM		GJA		15,246.41	(15,246.41)
Totals for 2120.000 - Accrued Vacation Payable								14,206.55	15,246.41	(15,246.41)
2126.000 - Accrued Payroll (Balance Forward As of 05/01/2024)										(1,063.31)
05/01/2024	05/01/2024	Reversed - CA	Reversed -- HGAH 04.2024 Payroll Accruals		LOM		GJA	1,063.31		0.00
05/31/2024	05/31/2024	CA	HGAH 05.2024 Payroll Accruals		LOM		GJA		2,126.65	(2,126.65)
Totals for 2126.000 - Accrued Payroll								1,063.31	2,126.65	(2,126.65)
2190.000 - Deposit Refund in Transit (Balance Forward As of 05/01/2024)										0.00
05/03/2024	05/03/2024	160-37-916953-7-52	AP Invoice - Byers, Jean: Deposit Refund Bldg LOM001 - Unit 204A		LOM		APA	1,302.37		1,302.37
05/03/2024	05/03/2024	160-40-916953-7-53	AP Invoice - Byers, Jean: Pet Deposit Refund Bldg LOM001 - Unit 204A		LOM		APA	75.00		1,377.37
05/03/2024	05/03/2024	FileID-9169681-1	Deposit Refund in Transit		LOM		OARA		1,377.37	0.00
05/11/2024	05/11/2024	10334-37-9191701-54	AP Invoice - Rivera, Adrian: Deposit Refund Bldg LOM001 - Unit 308A		LOM		APA	513.34		513.34
05/11/2024	05/11/2024	FileID-9191710-1	Deposit Refund in Transit		LOM		OARA		513.34	0.00
05/31/2024	05/31/2024	39-37-9267506-55	AP Invoice - SONG, MYONG S: Deposit Refund Bldg LOM001 - Unit 212A		LOM		APA	76.43		76.43
05/31/2024	05/31/2024	FileID-9267510-3	Deposit Refund in Transit		LOM		OARA		76.43	0.00
Totals for 2190.000 - Deposit Refund in Transit								1,967.14	1,967.14	0.00
2190.001 - Utility Allowance (Balance Forward As of 05/01/2024)										0.00
05/01/2024	05/01/2024	10328-48-9157245-51	AP Invoice - Guerrero de Diez, Gloria I: Utility Allowance Reimbursement Bldg LOM002 - Unit 206B		LOM		APA	14.00		14.00
Totals for 2190.001 - Utility Allowance								14.00	0.00	14.00
2191.000 - Security Deposits Payable (Balance Forward As of 05/01/2024)										(25,780.00)
05/02/2024	05/02/2024	20795039718	11/2024-403 Deposited 05/02/2024 Settlement:20795039718		LOM		OARB		50.00	(25,830.00)
05/03/2024	05/03/2024	FileID-9169680-1	11/2024-935 Adjustment 05/03/2024		LOM		OARB		483.37	(26,313.37)
05/03/2024	05/03/2024	FileID-9169681-1	Security Deposits Payable		LOM		OARA	1,377.37		(24,936.00)
05/06/2024	05/06/2024	20795039718	11/2024-408 Deposited 05/06/2024 Settlement:20795039718		LOM		OARB		10.00	(24,946.00)
05/08/2024	05/08/2024	FileID-9183072-1	11/2024-935 Adjustment 05/08/2024		LOM		OARB	475.00		(24,471.00)
05/11/2024	05/11/2024	FileID-9191709-1	11/2024-935 Adjustment 05/11/2024		LOM		OARB		183.34	(24,654.34)

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05/11/2024	05/11/2024	FileID-9191710-1	Security Deposits Payable		LOM		OARA	513.34		(24,141.00)
05/13/2024	05/13/2024	20890532266	11/2024-409 Deposited 05/13/2024 Settlement:20890532266		LOM		OARB		535.00	(24,676.00)
05/29/2024	05/29/2024	20993727234	11/2024-412 Deposited 05/29/2024 Settlement:20993727234		LOM		OARB		525.00	(25,201.00)
05/31/2024	05/31/2024	7510-FileID-9262	11/2024-935 Adjustment 05/31/2024		LOM		OARB		1.43	(25,202.43)
05/31/2024	05/31/2024	FileID-9267510-3	Security Deposits Payable		LOM		OARA	76.43		(25,126.00)
Totals for 2191.000 - Security Deposits Payable								2,442.14	1,788.14	(25,126.00)
2191.001 - Security Deposit Interest Payable (Balance Forward As of 05/01/2024)										(2,297.92)
05/03/2024	05/03/2024	FileID-9169681-1	Security Deposit Interest Payable		LOM		OARA	8.37		(2,289.55)
05/11/2024	05/11/2024	FileID-9191710-1	Security Deposit Interest Payable		LOM		OARA	0.34		(2,289.21)
05/31/2024	05/31/2024		Bank Interest Earned: Interest earned		LOM		DB		66.10	(2,355.31)
05/31/2024	05/31/2024	FileID-9267510-3	Security Deposit Interest Payable		LOM		OARA	1.43		(2,353.88)
Totals for 2191.001 - Security Deposit Interest Payable								10.14	66.10	(2,353.88)
2210.000 - Prepaid Revenue (Balance Forward As of 05/01/2024)										(2,280.45)
05/01/2024	05/01/2024	20762039718	11/2024-401 Deposited 05/01/2024 Settlement:20762039718		LOM		OARB		2,119.00	(4,399.45)
05/01/2024	05/01/2024	20781613134	11/2024-400 Deposited 05/01/2024 Settlement:20781613134		LOM		OARB		1,316.00	(5,715.45)
05/01/2024	05/01/2024	FileID-9157247-2	Prepaid Revenue		LOM		OARA	5,715.00		(0.45)
05/01/2024	05/01/2024	FileID-9165910-2	Prepaid Revenue		LOM		OARA	7,839.00		7,838.55
05/02/2024	05/02/2024	20788867730	11/2024-404 Deposited 05/02/2024 Settlement:20788867730		LOM		OARB		7,839.00	(0.45)
05/02/2024	05/02/2024	20795039702	11/2024-402 Deposited 05/02/2024 Settlement:20795039702		LOM		OARB		613.00	(613.45)
05/02/2024	05/02/2024	20803983946	11/2024-405 Deposited 05/02/2024 Settlement:20803983946		LOM		OARB		1,907.00	(2,520.45)
05/02/2024	05/02/2024	FileID-9165910-3	Prepaid Revenue		LOM		OARA	2,520.00		(0.45)
05/02/2024	05/02/2024	FileID-9172836-3	Prepaid Revenue		LOM		OARA	5,036.00		5,035.55
05/03/2024	05/03/2024	FileID-9169680-1	11/2024-935 Adjustment 05/03/2024		LOM		OARB	483.37		5,518.92
05/03/2024	05/03/2024	FileID-9169681-1	Prepaid Revenue		LOM		OARA		8.37	5,510.55
05/03/2024	05/03/2024	FileID-9172836-1	Prepaid Revenue		LOM		OARA	578.00		6,088.55
05/04/2024	05/04/2024	FileID-9172836-8	Prepaid Revenue		LOM		OARA	3,798.00		9,886.55
05/05/2024	05/05/2024	FileID-9172836-6	Prepaid Revenue		LOM		OARA	2,123.00		12,009.55
05/06/2024	05/06/2024	20829584202	11/2024-407 Deposited 05/06/2024 Settlement:20829584202		LOM		OARB		10,053.00	1,956.55
05/06/2024	05/06/2024	20839165490	11/2024-406 Deposited 05/06/2024 Settlement:20839165490		LOM		OARB		2,050.00	(93.45)
05/06/2024	05/06/2024	FileID-9172836-9	Prepaid Revenue		LOM		OARA	93.00		(0.45)
05/08/2024	05/08/2024	FileID-9179888-1	Prepaid Revenue		LOM		OARA		51.00	(51.45)
05/08/2024	05/08/2024	FileID-9183072-1	11/2024-935 Adjustment 05/08/2024		LOM		OARB		475.00	(526.45)
05/08/2024	05/08/2024	FileID-9183072-2	Insufficient Funds (R01)		LOM		OARB	526.00		(0.45)
05/11/2024	05/11/2024		11/2024-935 Adjustment 05/11/2024		LOM		OARB	183.34		182.89

