

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



LOMITA CITY HALL  
COUNCIL CHAMBERS  
24300 Narbonne Avenue  
Lomita, CA 90717  
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**Next Resolution No. HA 2021-01**

**PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR NEWSOM ON MARCH 17, 2020, THE PUBLIC AND COUNCIL MAY PARTICIPATE IN THIS MEETING VIA TELECONFERENCE USING THE ZOOM PLATFORM.**

**VIRTUAL/ELECTRONIC PUBLIC PARTICIPATION**

The public may participate in the meeting via a computer or smart device by logging into ZOOM at the following link: <https://us02web.zoom.us/j/83987378941> If you do not have the audio feature on your device you will need to call (669) 900-6833 and enter ZOOM Meeting ID: 839 8737 8941 then press pound (#).

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

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

**AGENDA  
REGULAR MEETING OF THE LOMITA HOUSING AUTHORITY  
TUESDAY, MAY 4, 2021  
5:45 P.M.  
24300 NARBONNE, AVENUE, LOMITA, CA 90717**

**1. OPENING CEREMONIES**

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

**2. ORAL COMMUNICATIONS**

Persons wishing to speak on Consent Agenda items or subjects other than those scheduled are requested to do so at this time. Amendments to Government Code Section 54954.2 prohibit the Commissioners from taking action or engaging in discussion on a specific item unless it appears on a posted agenda.

**3. COMMISSIONER COMMENTS**

**4. CONSENT AGENDA**

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

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

- a) Approval of the Regular Housing Authority Minutes of March 2, 2021

**RECOMMENDED ACTION:** Approve minutes.

- b) Lomita Manor February through March 2021 Financial Documents

**RECOMMENDED ACTION:** Approve the Monthly Financial documents.

- c) Lomita Manor March through April 2021 Monthly Activity Report

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

- d) Approval and Submission of the Annual PHA Plan and Annual Certification Forms to HUD

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

**SCHEDULED ITEMS**

**5. DISCUSSION AND CONSIDERATION TO APPROVE THE LOMITA MANOR OPERATING BUDGET FOR FISCAL YEAR 2021-2022**

Presented by Daniella Contreras, Administrative Analyst

**RECOMMENDED ACTION:** Approve the Lomita Manor Operating Budget for Fiscal Year (FY) 2021-2022.

**6. ADJOURNMENT**

The next regular meeting of the Lomita Housing Authority is scheduled for Tuesday, June 1, 2021, at 5:45 p.m.

*I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 72 hours prior to the meeting at the following locations: Lomita City Hall lobby and outside bulletin board, Lomita Parks and Recreation, and uploaded to the City of Lomita website [http://www.lomita.com/cityhall/city\\_agendas/](http://www.lomita.com/cityhall/city_agendas/).*

Date Posted: April 29, 2021

  
Kathleen Horn Gregory, CMC, City Clerk

**MINUTES OF THE  
LOMITA HOUSING AUTHORITY  
REGULAR MEETING  
TUESDAY, MARCH 2, 2021  
VARIOUS TELECONFERENCE LOCATIONS**

PURSUANT TO STATE OF CALIFORNIA EXECUTIVE ORDER N-29-20 ISSUED ON MARCH 17 ,2020, THIS MEETING WAS HELD VIA TELECONFERENCE. ACCORDINGLY, COMMISSIONERS AND THE PUBLIC WERE PROVIDED WTH A CONFERENCE CALL NUMBER AND NO PHYSICAL LOCATION FROM WHICH MEMBERS OF THE PUBLIC COULD OBSERVE THE MEETING AND OFFER PUBLIC COMMENT WAS PROVIDED.

**1. OPENING CEREMONIES**

a. Call Meeting to Order

The Lomita Housing Authority meeting was called to order by Chair Waronek at 5:59 p.m., on Tuesday, March 2, 2021.

c. Roll Call

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

**ABSENT:** None

**STAFF PRESENT:** Executive Director Smoot, Deputy Executive Director Sugano, Assistant General Counsel Rusin, Management Analyst Vida, and Deputy Secretary Gregory.

**2. ORAL COMMUNICATIONS**

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

**3. COMMISSIONER COMMENTS**

Commissioner Hart congratulated and welcomed the new commissioners. She stated that everyone at Lomita Manor is doing well and commended the staff and management group for doing a great job with keeping everything clean and keeping with social distancing protocols.