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05/11/2024	05/11/2024	1 FileID-9191710-1	Prepaid Revenue		LOM		OARA		183.34	(0.45)
05/13/2024	05/13/2024	20890532258	11/2024-410 Deposited 05/13/2024 Settlement:20890532258		LOM		OARB		488.00	(488.45)
05/13/2024	05/13/2024	FileID-9198596-1	Prepaid Revenue		LOM		OARA	299.00		(189.45)
05/29/2024	05/29/2024	20993727218	11/2024-411 Deposited 05/29/2024 Settlement:20993727218		LOM		OARB		478.00	(667.45)
05/29/2024	05/29/2024	FileID-9261213-1	Prepaid Revenue		LOM		OARA	46.00		(621.45)
05/31/2024	05/31/2024	FileID-9267510-1	11/2024-413 Deposited 05/31/2024		LOM		OARB		1,997.00	(2,618.45)
05/31/2024	05/31/2024	FileID-9267510-2	11/2024-935 Adjustment 05/31/2024		LOM		OARB	1.43		(2,617.02)
05/31/2024	05/31/2024	FileID-9267510-3	Prepaid Revenue		LOM		OARA		1.43	(2,618.45)
Totals for 2210.000 - Prepaid Revenue								29,241.14	29,579.14	(2,618.45)
3131.000 - Unrestricted Net Assets (Balance Forward As of 05/01/2024)										(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 05/01/2024)										(779,366.83)
Totals for 3140.000 - Retained Earnings - Profit or Loss								0.00	0.00	(779,366.83)
5120.000 - Rent Revenue - Gross Potential (Balance Forward As of 05/01/2024)										0.00
05/01/2024	05/01/2024	FileID-9157247-2	Rent Revenue - Gross Potential		LOM		OARA		28,177.00	(28,177.00)
05/03/2024	05/03/2024	FileID-9169681-1	Rent Revenue - Gross Potential		LOM		OARA	475.00		(27,702.00)
05/11/2024	05/11/2024	FileID-9191710-1	Rent Revenue - Gross Potential		LOM		OARA	183.00		(27,519.00)
05/13/2024	05/13/2024	FileID-9198596-1	Rent Revenue - Gross Potential		LOM		OARA		299.00	(27,818.00)
05/29/2024	05/29/2024	FileID-9261213-1	Rent Revenue - Gross Potential		LOM		OARA		46.00	(27,864.00)
05/31/2024	05/31/2024	FileID-9267510-3	Rent Revenue - Gross Potential		LOM		OARA		920.00	(28,784.00)
Totals for 5120.000 - Rent Revenue - Gross Potential								658.00	29,442.00	(28,784.00)
5121.000 - Tenant Assistance Payments (Balance Forward As of 05/01/2024)										0.00
05/06/2024	05/06/2024	TRT	LOM May subsidy payment		LOM		GJ		14,742.89	(14,742.89)
Totals for 5121.000 - Tenant Assistance Payments								0.00	14,742.89	(14,742.89)
5220.000 - Vacancies (Balance Forward As of 05/01/2024)										0.00
05/31/2024	05/31/2024	FileID-9267510-3	Vacancies		LOM		OARA	920.00		920.00
Totals for 5220.000 - Vacancies								920.00	0.00	920.00
5410.000 - Interest Revenue - Project Operations (Balance Forward As of 05/01/2024)										0.00
05/31/2024	05/31/2024		Bank Interest Earned: Interest earned		LOM		DB		1,551.70	(1,551.70)
Totals for 5410.000 - Interest Revenue - Project Operations								0.00	1,551.70	(1,551.70)
6204.000 - Management Consultants (Balance Forward As of 05/01/2024)										0.00
05/13/2024	04/02/2024	6733	AP Invoice - California Consulting Inc: Granting Writing Service		LOM		APA	4,000.00		4,000.00
05/15/2024	05/15/2024	CA	HGAH - Gary E. Hanes & Associates inv# 0005 Allocations		LOM		GJ	151.52		4,151.52
Totals for 6204.000 - Management Consultants								4,151.52	0.00	4,151.52
6205.000 - IT Support Services (Balance Forward As of 05/01/2024)										0.00
05/31/2024	05/31/2024	CA	HGAH 05.2024 Computer Lease		LOM		GJ	267.81		267.81
Totals for 6205.000 - IT Support Services								267.81	0.00	267.81
6250.000 - Other Renting Expenses (Balance Forward As of 05/01/2024)										0.00
05/01/2024	04/17/2024	I2404037153	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 05/01/2024)										0.00
05/15/2024	04/30/2024	7000515157	AP Invoice - Staples - Dallas:		LOM		APA	122.53		122.53

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05/31/2024	05/31/2024	RC	Office Supplies HGAH 05.2024 Purchase Card Truist - Khayan- USINSPECTIONGROUP.COM - NSPIRE booklet for regional communities		LOM		GJ	23.00		145.53
Totals for 6311.000 - Office Supplies								145.53	0.00	145.53
6311.001 - Office Equipment Lease Expense (Balance Forward As of 05/01/2024)										0.00
05/15/2024	04/30/2024	36467456	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 05/01/2024)										0.00
05/01/2024	04/17/2024	I2404037153	AP Invoice - RealPage Inc		LOM		APA	127.92		127.92
05/15/2024	04/18/2024	332069793/03.1	AP Invoice - AT&T - BOX 5014: Interent Service 03.19.24-04.18.24		LOM		APA	63.49		191.41
05/15/2024	05/15/2024	CA	HGAH Radius invoices 051524 - Spectrum - 0382929050324		LOM		GJ	103.93		295.34
05/15/2024	05/15/2024	CA	HGAH Radius invoices 051524 - Spectrum - 0382929050324		LOM		GJ	114.97		410.31
05/22/2024	05/22/2024	CA	HGAH Radius invoices 052224 - AT&T U-VERSE - 85398576 0524		LOM		GJ	47.90		458.21
05/22/2024	05/22/2024	CA	HGAH Radius invoices 052224 - AT&T U-VERSE - 85398576 0524		LOM		GJ	85.60		543.81
05/29/2024	05/29/2024	CA	HGAH Radius invoices 052924 - AT&T - 000021764365		LOM		GJ	13.86		557.67
05/29/2024	05/29/2024	CA	HGAH Radius invoices 052924 - AT&T - 000021764365		LOM		GJ	25.62		583.29
05/29/2024	05/29/2024	CA	HGAH Radius invoices 052924 - AT&T - 000021764365		LOM		GJ	25.62		608.91
05/29/2024	05/29/2024	CA	HGAH Radius invoices 052924 - AT&T - 000021764365		LOM		GJ	25.62		634.53
05/29/2024	05/29/2024	CA	HGAH Radius invoices 052924 - AT&T - 000021764365		LOM		GJ	25.62		660.15
05/29/2024	05/29/2024	CA	HGAH Radius invoices 052924 - AT&T - 000021764365		LOM		GJ	25.63		685.78
05/29/2024	05/29/2024	CA	HGAH Radius invoices 052924 - AT&T - 000021764365		LOM		GJ	27.11		712.89
05/29/2024	05/29/2024	CA	HGAH Radius invoices 052924 - AT&T - 000021764365		LOM		GJ	27.11		740.00
05/29/2024	05/29/2024	CA	HGAH Radius invoices 052924 - AT&T - 000021764365		LOM		GJ	27.12		767.12
05/29/2024	05/29/2024	CA	HGAH Radius invoices 052924 - AT&T - 000021764365		LOM		GJ	27.12		794.24
05/29/2024	05/29/2024	CA	HGAH Radius invoices 052924 - AT&T - 000021764365		LOM		GJ	27.12		821.36
05/29/2024	05/29/2024	CA	HGAH Radius invoices 052924 - AT&T - 000021764365		LOM		GJ	29.51		850.87
05/29/2024	05/29/2024	CA	HGAH Radius invoices 052924 - AT&T - 000021764365		LOM		GJ	29.51		880.38
05/29/2024	05/29/2024	CA	HGAH Radius invoices 052924 - Ring Central - CD_000816560		LOM		GJ	173.82		1,054.20
05/29/2024	05/29/2024	CA	HGAH Radius invoices 052924 - Ring Central - CD_000816560		LOM		GJ	277.87		1,332.07
05/29/2024	05/29/2024	CA	HGAH Radius invoices 052924 - Ring Central - CD_000816560		LOM		GJ	277.87		1,609.94
05/29/2024	05/29/2024	CA	HGAH Radius invoices 052924 - Ring Central - CD_000816560		LOM		GJ	381.14		1,991.08
Totals for 6311.002 - Telephone/Fax/Cell Phone/Elevator								1,991.08	0.00	1,991.08
6311.003 - Postage/FedEx/UPS (Balance Forward As of 05/01/2024)										0.00
05/31/2024	05/31/2024	RC	HGAH 05.2024 Purchase Card Truist - Uribe-USPS PO 0532940033 - LOM Waitlist Mailed Letters		LOM		GJ	16.39		16.39
05/31/2024	05/31/2024	RC	HGAH 05.2024 Purchase Card Truist - Uribe-USPS PO 0532940033 - Waitlist Mailed Letters		LOM		GJ	65.08		81.47

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Totals for 6311.003 - Postage/FedEx/UPS								81.47	0.00	81.47
6311.004 - Dues & Fees (Balance Forward As of 05/01/2024)										0.00
05/01/2024	04/17/2024	I2404037153	AP Invoice - RealPage Inc		LOM		APA	296.40		296.40
05/08/2024	05/08/2024	CA	HGAH Rent Track inv# 0430240400 - Monthly SB- 1157 Service Fee		LOM		GJ	39.00		335.40
05/15/2024	04/16/2024	4347817	AP Invoice - South Coast Air Quality Management Dist: AQMD Fee July through June 2024		LOM		APA	161.81		497.21
05/31/2024	05/31/2024	RC	HGAH 05.2024 Purchase Card Truist - Uribe-CA SECRE- TARY OF STATE WE - Fee for State of Secretary Due		LOM		GJ	35.00		532.21
05/31/2024	05/31/2024	TRT	LOM 0524 RPI Transbilling		LOM		GJ	43.74		575.95
Totals for 6311.004 - Dues & Fees								575.95	0.00	575.95
6311.006 - Bank Fees (Balance Forward As of 05/01/2024)										0.00
05/31/2024	05/31/2024	TRT	LOM 0524 BSC LOM 0524 BSC		LOM		GJ	298.47		298.47
Totals for 6311.006 - Bank Fees								298.47	0.00	298.47
6311.007 - Employee Activities (Balance Forward As of 05/01/2024)										0.00
05/31/2024	05/31/2024	RC	HGAH 05.2024 Purchase Card Truist - Haro-CHICK-FIL-A #04147 - Team members lunch Nspire prep		LOM		GJ	29.90		29.90
05/31/2024	05/31/2024	RC	HGAH 05.2024 Purchase Card Truist - Haro-IN-N-OUT TOR- RANCE - Team members lunch Nspire prep		LOM		GJ	24.31		54.21
05/31/2024	05/31/2024	RC	HGAH 05.2024 Purchase Card Truist - Haro-ISLAND HUT - Team members lunch Nspire prep		LOM		GJ	41.21		95.42
05/31/2024	05/31/2024	RC	HGAH 05.2024 Purchase Card Truist - Haro-Lomita's Best Burger - staff lunch		LOM		GJ	41.28		136.70
05/31/2024	05/31/2024	RC	HGAH 05.2024 Purchase Card Truist - Haro-NO 1 SUSHI & ROLL - staff lunch		LOM		GJ	28.85		165.55
05/31/2024	05/31/2024	RC	HGAH 05.2024 Purchase Card Truist - Herrera-AMZN Mktp US*BA9987883 -		LOM		GJ	5.12		170.67
05/31/2024	05/31/2024	RC	HGAH 05.2024 Purchase Card Truist - Herrera-AMZN Mktp US*SD7Y39CG3 -		LOM		GJ	6.05		176.72
05/31/2024	05/31/2024	RC	HGAH 05.2024 Purchase Card Truist - Herrera-AMZN Mktp US*XE68A3533 -		LOM		GJ	46.75		223.47
05/31/2024	05/31/2024	RC	HGAH 05.2024 Purchase Card Truist - Herrera-AMZN Mktp US*Z706C1RK3 -		LOM		GJ	52.16		275.63
05/31/2024	05/31/2024	RC	HGAH 05.2024 Purchase Card Truist - Herrera-VONS #2659 - socal all hands meeting		LOM		GJ	3.10		278.73
05/31/2024	05/31/2024	RC	HGAH 05.2024 Purchase Card Truist - Herrera-VONS #2659 - socal all hands meeting		LOM		GJ	32.82		311.55
05/31/2024	05/31/2024	RC	HGAH 05.2024 Purchase Card Truist - Ochoa-STONEFIRE GRILL - 6 - CA - Quarterly Compliance Mtg		LOM		GJ	3.29		314.84
05/31/2024	05/31/2024	RC	HGAH 05.2024 Purchase Card Truist - Ochoa-STONEFIRE GRILL - 6 - CA - Quarterly Compliance Mtg		LOM		GJ	24.21		339.05
05/31/2024	05/31/2024	RC	HGAH 05.2024 Purchase Card Truist - Sierra-ALIN PARTY SUPPLY - RIV - All Hands Meeting Event supplies		LOM		GJ	6.51		345.56
05/31/2024	05/31/2024	RC	HGAH 05.2024 Purchase Card Truist - Sierra-RALPHS #0144 - All Hands Meeting Event sup- plies		LOM		GJ	20.66		366.22
05/31/2024	05/31/2024	RC	HGAH 05.2024 Purchase Card		LOM		GJ	20.46		386.68