#### 4. CONSENT AGENDA

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

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

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

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

NOES: None

ABSENT: None

- a) Approval of the Housing Authority Minutes of October 6, 2020

**RECOMMENDED ACTION:** Approve minutes.

**Approved the recommended action.**

- b) Lomita Manor September 2020 through January 2021 Financial Documents

**RECOMMENDED ACTION:** Approve the Monthly Financial documents.

**Approved the recommended action.**

- c) Lomita Manor December 2020 through February 2021 Monthly Activity Report

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

**Approved the recommended action.**

#### 5. ADJOURNMENT

There being no further business to discuss, Chair Gazeley adjourned the meeting at 6:06 p.m.

Respectfully Submitted,

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Kathleen Horn Gregory, CMC  
Deputy Secretary  
Adopted:

**COMMISSIONERS**

CINDY SEGAWA  
JAMES GAZELEY  
BARRY WAITE  
BILL UPHOFF

ROSEMARY HART  
DEBORAH LOUVIERE



**BOARD CHAIRPERSON**

MARK WARONEK

**EXECUTIVE DIRECTOR**

RYAN SMOOT

**HOUSING AUTHORITY  
of the  
CITY OF LOMITA**

Item No. 4b

May 4, 2021

Housing Authority of the City of Lomita  
Board of Commissioners

Re: Lomita Manor Monthly Financial Documents – February – March 2021 Financial Statement

This is to advise that the following documents were prepared by the Property Management Company, HumanGood and have been reviewed by the Administrative Services Director of the City of Lomita.

1. Monthly Financial Statements
2. General Ledger Report
3. Vendor Aging Report
4. Check Register, and
5. Bank Statement

Sincerely,

Susan Kamada  
Administrative Services Director

Attachments



**HUMANGOOD  
LOMITA MANOR SENIOR HOUSING  
MONTHLY REPORT FOR ESTABLISHING NET INCOME  
February 28, 2021**

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

<b>Operating Cash - Beginning of Month</b>		<b>544,034</b>
<b>Amounts Received:</b>		
Rent - Current	27,600	
HUD Operating Subsidy	15,363	
Interest earned on Operating Account	70	
<b>Total Receipts</b>		<b>43,033</b>
<b>Disbursements:</b>		
A/P Checks Disbursement (Incl Contract Billing)	(57,905)	
Misc Other/Bank fees	(210)	
<b>Total Disbursements</b>		<b>(58,115)</b>
<b>Operating Cash - End of Month</b>		<b>528,952</b>
<b>TOTAL CASH, END OF MONTH</b>		<b>528,952</b>

ACCOUNT TYPE	BANK NAME	BEGINNING BALANCE	DEPOSITS / INTEREST	CHECKS/DEBITS WITHDRAWAL	ENDING BALANCE
Operating	Wells Fargo	544,034	43,033	(58,115)	528,952
		<b>544,034</b>	<b>43,033</b>	<b>(58,115)</b>	<b>528,952</b>
Security Deposit	Wells Fargo	25,972	3		25,976
		<b>25,972</b>	<b>3</b>	<b>-</b>	<b>25,976</b>
<b>TOTAL CASH</b>		<b>570,007</b>	<b>43,036</b>	<b>(58,115)</b>	<b>554,927</b>