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
			Truist - Sierra-VONS #2659 - All Hands Meeting Event sup- plies							
Totals for 6311.007 - Employee Activities								386.68	0.00	386.68
6311.012 - Outside Labor (Balance Forward As of 05/01/2024)										0.00
05/01/2024	05/01/2024	CA	HGAH - Robert Half Inv 63447697 Allocation		LOM		GJ	5.81		5.81
05/08/2024	05/08/2024	CA	HGAH - Robert Half Inv# 63505059 Allocation		LOM		GJ	2.21		8.02
05/08/2024	05/08/2024	CA	HGAH - Robert Half Inv# 63533858 Allocation		LOM		GJ	3.22		11.24
Totals for 6311.012 - Outside Labor								11.24	0.00	11.24
6320.000 - Management Fee (Balance Forward As of 05/01/2024)										0.00
05/31/2024	05/31/2024	TRT	BCI 05.2024 Mgmt fee and; Bkcp 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 05/01/2024)										0.00
05/01/2024	05/01/2024	Reversed - CA	Reversed -- HGAH 04.2024 Payroll Accruals		LOM		GJA		525.00	(525.00)
05/11/2024	05/11/2024	CA	HGAH 05.11.24 Payroll		LOM		GJ	2,722.26		2,197.26
05/25/2024	05/25/2024	CA	HGAH 05.25.24 Payroll		LOM		GJ	2,722.26		4,919.52
05/31/2024	05/31/2024	CA	HGAH 05.2024 Payroll Accru- als		LOM		GJA	1,166.68		6,086.20
Totals for 6330.000 - Manager Salaries								6,611.20	525.00	6,086.20
6330.001 - Manager Salaries - Non-prod (Vacation) (Balance Forward As of 05/01/2024)										0.00
05/01/2024	05/01/2024	Reversed - CA	Reversed -- HGAH 04.2024 Payroll Accruals		LOM		GJA		58.33	(58.33)
05/01/2024	05/01/2024	Reversed - CA	Reversed -- HGAH 04.2024 Vacation Accruals		LOM		GJA		8,040.95	(8,099.28)
05/31/2024	05/31/2024	CA	HGAH 05.2024 Vacation Ac- cruals		LOM		GJA	8,563.65		464.37
Totals for 6330.001 - Manager Salaries - Non-prod (Vacation)								8,563.65	8,099.28	464.37
6351.000 - Bookkeeping Fees (Balance Forward As of 05/01/2024)										0.00
05/31/2024	05/31/2024	TRT	BCI 05.2024 Mgmt fee and; Bkcp Fees - Managed		LOM		GJ	577.50		577.50
Totals for 6351.000 - Bookkeeping Fees								577.50	0.00	577.50
6370.000 - Bad Debts Expense (Balance Forward As of 05/01/2024)										0.00
05/08/2024	05/08/2024	FileID- 9179888-1	Bad Debts Expense		LOM		OARA	51.00		51.00
Totals for 6370.000 - Bad Debts Expense								51.00	0.00	51.00
6390.001 - Business Travel & Entertainment (Balance Forward As of 05/01/2024)										0.00
05/21/2024	05/21/2024	RC	HGAH 05.2024 Bambora Exp - Carlos Vasquez-Helped main- tenance with repairs.		LOM		GJ	18.09		18.09
05/21/2024	05/21/2024	RC	HGAH 05.2024 Bambora Exp - Carlos Vasquez-Helped main- tenance with repairs.		LOM		GJ	18.09		36.18
05/21/2024	05/21/2024	RC	HGAH 05.2024 Bambora Exp - Ivan Haro-Round trip		LOM		GJ	87.10		123.28
05/21/2024	05/21/2024	RC	HGAH 05.2024 Bambora Exp - Ivan Haro-Round trip		LOM		GJ	87.10		210.38
05/21/2024	05/21/2024	RC	HGAH 05.2024 Bambora Exp - Ivan Haro-Round trip		LOM		GJ	87.10		297.48
05/21/2024	05/21/2024	RC	HGAH 05.2024 Bambora Exp - Ivan Haro-Round trip		LOM		GJ	87.10		384.58
05/21/2024	05/21/2024	RC	HGAH 05.2024 Bambora Exp - Ivan Haro-Round trip		LOM		GJ	87.10		471.68
05/21/2024	05/21/2024	RC	HGAH 05.2024 Bambora Exp - Ivan Haro-Round trip		LOM		GJ	87.10		558.78
05/21/2024	05/21/2024	RC	HGAH 05.2024 Bambora Exp - Ivan Haro-Round trip		LOM		GJ	87.10		645.88
05/31/2024	05/31/2024	RC	HGAH 05.2024 Purchase Card Truist - Uribe-BLAZE PIZZA 1003 - TORRA - RECLASS to 8810.003 lunch during pre reac prep		LOM		GJ	96.14		742.02
05/31/2024	05/31/2024	RC	HGAH 05.2024 Purchase Card Truist - Uribe-SOUTHWES 526229347054 - Focus & Lead		LOM		GJ	380.95		1,122.97

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
Plane Ticket										
Totals for 6390.001 - Business Travel & Entertainment								1,122.97	0.00	1,122.97
6390.002 - PCard Expenses - Not submitted (Balance Forward As of 05/01/2024)										
05/31/2024	05/31/2024	RC	HGAH 05.2024 Accrued Purchase Card - Ortega-STARBUCKS STORE 20680		LOM		GJ	36.70		36.70
05/31/2024	05/31/2024	RC	HGAH 05.2024 Accrued Purchase Card - Uribe-BLAZE PIZZA 1003 - TORRA		LOM		GJ	98.12		134.82
Totals for 6390.002 - PCard Expenses - Not submitted								134.82	0.00	134.82
6450.000 - Electricity (Balance Forward As of 05/01/2024)										
05/23/2024	05/15/2024	700143266216/	AP Invoice - So Cal Edison: 04.16.24-05.14. Vacant Unit 204A		LOM		APA	24.43		24.43
05/23/2024	05/15/2024	700434346846/	AP Invoice - So Cal Edison: 04.16.24-05.14. Electrical Service		LOM		APA	2,176.01		2,200.44
05/23/2024	05/15/2024	700887749906/	AP Invoice - So Cal Edison: 05.08.24-05.14. Vacant Unit 204A		LOM		APA	8.68		2,209.12
Totals for 6450.000 - Electricity								2,209.12	0.00	2,209.12
6451.000 - Water (Balance Forward As of 05/01/2024)										
05/23/2024	05/10/2024	660813002/03.0	AP Invoice - City Lomita Water Dept: Water Service		LOM		APA	2,898.75		2,898.75
05/23/2024	05/10/2024	660814002/03.0	AP Invoice - City Lomita Water Dept: Fire Lane		LOM		APA	494.81		3,393.56
Totals for 6451.000 - Water								3,393.56	0.00	3,393.56
6452.000 - Gas (Balance Forward As of 05/01/2024)										
05/15/2024	05/15/2024	01350501803/0	AP Invoice - SoCal Gas: Gas Service A Bldging		LOM		APA	213.51		213.51
05/15/2024	05/02/2024	11430501061/0	AP Invoice - SoCal Gas: Gas Service B Bldging		LOM		APA	390.34		603.85
Totals for 6452.000 - Gas								603.85	0.00	603.85
6510.000 - Maintenance Salaries (Balance Forward As of 05/01/2024)										
05/01/2024	05/01/2024	Reversed - CA	Reversed -- HGAH 04.2024 Payroll Accruals		LOM		GJA		479.98	(479.98)
05/11/2024	05/11/2024	CA	HGAH 05.11.24 Payroll		LOM		GJ	2,239.94		1,759.96
05/25/2024	05/25/2024	CA	HGAH 05.25.24 Payroll		LOM		GJ	2,239.94		3,999.90
05/31/2024	05/31/2024	CA	HGAH 05.2024 Payroll Accruals		LOM		GJA	959.97		4,959.87
Totals for 6510.000 - Maintenance Salaries								5,439.85	479.98	4,959.87
6510.001 - Maintenance Salaries - Non-prod (Vacation) (Balance Forward As of 05/01/2024)										
05/01/2024	05/01/2024	Reversed - CA	Reversed -- HGAH 04.2024 Vacation Accruals		LOM		GJA		6,165.60	(6,165.60)
05/31/2024	05/31/2024	CA	HGAH 05.2024 Vacation Accruals		LOM		GJA	6,682.76		517.16
Totals for 6510.001 - Maintenance Salaries - Non-prod (Vacation)								6,682.76	6,165.60	517.16
6515.000 - Janitorial/Cleaning Supplies (Balance Forward As of 05/01/2024)										
05/01/2024	04/11/2024	9224973771	AP Invoice - HD Supply Ltd: Supply 305A		LOM		APA	134.01		134.01
05/23/2024	05/11/2024	WH064489	AP Invoice - Ferguson Facilities Supply - Atlanta: Supplies Stocks		LOM		APA	623.13		757.14
Totals for 6515.000 - Janitorial/Cleaning Supplies								757.14	0.00	757.14
6515.004 - Plumbing Supplies (Balance Forward As of 05/01/2024)										
05/01/2024	04/16/2024	9225080407	AP Invoice - HD Supply Ltd: Supplies Stock Plumbing		LOM		APA	93.86		93.86
05/01/2024	04/21/2024	9225231296	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA	62.16		156.02
05/01/2024	04/25/2024	9225372460	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA	747.35		903.37
05/15/2024	05/03/2024	9225607495	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA	450.32		1,353.69

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05/23/2024	05/13/2024	9225877576	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA	227.34		1,581.03
05/23/2024	05/17/2024	9226056192	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA	385.47		1,966.50
Totals for 6515.004 - Plumbing Supplies								1,966.50	0.00	1,966.50
6515.005 - Electrical Supplies (Balance Forward As of 05/01/2024)										0.00
05/01/2024	04/23/2024	437912	AP Invoice - Ferguson Facili- ties Supply - Atlanta: Lights Stock		LOM		APA	97.84		97.84
05/01/2024	04/15/2024	9225049137	AP Invoice - HD Supply Ltd: Supplies Electrical		LOM		APA	271.23		369.07
05/01/2024	04/17/2024	9225138260	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA	467.13		836.20
05/01/2024	04/18/2024	9225168845	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA	41.16		877.36
05/15/2024	05/04/2024	0543844	AP Invoice - Ferguson Facili- ties Supply - Atlanta: Fridge- Door Gaskets		LOM		APA	341.50		1,218.86
05/15/2024	04/30/2024	9225502308	AP Invoice - HD Supply Ltd: 210A Range & Fridge		LOM		APA	1,542.09		2,760.95
05/15/2024	05/01/2024	9225533966	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA	371.62		3,132.57
05/15/2024	05/03/2024	9225607494	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA	381.09		3,513.66
05/23/2024	05/09/2024	0543857	AP Invoice - Ferguson Facili- ties Supply - Atlanta: Supplies Stock		LOM		APA	436.65		3,950.31
05/23/2024	05/13/2024	9225877575	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA	199.44		4,149.75
05/23/2024	05/10/2024	WC064616	AP Invoice - Ferguson Facili- ties Supply - Atlanta: Supplies Stock		LOM		APA	71.54		4,221.29
05/23/2024	05/14/2024	WH064489-1	AP Invoice - Ferguson Facili- ties Supply - Atlanta: Supplies Stock		LOM		APA	176.53		4,397.82
05/23/2024	05/10/2024	WH064500	AP Invoice - Ferguson Facili- ties Supply - Atlanta: Supplies Stock		LOM		APA	813.00		5,210.82
Totals for 6515.005 - Electrical Supplies								5,210.82	0.00	5,210.82
6515.006 - Decorating Supplies (Balance Forward As of 05/01/2024)										0.00
05/01/2024	04/11/2024	5012191	AP Invoice - Home Depot Credit Services: Supplies Stock		LOM		APA	357.39		357.39
05/01/2024	04/19/2024	7644917	AP Invoice - Home Depot Credit Services: Supplies Stock		LOM		APA	318.65		676.04
05/01/2024	04/18/2024	8092014	AP Invoice - Home Depot Credit Services: Supplies Stock		LOM		APA	129.03		805.07
05/01/2024	04/18/2024	9225168846	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA	361.59		1,166.66
05/01/2024	04/25/2024	9225372457	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA	178.94		1,345.60
05/15/2024	05/03/2024	9225607493	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA	410.35		1,755.95
05/15/2024	05/06/2024	9225673101	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA	725.40		2,481.35
05/23/2024	05/08/2024	9225762149	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA	565.75		3,047.10
Totals for 6515.006 - Decorating Supplies								3,047.10	0.00	3,047.10
6520.000 - Maintenance Contracts (Balance Forward As of 05/01/2024)										0.00
05/01/2024	04/11/2024	65913	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 110B Clear Toilet Line		LOM		APA	215.00		215.00
05/01/2024	04/19/2024	65941	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 308B Replace Drain Pipe		LOM		APA	1,596.30		1,811.30
05/01/2024	04/22/2024	65946	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 203B Replace Drain Pipe		LOM		APA	1,597.80		3,409.10
05/01/2024	04/10/2024	126118	AP Invoice - HM Carpet Inc -		LOM		APA	817.50		4,226.60

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
05/01/2024	04/17/2024	321485	HM Flooring Group: 2nd Floor Lobby AP Invoice - Alvarez Refinishing Inc: 105B Tub Repairs & Glaze		LOM		APA	575.00		4,801.60
05/01/2024	04/17/2024	321486	AP Invoice - Alvarez Refinishing Inc: 301B Tub Repair & Glaze		LOM		APA	625.00		5,426.60
05/01/2024	05/01/2024	1000662546	AP Invoice - Cosco Fire Protection Inc - Brea: Monitoring Service		LOM		APA	75.00		5,501.60
05/01/2024	04/26/2024	1000665351	AP Invoice - Cosco Fire Protection Inc - Brea: 5 Yr Fire Sprinkler & 5 Yr Fire Hydrant Inspection		LOM		APA	4,500.00		10,001.60
05/01/2024	04/16/2024	700434346846/03.15.24-04.15.24	AP Invoice - So Cal Edison: Electrical Service		LOM		APA	2,196.82		12,198.42
05/15/2024	05/01/2024	473052	AP Invoice - Express Contractors Inc: Laundry Room Painting		LOM		APA	1,240.00		13,438.42
05/15/2024	05/01/2024	473053	AP Invoice - Express Contractors Inc: Laundry Room Paint B		LOM		APA	1,240.00		14,678.42
05/23/2024	05/08/2024	66009	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 204A Replace Broken Bathroom Pipes		LOM		APA	2,066.85		16,745.27
05/23/2024	04/29/2024	126623	AP Invoice - HM Carpet Inc - HM Flooring Group: 2nd Floor Landing Flooring		LOM		APA	817.50		17,562.77
05/23/2024	05/06/2024	126715	AP Invoice - HM Carpet Inc - HM Flooring Group: 210A Carpet & VCT Tile		LOM		APA	2,047.90		19,610.67
05/23/2024	05/15/2024	1000668100	AP Invoice - Cosco Fire Protection Inc - Brea: Fire Hydrant Inspection		LOM		APA	223.00		19,833.67
05/23/2024	05/15/2024	1000668102	AP Invoice - Cosco Fire Protection Inc - Brea: 5 Yr Sprinkler Inspection Repairs		LOM		APA	4,333.00		24,166.67
05/23/2024	05/10/2024	1000668103	AP Invoice - Cosco Fire Protection Inc - Brea: Annual Fire Extinguisher Inspection		LOM		APA	864.00		25,030.67
Totals for 6520.000 - Maintenance Contracts								25,030.67	0.00	25,030.67
6520.001 - Janitorial/Cleaning Contract (Balance Forward As of 05/01/2024)										0.00
05/01/2024	04/23/2024	41115	AP Invoice - Cleaner Image Inc: Cleaning Service April 1-23, 2024		LOM		APA	1,890.00		1,890.00
05/01/2024	04/23/2024	41116	AP Invoice - Cleaner Image Inc: Cleaning Service April 24-30, 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 05/01/2024)										0.00
05/15/2024	05/06/2024	7372	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 05/01/2024)										0.00
05/01/2024	04/28/2024	33124	AP Invoice - Bobs Lawn Service - Jesus Arias: Landscape Service		LOM		APA	350.00		350.00
05/15/2024	04/25/2024	43024	AP Invoice - Bobs Lawn Service - Jesus Arias: Landscaping Service		LOM		APA	350.00		700.00
Totals for 6520.004 - Grounds Contract								700.00	0.00	700.00
6525.000 - Garbage & Trash Removal (Balance Forward As of 05/01/2024)										0.00
05/15/2024	05/01/2024	16885070	AP Invoice - Athens Services: Trash Service 05.24		LOM		APA	2,286.28		2,286.28
Totals for 6525.000 - Garbage & Trash Removal								2,286.28	0.00	2,286.28
6546.000 - HVAC Repairs & Maintenance (Balance Forward As of 05/01/2024)										0.00
05/01/2024	04/11/2024	65433	AP Invoice - Best Tec: Boiler Repairs		LOM		APA	998.80		998.80