Prepared by: Audrey Fong  
Title: Accountant  
Date: 3/11/21

**Lomita Manor**  
**Income Statement Actual vs. Budget**  
**For the Period Ended February 28, 2021**

	CURRENT MONTH February 28, 2021				YEAR TO DATE February 28, 2021				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
<b>Revenue</b>									
<b>Rental Revenue</b>									
5120.000 - Rent Revenue - Gross Potential	25,115	23,544	1,571	6.67	199,129	188,352	10,777	5.72	282,528
5121.000 - Tenant Assistance Payments	15,363	14,667	696	4.74	277,621	117,332	160,289	136.61	176,000
5220.000 - Vacancies	0	(120)	120	100.00	(1,687)	(960)	(727)	(75.72)	(1,440)
<b>Net Rental Income</b>	<b>40,478</b>	<b>38,091</b>	<b>2,387</b>	<b>6.26</b>	<b>475,063</b>	<b>304,724</b>	<b>170,339</b>	<b>55.89</b>	<b>457,088</b>
<b>Financial Revenue</b>									
5410.000 - Interest Revenue - Project Operations	70	0	70	(100.00)	543	0	543	(100.00)	0
<b>Total Financial Revenue</b>	<b>70</b>	<b>0</b>	<b>70</b>	<b>(100.00)</b>	<b>543</b>	<b>0</b>	<b>543</b>	<b>(100.00)</b>	<b>0</b>
<b>Miscellaneous Revenue</b>									
5910.000 - Laundry Revenue	0	330	(330)	(100.00)	3,156	2,640	516	19.54	3,960
5920.001 - Damages & Cleaning Charges	0	0	0	0.00	1	0	1	(100.00)	0
5970.002 - Grant	0	0	0	0.00	1,786	0	1,786	(100.00)	0
5990.000 - Miscellaneous Revenue-Community	0	0	0	0.00	10,066	0	10,066	(100.00)	0
<b>Total Miscellaneous Revenue</b>	<b>0</b>	<b>330</b>	<b>(330)</b>	<b>(100.00)</b>	<b>15,009</b>	<b>2,640</b>	<b>12,369</b>	<b>468.52</b>	<b>3,960</b>
<b>Total Revenue</b>	<b>40,548</b>	<b>38,421</b>	<b>2,127</b>	<b>5.53</b>	<b>490,615</b>	<b>307,364</b>	<b>183,251</b>	<b>59.62</b>	<b>461,048</b>
<b>Operating Expense</b>									
<b>Administrative Expenses</b>									
6203.000 - Training/Meeting/Conferences	0	0	0	0.00	815	0	(815)	(100.00)	0
6204.000 - Management Consultants	0	0	0	0.00	5,725	0	(5,725)	(100.00)	30,000
6205.000 - IT Support Services	400	479	79	16.49	3,670	3,832	162	4.23	5,748
6205.001 - IT Equipment	0	83	83	100.00	0	664	664	100.00	996
6210.000 - Advertising and Marketing	0	0	0	0.00	0	100	100	100.00	100
6250.000 - Other Renting Expenses	46	25	(21)	(81.04)	542	200	(342)	(171.04)	300
6311.000 - Office Supplies	558	250	(308)	(123.26)	6,372	2,000	(4,372)	(218.60)	3,000
6311.001 - Office Equipment Lease Expense	657	558	(99)	(17.72)	4,239	4,464	225	5.04	6,696
6311.002 - Telephone/Fax/Cell Phone/Elevator	516	572	56	9.80	4,674	4,576	(98)	(2.14)	6,864
6311.003 - Postage/FedEx/UPS	16	0	(16)	(100.00)	302	100	(202)	(202.16)	100
6311.004 - Dues & Fees	357	376	19	5.11	3,845	3,008	(837)	(27.81)	4,512
6311.005 - Tax Return Fees	0	0	0	0.00	0	130	130	100.00	130
6311.006 - Bank Fees	144	107	(37)	(34.42)	1,220	856	(364)	(42.47)	1,284
6311.007 - Employee Activities	0	0	0	0.00	240	0	(240)	(100.00)	0
6311.008 - Payroll Fees	0	10	10	100.00	0	80	80	100.00	120
6311.011 - Resident Activities	0	330	330	100.00	3,450	2,640	(810)	(30.67)	3,960
6320.000 - Management Fee	3,850	3,850	0	0.00	30,800	30,800	0	0.00	46,200
6330.000 - Manager Salaries	4,435	4,619	184	3.97	33,413	36,952	3,539	9.57	55,428
6330.001 - Manager Salaries - Non-prod (Vacation)	315	338	23	6.76	4,508	2,704	(1,804)	(66.70)	4,056
6330.002 - Manager Salaries - Incentive, Bonus, Award	0	0	0	0.00	2,000	0	(2,000)	(100.00)	0
6350.000 - Audit/Tax Return Expense	0	125	125	100.00	0	1,000	1,000	100.00	1,500
6351.000 - Bookkeeping Fees	578	580	2	0.43	4,620	4,640	20	0.43	6,960
6370.000 - Bad Debts Expense	0	0	0	0.00	1,069	0	(1,069)	(100.00)	0
6390.000 - Miscellaneous Administrative Expenses	0	0	0	0.00	918	0	(918)	(100.00)	0
<b>Total Administrative Expenses</b>	<b>11,872</b>	<b>12,302</b>	<b>430</b>	<b>3.50</b>	<b>112,422</b>	<b>98,746</b>	<b>(13,676)</b>	<b>(13.84)</b>	<b>177,954</b>