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Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
Totals for 6546.000 - HVAC Repairs & Maintenance								998.80	0.00	998.80
6600.000 - Depr. Expense - Land Improvements (Balance Forward As of 05/01/2024)										
05/01/2024	05/01/2024		Depreciation for asset LOM- Replacem Fire Line/Pipe, se- rial number AS- 004914-161212		LOM		FA	464.78		464.78
Totals for 6600.000 - Depr. Expense - Land Improvements								464.78	0.00	464.78
6600.002 - Depr. Expense - Building Improvements (Balance Forward As of 05/01/2024)										
05/01/2024	05/01/2024		Depreciation for asset LOM- AC Unit - Bldg A, serial num- ber AS-019681-210427		LOM		FA	150.00		150.00
05/01/2024	05/01/2024		Depreciation for asset LOM- AC Unit - Bldg B, serial num- ber AS-019682-210427		LOM		FA	133.33		283.33
05/01/2024	05/01/2024		Depreciation for asset LOM- Awning Replacement, serial number AS-004963-170410		LOM		FA	122.50		405.83
05/01/2024	05/01/2024		Depreciation for asset LOM- Door - 101B, serial number AS-019676-210427		LOM		FA	87.47		493.30
05/01/2024	05/01/2024		Depreciation for asset LOM- Furnace - 101B, serial number AS-019680-210427		LOM		FA	25.00		518.30
05/01/2024	05/01/2024		Depreciation for asset LOM- Main Entry Gate Upgrade, se- rial number AS- 019675-210427		LOM		FA	152.48		670.78
05/01/2024	05/01/2024		Depreciation for asset LOM- Main Pipeline Replacement - 104A, serial number AS- 019674-210427		LOM		FA	69.17		739.95
05/01/2024	05/01/2024		Depreciation for asset LOM- Office Door, serial number AS- 019679-210427		LOM		FA	29.77		769.72
05/01/2024	05/01/2024		Depreciation for asset LOM- Rec Room Doors, serial num- ber AS-019678-210427		LOM		FA	132.81		902.53
05/01/2024	05/01/2024		Depreciation for asset LOM- Replace Fire Line - Utility Room, serial number AS- 004915-161212		LOM		FA	57.39		959.92
Totals for 6600.002 - Depr. Expense - Building Improvements								959.92	0.00	959.92
6600.003 - Depr. Expense - Building Equipment (Balance Forward As of 05/01/2024)										
05/01/2024	05/01/2024		Depreciation for asset LOM- Fire Alarm System, serial num- ber AS-004532-160504		LOM		FA	132.95		132.95
Totals for 6600.003 - Depr. Expense - Building Equipment								132.95	0.00	132.95
6600.004 - Depr. Expense - Office Furniture & Equipment (Balance Forward As of 05/01/2024)										
05/01/2024	05/01/2024		Depreciation for asset LOM- Commonity Furniture, serial number AS-004912-161209		LOM		FA	98.34		98.34
Totals for 6600.004 - Depr. Expense - Office Furniture & Equipment								98.34	0.00	98.34
6711.000 - Payroll Taxes (FICA) (Balance Forward As of 05/01/2024)										
05/11/2024	05/11/2024	CA	HGAH 05.11.24 Payroll		LOM		GJ	362.16		362.16
05/25/2024	05/25/2024	CA	HGAH 05.25.24 Payroll		LOM		GJ	379.61		741.77
Totals for 6711.000 - Payroll Taxes (FICA)								741.77	0.00	741.77
6720.000 - Property & Liability Insurance (Hazard) (Balance Forward As of 05/01/2024)										
05/31/2024	05/31/2024	TRT	LOM Monthly Recurring En- tries- EarthquakeProp&; Liabil- ity 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 05/01/2024)										
05/01/2024	05/01/2024	CA	HGAH 05.2024 Workers Com- pensation		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 05/01/2024)										
05/01/2024	05/01/2024	CA	HGAH 04.2024 Benefits -		LOM		GJ	133.21		133.21

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (05/01/2024 to 05/31/2024)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
05/31/2024	05/31/2024	CA	IBNR Allocation HGAH 05.2024 Benefits Allo- cation		LOM		GJ	1,254.06		1,387.27
Totals for 6723.000 - Health Insurance								1,387.27	0.00	1,387.27
6723.001 - Retirement (Balance Forward As of 05/01/2024)										0.00
05/31/2024	05/31/2024	CA	HGAH 05.2024 Benefits Allo- cation		LOM		GJ	230.28		230.28
Totals for 6723.001 - Retirement								230.28	0.00	230.28
6723.002 - Unemployment Insurance (Balance Forward As of 05/01/2024)										0.00
05/31/2024	05/31/2024	CA	HGAH 05.2024 Benefits Allo- cation		LOM		GJ	51.57		51.57
Totals for 6723.002 - Unemployment Insurance								51.57	0.00	51.57
OCCU - Occupied Units (Balance Forward As of 05/01/2024)										78.00
05/31/2024	05/31/2024	BB	Change in Occupancy 5/31/2024		LOM		ST		1.00	77.00
Totals for OCCU - Occupied Units								0.00	1.00	77.00
UNIT - Total Unit Count (Balance Forward As of 05/01/2024)										78.00
Totals for UNIT - Total Unit Count								0.00	0.00	78.00
Grand Total								388,541.25	388,542.25	155.00

Lomita Manor Senior Housing Vendor Aging Report

Based on: GL posting Date As of: 05/31/2024

Vendor ID	Vendor Name	AP Invoice	AP Invoices On Hold	GL Posting Date	AP Invoice Date	Due Date	Days aged	0-30	31-60	61-90	91-120	121-	Total
TEMP255512948	SONG, MYONG S	39-37-92 67506-55	No	05/31/2024	05/31/2024	06/05/2024	0	76.43	0.00	0.00	0.00	0.00	76.43
Total for TEMP255512948								76.43	0.00	0.00	0.00	0.00	76.43
Grand Totals								76.43	0.00	0.00	0.00	0.00	76.43