**Lomita Manor**  
**Income Statement Actual vs. Budget**  
**For the Period Ended February 28, 2021**

	CURRENT MONTH				YEAR TO DATE				Annual
	February 28, 2021				February 28, 2021				
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
<b>Utilities</b>									
6450.000 - Electricity	1,571	1,500	(71)	(4.74)	16,315	12,000	(4,315)	(35.96)	18,000
6451.000 - Water	1,295	1,600	305	19.05	13,887	12,800	(1,087)	(8.48)	19,200
6452.000 - Gas	510	517	7	1.41	2,987	4,136	1,149	27.76	6,204
<b>Total Utilities Expense</b>	<b>3,376</b>	<b>3,617</b>	<b>241</b>	<b>6.66</b>	<b>33,189</b>	<b>28,936</b>	<b>(4,253)</b>	<b>(14.69)</b>	<b>43,404</b>
<b>Maintenance Expenses</b>									
6510.000 - Maintenance Salaries	3,602	4,191	589	14.05	31,377	33,528	2,151	6.41	50,292
6510.001 - Maintenance Salaries - Non-prod (Vacation)	305	378	73	19.27	2,475	3,024	549	18.14	4,536
6510.002 - Maintenance Salaries - Incentive, Bonus, Award	0	0	0	0.00	500	0	(500)	(100.00)	0
6515.000 - Janitorial/Cleaning Supplies	1,028	360	(668)	(185.51)	11,015	2,880	(8,135)	(282.44)	4,320
6515.003 - Maintenance Uniforms	0	300	300	100.00	650	600	(50)	(8.47)	600
6515.004 - Plumbing Supplies	1,266	380	(886)	(233.35)	5,417	3,040	(2,377)	(78.19)	4,560
6515.005 - Electrical Supplies	1,941	350	(1,591)	(454.50)	13,675	2,800	(10,875)	(388.36)	4,200
6525.000 - Garbage & Trash Removal	1,361	1,010	(351)	(34.76)	7,821	8,080	259	3.20	12,120
6546.000 - HVAC Repairs & Maintenance	257	0	(257)	(100.00)	6,455	2,640	(3,815)	(144.52)	3,960
<b>Total Maintenance Expense</b>	<b>9,760</b>	<b>6,969</b>	<b>(2,791)</b>	<b>(40.04)</b>	<b>79,385</b>	<b>56,592</b>	<b>(22,793)</b>	<b>(40.27)</b>	<b>84,588</b>
<b>Maintenance Contracts</b>									
6520.000 - Maintenance Contracts	16,590	3,750	(12,840)	(342.39)	89,936	30,000	(59,936)	(199.78)	45,000
6520.001 - Janitorial/Cleaning Contract	0	500	500	100.00	0	4,000	4,000	100.00	6,000
6520.002 - Elevator Contract	0	0	0	0.00	5,720	2,280	(3,440)	(150.84)	3,040
6520.003 - Exterminating Contract	280	192	(88)	(45.83)	3,155	1,536	(1,619)	(105.40)	2,304
6520.004 - Grounds Contract	0	360	360	100.00	5,350	2,880	(2,470)	(85.76)	4,320
<b>Total Maintenance Contract Expense</b>	<b>16,870</b>	<b>4,802</b>	<b>(12,068)</b>	<b>(251.30)</b>	<b>104,161</b>	<b>40,696</b>	<b>(63,465)</b>	<b>(155.94)</b>	<b>60,664</b>
<b>Apartment Turnovers</b>									
6516.000 - CapEx Projects In Process	0	0	0	0.00	580	0	(580)	(100.00)	0
<b>Total Apartment Turnover Expense</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>580</b>	<b>0</b>	<b>(580)</b>	<b>(100.00)</b>	<b>0</b>
<b>Service Coordinator Expenses</b>									
6935.000 - Service Coordinator Salary	1,409	1,598	189	11.84	12,034	12,784	750	5.86	19,176
6935.001 - Service Coordinator Salaries - Non-prod (Vacation)	0	129	129	100.00	0	1,032	1,032	100.00	1,548
6935.002 - Service Coordinator Salaries - Incentive, Bonus, Award	0	0	0	0.00	500	0	(500)	(100.00)	0
6936.002 - Service Coordinator Expenses - Software License (Pangea)	595	0	(595)	(100.00)	595	800	205	25.62	800
<b>Total Service Coordinator Expenses</b>	<b>2,004</b>	<b>1,727</b>	<b>(277)</b>	<b>(16.02)</b>	<b>13,129</b>	<b>14,616</b>	<b>1,487</b>	<b>10.17</b>	<b>21,524</b>
<b>Taxes and Insurance</b>									
6711.000 - Payroll Taxes (FICA)	720	796	76	9.42	6,171	6,368	197	3.08	9,552
6720.000 - Property & Liability Insurance (Hazard)	2,492	1,365	(1,127)	(82.55)	12,513	10,920	(1,593)	(14.58)	16,380
6722.000 - Workman's Compensation	265	302	37	12.36	1,945	2,416	471	19.49	3,624
6723.000 - Health Insurance	1,230	1,490	260	17.44	11,435	11,920	485	4.06	17,880
6723.001 - Retirement	230	274	44	16.05	2,260	2,192	(68)	(3.10)	3,288
6723.002 - Unemployment Insurance	33	26	(7)	(26.92)	283	208	(75)	(36.05)	312
<b>Total Taxes and Insurance</b>	<b>4,970</b>	<b>4,253</b>	<b>(717)</b>	<b>(16.87)</b>	<b>34,607</b>	<b>34,024</b>	<b>(583)</b>	<b>(1.71)</b>	<b>51,036</b>

**Lomita Manor**  
**Income Statement Actual vs. Budget**  
**For the Period Ended February 28, 2021**

	CURRENT MONTH February 28, 2021				YEAR TO DATE February 28, 2021				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
<b>Total Operating Expense</b>	<b>48,852</b>	<b>33,670</b>	<b>(15,182)</b>	<b>(45.08)</b>	<b>377,473</b>	<b>273,610</b>	<b>(103,863)</b>	<b>(37.96)</b>	<b>439,170</b>
<b>Total Net Operating Income/(Loss)</b>	<b>(8,304)</b>	<b>4,751</b>	<b>(13,055)</b>	<b>(274.78)</b>	<b>113,142</b>	<b>33,754</b>	<b>79,388</b>	<b>235.19</b>	<b>21,878</b>
<b>Total Project Expenses</b>	<b>48,852</b>	<b>33,670</b>	<b>15,182</b>	<b>45.08</b>	<b>377,473</b>	<b>273,610</b>	<b>103,863</b>	<b>37.96</b>	<b>439,170</b>
<b>Total Project Net Income (before Reserves &amp; CapEx)</b>	<b>(8,304)</b>	<b>4,751</b>	<b>(13,055)</b>	<b>(274.78)</b>	<b>113,142</b>	<b>33,754</b>	<b>79,388</b>	<b>235.19</b>	<b>21,878</b>
<b>Net Income (Loss) (on Operations)</b>	<b>(8,304)</b>	<b>4,751</b>	<b>(13,055)</b>	<b>(274.78)</b>	<b>113,142</b>	<b>33,754</b>	<b>79,388</b>	<b>235.19</b>	<b>21,878</b>
<b>Other Non-Cash Expenses &amp; Revenue</b>									
Depreciation Expense	916	916	0	0.04	7,331	7,328	3	0.04	10,992
<b>GAAP Net Income/(Loss)</b>	<b>(9,220)</b>	<b>3,835</b>	<b>(13,055)</b>	<b>(340.41)</b>	<b>105,810</b>	<b>26,426</b>	<b>79,384</b>	<b>300.40</b>	<b>10,886</b>
<b>Cash Flow</b>									
<b>Total Project Net Income</b>	<b>(8,304)</b>	<b>4,751</b>	<b>(13,055)</b>	<b>(274.78)</b>	<b>113,142</b>	<b>33,754</b>	<b>79,388</b>	<b>235.19</b>	<b>21,878</b>
Add (Subtract)	<b>6,778</b>	<b>0</b>	<b>(6,778)</b>	<b>(100.00)</b>	<b>(2,159)</b>	<b>0</b>	<b>2,159</b>	<b>(100.00)</b>	<b>0</b>
<b>Increase (Decrease) in Operating Cash</b>	<b>(15,082)</b>	<b>4,751</b>	<b>(19,833)</b>	<b>(417.45)</b>	<b>115,301</b>	<b>33,754</b>	<b>81,547</b>	<b>241.59</b>	<b>21,878</b>
<b>Increase (decrease) in Ops Cash per Bal Sheet</b>	<b>(15,082)</b>	<b>0</b>	<b>(15,082)</b>	<b>100.00</b>	<b>115,301</b>	<b>0</b>	<b>115,301</b>	<b>100.00</b>	<b>0</b>