Lomita Manor Senior Housing Check Register

Date	Vendor	Document No	Amount Cleared
Bank: LOM Operating - Wells Fargo Bank		Account No: 4124301342	
05/09/2024	ALRE92836--Alvarez Refinishing Inc	25201	1,200.00 05/31/2024
05/09/2024	BETE92211--Best Tec	25202	998.80 05/31/2024
05/09/2024	BLSE90501--Bobs Lawn Service - Jesus Arias	25203	350.00 05/31/2024
05/09/2024	CLIM90277--Cleaner Image Inc	25204	2,430.00 05/31/2024
05/09/2024	CFPR92821--Cosco Fire Protection Inc - Brea	25205	4,575.00 05/31/2024
05/09/2024	FFSU30384--Ferguson Facilities Supply - Atlanta	25206	97.84 05/31/2024
05/09/2024	HDSU92150--HD Supply Ltd	25207	2,357.43 05/31/2024
05/09/2024	HMCA90248--HM Carpet Inc - HM Flooring Group	25208	817.50 05/31/2024
05/09/2024	HDCS85062--Home Depot Credit Services	25209	805.07 05/31/2024
05/09/2024	JMPL90505--J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	25210	3,409.10 05/31/2024
05/09/2024	REPA75267--RealPage Inc	25211	470.82 05/31/2024
05/09/2024	SCED91772-0001--So Cal Edison	25212	2,196.82 05/31/2024
05/16/2024	TEMP255512946--Byers, Jean	25213	1,377.37 In Transit
05/23/2024	ATTO60197-5014--AT&T - BOX 5014	25214	63.49 In Transit
05/23/2024	ATHE90054--Athens Services	25215	2,286.28 05/31/2024
05/23/2024	BLSE90501--Bobs Lawn Service - Jesus Arias	25216	350.00 05/31/2024
05/23/2024	TEMP255512944--BREITMAN, ELAINE	25217	257.78 In Transit
05/23/2024	EXCO92337--Express Contractors Inc	25218	2,480.00 05/31/2024
05/23/2024	FFSU30384--Ferguson Facilities Supply - Atlanta	25219	341.50 05/31/2024
05/23/2024	HDSU92150--HD Supply Ltd	25220	3,155.47 05/31/2024
05/23/2024	PEST93550--PEST R US	25221	144.20 05/31/2024
05/23/2024	GASC91756--SoCal Gas	25222	213.51 05/31/2024
05/23/2024	GASC91756--SoCal Gas	25223	390.34 05/31/2024
05/23/2024	AQMD91765--South Coast Air Quality Management Dist	25224	161.81 In Transit
05/23/2024	STCC75266--Staples - Dallas	25225	122.53 05/31/2024
05/23/2024	SWEN75266--The Swenson Group	25226	449.71 05/31/2024
05/30/2024	CLWD90717--City Lomita Water Dept	25227	494.81 In Transit
05/30/2024	CLWD90717--City Lomita Water Dept	25228	2,898.75 In Transit
05/30/2024	CFPR92821--Cosco Fire Protection Inc - Brea	25229	5,420.00 In Transit
05/30/2024	FFSU30384--Ferguson Facilities Supply - Atlanta	25230	2,120.85 In Transit
05/30/2024	HDSU92150--HD Supply Ltd	25231	1,378.00 In Transit
05/30/2024	HMCA90248--HM Carpet Inc - HM Flooring Group	25232	2,865.40 In Transit
05/30/2024	HGAH94588--Humangood Affordable Housing	25233	58,517.52 In Transit
05/30/2024	JMPL90505--J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	25234	2,066.85 In Transit
05/30/2024	TEMP255512947--Rivera, Adrian	25235	513.34 In Transit
05/30/2024	SCED91771-0001--So Cal Edison	25236	8.68 In Transit
05/30/2024	SCED91772-0001--So Cal Edison	25237	2,176.01 In Transit
05/30/2024	SCED91771-0001--So Cal Edison	25238	24.43 In Transit
05/30/2024	HDSU92150--HD Supply Ltd	25239	725.40 In Transit
05/30/2024	CALI90245--California Consulting Inc	25240	4,000.00 In Transit
05/30/2024	REIM255512945--Guerrero de Diez, Gloria I	25241	14.00 In Transit
Total for LOM Operating			<u>114,726.41</u>
		Total:	<u>114,726.41</u>
		Grand Total:	<u>114,726.41</u>

Commercial Checking Acct W Interest

Account number: [REDACTED] ■ May 1, 2024 - May 31, 2024 ■ Page 1 of 2



LOMITA MANOR
 OPERATING ACCOUNT
 1900 HUNTINGTON DR
 DUARTE CA 91010-2694

Questions?

Call your Customer Service Officer or Client Services
 1-800-AT WELLS (1-800-289-3557)
 5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

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]	\$866,694.48	\$44,959.59	-\$119,222.80	\$792,431.27

Interest summary

Annual percentage yield earned this period	2.29%
Interest earned during this period	\$1,551.70
Year to date interest and bonuses paid	\$8,280.35

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	05/01	2,280.00	Lomita Manor Settlement 050124 000020747475738 Humangood Affordable H
	05/02	2,119.00	Lomita Manor Settlement 050224 000020762039718 Humangood Affordable H
	05/03	7,839.00	Lomita Manor Settlement 050324 000020788867730 Humangood Affordable H
	05/06	1,316.00	Lomita Manor Settlement 050624 000020781613134 Humangood Affordable H
	05/06	1,907.00	Lomita Manor Settlement 050624 000020803983946 Humangood Affordable H
	05/06	14,742.89	Hud Treas 310 Misc Pay 050624 xxxxx0103 RMT*VV*09901594118*****Hud Operating Fund CA13
	05/07	613.00	Lomita Manor Settlement 050724 000020795039702 Humangood Affordable H
	05/07	10,053.00	Lomita Manor Settlement 050724 000020829584202 Humangood Affordable H
	05/09	2,050.00	Lomita Manor Settlement 050924 000020839165490 Humangood Affordable H
	05/16	488.00	Lomita Manor Settlement 051624 000020890532258 Humangood Affordable H
	05/31	1,551.70	Interest Payment
		\$44,959.59	Total electronic deposits/bank credits
		\$44,959.59	Total credits



Debits

Electronic debits/bank debits

<i>Effective date</i>	<i>Posted date</i>	<i>Amount</i>	<i>Transaction detail</i>
05/10		526.00	< Business to Business ACH Debit - Lomita Manor Return 051024 000020864486082 Humangood Affordable H
05/13		298.47	Client Analysis Srv Chrg 240510 Svc Chge 0424 000004124301342
05/20		43.74	Rpi Transbilling Sigonfile 052024 Jfn5Jc Lomita Manor
		\$868.21	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

<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>
25186	2,320.57	05/02	25201	1,200.00	05/17	25212	2,196.82	05/15
25187	1,926.66	05/01	25202	998.80	05/13	25215*	2,286.28	05/31
25190*	426.35	05/03	25203	350.00	05/21	25216	350.00	05/28
25191	81,190.00	05/02	25204	2,430.00	05/17	25218*	2,480.00	05/30
25192	229.20	05/03	25205	4,575.00	05/15	25219	341.50	05/30
25193	205.44	05/13	25206	97.84	05/16	25220	3,155.47	05/29
25194	494.39	05/01	25207	2,357.43	05/14	25221	144.20	05/31
25195	260.43	05/01	25208	817.50	05/13	25222	213.51	05/31
25196	504.91	05/09	25209	805.07	05/16	25223	390.34	05/31
25197	160.35	05/09	25210	3,409.10	05/16	25225*	122.53	05/28
25199*	494.37	05/01	25211	470.82	05/17	25226	449.71	05/30
25200	500.00	05/01						
			\$118,354.59	Total checks paid				

* *Gap in check sequence.*

\$119,222.80 Total debits

Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
04/30	866,694.48	05/10	820,581.14	05/20	801,163.11
05/01	865,298.63	05/13	818,260.93	05/21	800,813.11
05/02	783,907.06	05/14	815,903.50	05/28	800,340.58
05/03	791,090.51	05/15	809,131.68	05/29	797,185.11
05/06	809,056.40	05/16	805,307.67	05/30	793,913.90
05/07	819,722.40	05/17	801,206.85	05/31	792,431.27
05/09	821,107.14				
Average daily ledger balance		\$806,347.71			