**Lomita Manor  
Balance Sheet  
February 28, 2021**

	February 28, 2021	January 31, 2021	Period Difference
<b>Assets</b>			
<b>Current Assets</b>			
<b>Cash</b>			
1120.000 - Cash - Operating	528,951.91	544,034.35	(15,082.44)
<b>Total Cash</b>	<b>528,951.91</b>	<b>544,034.35</b>	<b>(15,082.44)</b>
<b>Other Restricted Cash</b>			
1191.000 - Cash - Security Deposits	25,975.52	25,972.34	3.18
<b>Total Other Restricted Cash</b>	<b>25,975.52</b>	<b>25,972.34</b>	<b>3.18</b>
<b>Accounts Receivable Tenants &amp; Other</b>			
1130.000 - Accounts Receivable - Tenant Rent	1.00	0.00	1.00
<b>Total Accounts Receivable Tenants &amp; Other</b>	<b>1.00</b>	<b>0.00</b>	<b>1.00</b>
<b>Prepaid Expenses and Deposits</b>			
1200.001 - Prepaid Expense - Property Insurance	7,772.31	8,882.64	(1,110.33)
<b>Total Prepaid Expenses and Deposits</b>	<b>7,772.31</b>	<b>8,882.64</b>	<b>(1,110.33)</b>
<b>Reserves &amp; Impounds - Restricted Cash</b>			
1330.000 - Cash - Operating Reserve	147,457.26	147,457.26	0.00
<b>Total Reserves &amp; Impounds - Restricted Cash</b>	<b>147,457.26</b>	<b>147,457.26</b>	<b>0.00</b>
<b>Total Current Assets</b>	<b>710,158.00</b>	<b>726,346.59</b>	<b>(16,188.59)</b>
<b>Net Fixed Assets</b>			
<b>Fixed Assets</b>			
1410.001 - Land Improvements	83,660.00	83,660.00	0.00
1420.001 - Building Improvements	75,451.26	75,451.26	0.00
1440.000 - Building Equipment	25,391.00	25,391.00	0.00
1465.000 - Office Furniture & Equipment	15,480.47	15,480.47	0.00
1470.000 - Maintenance Equipment	1,957.64	1,957.64	0.00
<b>Total Fixed Assets</b>	<b>201,940.37</b>	<b>201,940.37</b>	<b>0.00</b>
<b>Accumulated Depreciation</b>			
1495.000 - Accum. Depr. - Land Improvements	24,168.56	23,703.78	464.78
1495.002 - Accum. Depr. - Building Improvements	51,766.52	51,546.16	220.36
1495.003 - Accum. Depr. - Building Equipment	9,569.95	9,437.00	132.95
1495.004 - Accum. Depr. - Office Furniture & Equipment	8,695.39	8,597.05	98.34
1495.005 - Accum. Depr. - Maintenance Equipment	1,957.64	1,957.64	0.00
<b>Total Accumulated Depreciation</b>	<b>96,158.06</b>	<b>95,241.63</b>	<b>916.43</b>
<b>Net Fixed Assets</b>	<b>105,782.31</b>	<b>106,698.74</b>	<b>(916.43)</b>
<b>Total Assets</b>	<b>815,940.31</b>	<b>833,045.33</b>	<b>(17,105.02)</b>

**Liabilities & Equity**

**Liabilities**

**Current Liabilities**

2109.000 - Accounts Payable - Accrued Expenses	4,500.00	7,900.00	(3,400.00)
2110.000 - Accounts Payable - Operations	22,265.79	29,186.28	(6,920.49)
2114.000 - Accounts Payable - Beacon Communities	18,521.67	18,801.66	(279.99)
2118.000 - Escheat Checks Payable	150.00	150.00	0.00