Lomita Manor Senior Housing Reconciliation Report

As Of 05/31/2024
Account: Cash - Operating
Account Ending:1342

Statement Ending Balance	792,431.27
Deposits in Transit	2,475.00
Outstanding Checks and Charges	(94,895.65)
Adjusted Bank Balance	700,010.62
Book Balance	700,010.62
Adjustments - Excluded Transactions	0.00
Adjustments - Unmatched Items	0.00
Adjustments - Journal Entries*	0.00
Adjusted Book Balance	700,010.62

Total Checks and Charges Cleared	119,222.80	Total Deposits Cleared	44,959.59
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Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
General Ledger Entry	10/2024-411 Deposited 04/30/2024	04/30/2024		2,280.00	
General Ledger Entry	11/2024-401 Deposited 05/01/2024 Settlement:20762039718	05/01/2024	20762039718	2,119.00	
General Ledger Entry	11/2024-400 Deposited 05/01/2024 Settlement:20781613134	05/01/2024	20781613134	1,316.00	
General Ledger Entry	11/2024-404 Deposited 05/02/2024 Settlement:20788867730	05/02/2024	20788867730	7,839.00	
General Ledger Entry	11/2024-402 Deposited 05/02/2024 Settlement:20795039702	05/02/2024	20795039702	613.00	
General Ledger Entry	11/2024-405 Deposited 05/02/2024 Settlement:20803983946	05/02/2024	20803983946	1,907.00	
General Ledger Entry	11/2024-407 Deposited 05/06/2024 Settlement:20829584202	05/06/2024	20829584202	10,053.00	
General Ledger Entry	11/2024-406 Deposited 05/06/2024 Settlement:20839165490	05/06/2024	20839165490	2,050.00	
General Ledger Entry	LOM May subsidy payment	05/06/2024		14,742.89	
General Ledger Entry	11/2024-410 Deposited 05/13/2024 Settlement:20890532258	05/13/2024	20890532258	488.00	
General Ledger Entry	11/2024-411 Deposited 05/29/2024 Settlement:20993727218	05/29/2024	20993727218		478.00
General Ledger Entry	11/2024-413 Deposited 05/31/2024	05/31/2024			1,997.00
	LOM -Interest Income	05/31/2024		1,551.70	
Total Deposits				44,959.59	2,475.00

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

Lomita Manor Senior Housing Reconciliation Report

As Of 05/31/2024

Account: Cash - Operating

Account Ending:1342

CABRERA, CONCEPCION Unit -LOM002-102B	11/09/2021	24297		111.21
Bobs Lawn Service - Jesus Arias	03/15/2022	24442		350.00
Ferguson Facilities Supply - Atlanta	03/15/2022	24445		303.63
Ferguson Facilities Supply - Atlanta	03/15/2022	24446		209.30
Ferguson Facilities Supply - Atlanta	03/15/2022	24447		213.87
Ferguson Facilities Supply - Atlanta	03/15/2022	24448		313.82
Rent Track Inc	03/15/2022	24461		39.00
Round The Clock Pest Control Inc	03/15/2022	24462		140.00
So Cal Edison	03/15/2022	24464		33.09
Staples - Dallas	03/15/2022	24465		476.27
AT&T - BOX 5014	04/06/2022	24483		150.59
Lesley Uribe	03/30/2023	24877		1,720.33
Lesley Uribe	05/31/2023	24941		1,556.08
MIRAMONTEZ, IRENE T Unit -LOM002-101B	07/20/2023	24991		252.29
Lesley Uribe	09/07/2023	25021		1,036.02
Lesley Uribe	09/28/2023	25046		1,021.66
Lesley Uribe	02/22/2024	25146		1,015.97
Athens Services	04/25/2024	25186	2,320.57	
Express Contractors Inc	04/25/2024	25187	1,926.66	
Home Depot Credit Services	04/25/2024	25190	426.35	
Imperial Roof Management Inc	04/25/2024	25191	81,190.00	
PEST R US	04/25/2024	25192	229.20	
Smiths Lock Safe	04/25/2024	25193	205.44	
SoCal Gas	04/25/2024	25194	494.39	
SoCal Gas	04/25/2024	25195	260.43	
South Coast Air Quality Management Dist	04/25/2024	25196	504.91	
South Coast Air Quality Management Dist	04/25/2024	25197	160.35	
Swenson Group - Dallas	04/25/2024	25199	494.37	
TELVICOM INC	04/25/2024	25200	500.00	
General Ledger Entry Insufficient Funds (R01)	05/08/2024		526.00	
Alvarez Refinishing Inc	05/09/2024	25201	1,200.00	
Best Tec	05/09/2024	25202	998.80	
Bobs Lawn Service - Jesus Arias	05/09/2024	25203	350.00	
Cleaner Image Inc	05/09/2024	25204	2,430.00	
Cosco Fire Protection Inc - Brea	05/09/2024	25205	4,575.00	
Ferguson Facilities Supply - Atlanta	05/09/2024	25206	97.84	
HD Supply Ltd	05/09/2024	25207	2,357.43	
HM Carpet Inc - HM Flooring Group	05/09/2024	25208	817.50	
Home Depot Credit Services	05/09/2024	25209	805.07	
J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	05/09/2024	25210	3,409.10	
RealPage Inc	05/09/2024	25211	470.82	
So Cal Edison	05/09/2024	25212	2,196.82	
Byers, Jean Unit -LOM001-204A	05/16/2024	25213		1,377.37
AT&T - BOX 5014	05/23/2024	25214		63.49
Athens Services	05/23/2024	25215	2,286.28	
Bobs Lawn Service - Jesus Arias	05/23/2024	25216	350.00	
BREITMAN, ELAINE Unit -LOM001-210A	05/23/2024	25217		257.78
Express Contractors Inc	05/23/2024	25218	2,480.00	

Lomita Manor Senior Housing Reconciliation Report

As Of 05/31/2024

Account: Cash - Operating

Account Ending:1342

Ferguson Facilities Supply - Atlanta		05/23/2024	25219	341.50	
HD Supply Ltd		05/23/2024	25220	3,155.47	
PEST R US		05/23/2024	25221	144.20	
SoCal Gas		05/23/2024	25222	213.51	
SoCal Gas		05/23/2024	25223	390.34	
South Coast Air Quality Management Dist		05/23/2024	25224		161.81
Staples - Dallas		05/23/2024	25225	122.53	
The Swenson Group		05/23/2024	25226	449.71	
City Lomita Water Dept		05/30/2024	25227		494.81
City Lomita Water Dept		05/30/2024	25228		2,898.75
Cosco Fire Protection Inc - Brea		05/30/2024	25229		5,420.00
Ferguson Facilities Supply - Atlanta		05/30/2024	25230		2,120.85
HD Supply Ltd		05/30/2024	25231		1,378.00
HM Carpet Inc - HM		05/30/2024	25232		2,865.40
Flooring Group					
Humangood Affordable Housing		05/30/2024	25233		58,517.52
J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning		05/30/2024	25234		2,066.85
Rivera, Adrian	Unit -LOM001-308A	05/30/2024	25235		513.34
So Cal Edison		05/30/2024	25236		8.68
So Cal Edison		05/30/2024	25237		2,176.01
So Cal Edison		05/30/2024	25238		24.43
HD Supply Ltd		05/30/2024	25239		725.40
California Consulting Inc		05/30/2024	25240		4,000.00
Guerrero de Diez, Gloria	Unit -LOM002-206B	05/30/2024	25241		14.00
I					
General Ledger Entry	LOM 0524 RPI Trans-billing	05/31/2024		43.74	
General Ledger Entry	LOM 0524 BSC	05/31/2024		298.47	
Total Checks and Charges				119,222.80	94,895.65



VACANCIES

- 108A- moving on July 8th
- 212A- moving on July 2nd

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
- June 10, 2024- Verizon Home Internet
- June 26, 2024-Townhall
- June 28, 2024- Fire Drill

MAINTENANCE / PROJECTS