**Lomita Manor  
Balance Sheet  
February 28, 2021**

	February 28, 2021	January 31, 2021	Period Difference
2120.000 - Accrued Vacation Payable	14,247.81	13,988.23	259.58
2126.000 - Accrued Payroll	2,811.16	2,767.92	43.24
<b>Total Current Liabilities</b>	<b>62,496.43</b>	<b>72,794.09</b>	<b>(10,297.66)</b>
<b>Other Current Liabilities</b>			
2210.000 - Prepaid Revenue	2,610.00	124.00	2,486.00
<b>Total Other Current Liabilities</b>	<b>2,610.00</b>	<b>124.00</b>	<b>2,486.00</b>
<b>Other Liabilities</b>			
2191.000 - Security Deposits Payable	22,172.00	22,247.00	(75.00)
2191.001 - Security Deposit Interest Payable	1,178.33	1,176.21	2.12
<b>Total Other Liabilities</b>	<b>23,350.33</b>	<b>23,423.21</b>	<b>(72.88)</b>
<b>Total Liabilities</b>	<b>88,456.76</b>	<b>96,341.30</b>	<b>(7,884.54)</b>
<b>Equity</b>			
3131.000 - Unrestricted Net Assets	147,457.26	147,457.26	0.00
3140.000 - Retained Earnings - Profit or Loss	474,216.03	474,216.03	0.00
<b>Current Net Income</b>	<b>105,810.26</b>	<b>115,030.74</b>	<b>(9,220.48)</b>
<b>Total Equity</b>	<b>727,483.55</b>	<b>736,704.03</b>	<b>(9,220.48)</b>
<b>Total Liabilities &amp; Equity</b>	<b>815,940.31</b>	<b>833,045.33</b>	<b>(17,105.02)</b>

**Lomita Manor  
CONTRACT BILLING  
February 28, 2021**

DESCRIPTION	Amount
Employees' Wages/Salaries for the month	10,484.36
Work Comp, Unemployment Ins, Pension & Health Benefits	1,757.66
Computer Lease	388.76
Property Liability Insurance	1,381.57
Concur Purchases	458.66
Other-AP transactions-	11.23
Bookkeeping Fees (77 units* \$7.50)	577.50
Rental Housing Mgmt fees (\$50*77 units)	3,850.00
<b>TOTAL DUE TO Beacon For the Month</b>	<b>18,909.74</b>
<b>Recap:</b>	
<b>Balance as of 6/30/2020</b>	16,863.58
July Charges	17,048.01
July Repayment to Beacon	(17,251.65)
<b>Ending Balance @ 07/31/20</b>	<b>16,659.94</b>
August Charges	16,895.31
August Repayment to Beacon	(17,048.01)
<b>Ending Balance @ 08/31/20</b>	<b>16,507.24</b>
September Charges	17,011.16
September Repayment to Beacon	(16,895.31)
<b>Ending Balance @ 09/30/20</b>	<b>16,623.09</b>
October Charges	22,635.62
October Repayment to Beacon	(17,011.16)
<b>Ending Balance @ 10/31/20</b>	<b>22,247.55</b>
November Charges	18,534.74
November Repayment to Beacon	(22,635.62)
<b>Ending Balance @ 11/30/20</b>	<b>18,146.67</b>
December Charges	21,056.05
December Repayment to Beacon	(18,534.74)
<b>Ending Balance @ 12/31/20</b>	<b>20,667.98</b>
January Charges	19,189.73
January Repayment to Beacon	(21,056.05)
<b>Ending Balance @ 01/31/21</b>	<b>18,801.66</b>
February Charges	18,909.74
February Repayment to Beacon	(19,189.73)
<b>Ending Balance @ 02/28/21</b>	<b>18,521.67</b>

**Lomita Manor Senior Housing  
General Ledger Report  
For (02/01/2021 to 02/28/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>1120.000 - Cash - Operating (Balance Forward As of 02/01/2021)</b>							<b>544,034.35</b>
02/01/2021	02/01/2021	51159	08/2021-400 Deposited 02/01/2021 Settlement:10370808402	OARB	1,529.00		545,563.35
02/01/2021	02/01/2021	51160	08/2021-401 Deposited 02/01/2021 Settlement:10360206242	OARB	5,637.00		551,200.35
02/02/2021	02/02/2021	51161	08/2021-402 Deposited 02/02/2021 Settlement:10396943506	OARB	235.00		551,435.35
02/02/2021	02/02/2021	51162	08/2021-403 Deposited 02/02/2021 Settlement:10387092230	OARB	7,485.00		558,920.35
02/03/2021	02/03/2021	51163	08/2021-404 Deposited 02/03/2021 Settlement:10402259750	OARB	4,594.00		563,514.35
02/04/2021	02/04/2021	23971	AP Pymt - Alvarez Refinishing Inc	DB		120.00	563,394.35
02/04/2021	02/04/2021	23972	AP Pymt - Amtech Elevator Services	DB		702.24	562,692.11
02/04/2021	02/04/2021	23973	AP Pymt - AT&T - Box 9011	DB		272.03	562,420.08
02/04/2021	02/04/2021	23974	AP Pymt - Home Depot Credit Services - Phoenix	DB		2,269.56	560,150.52
02/04/2021	02/04/2021	23975	AP Pymt - Office Depot - Phoenix Box 29248	DB		280.11	559,870.41
02/04/2021	02/04/2021	23976	AP Pymt - RealPage Inc	DB		490.99	559,379.42
02/04/2021	02/04/2021	23977	AP Pymt - Round The Clock Pest Control Inc	DB		1,700.00	557,679.42
02/04/2021	02/04/2021	23978	AP Pymt - So Cal Edison	DB		12.46	557,666.96
02/04/2021	02/04/2021	23979	AP Pymt - So Cal Edison	DB		1,436.12	556,230.84
02/04/2021	02/04/2021	23980	AP Pymt - Sweinhart Elect Co Inc	DB		394.53	555,836.31
02/04/2021	02/04/2021	23981	AP Pymt - The Swenson Group	DB		452.19	555,384.12
02/04/2021	02/04/2021	51162	Unable To Locate Account (R03)	OARB		617.00	554,767.12
02/04/2021	02/04/2021	51164	08/2021-405 Deposited 02/04/2021 Settlement:10419591310	OARB	871.00		555,638.12
02/04/2021	02/04/2021	51165	08/2021-406 Deposited 02/04/2021 Settlement:10415410818	OARB	3,712.00		559,350.12
02/04/2021	02/04/2021	AF	LOM 2.21 Subsidy Payment	GJ	15,363.00		574,713.12
02/05/2021	02/05/2021	51167	08/2021-407 Deposited 02/05/2021 Settlement:10429602406	OARB	1,226.00		575,939.12
02/08/2021	02/08/2021	51168	08/2021-408 Deposited 02/08/2021 Settlement:10453074314	OARB	329.00		576,268.12
02/12/2021	02/12/2021	23982	AP Pymt - Humangood Affordable Housing	DB		21,056.05	555,212.07
02/19/2021	02/19/2021	23983	AP Pymt - Alvarez Refinishing Inc	DB		950.00	554,262.07
02/19/2021	02/19/2021	23984	AP Pymt - AT&T - Box 9011	DB		280.17	553,981.90
02/19/2021	02/19/2021	23985	AP Pymt - AT&T Uverse - PO Box 5014	DB		110.95	553,870.95
02/19/2021	02/19/2021	23986	AP Pymt - CalMet Services Inc	DB		2,361.16	551,509.79
02/19/2021	02/19/2021	23987	AP Pymt - City Lomita Water Dept	DB		2,995.19	548,514.60
02/19/2021	02/19/2021	23988	AP Pymt - Cleaner Image Inc	DB		2,000.00	546,514.60
02/19/2021	02/19/2021	23989	AP Pymt - Don Glenn Heating & Air Conditioning Co.	DB		6,000.00	540,514.60
02/19/2021	02/19/2021	23990	AP Pymt - Ferguson Facilities Supply - Atlanta	DB		882.93	539,631.67
02/19/2021	02/19/2021	23991	AP Pymt - HD Supply Ltd	DB		2,910.65	536,721.02
02/19/2021	02/19/2021	23992	AP Pymt - HM Carpet Inc - HM Flooring Group	DB		3,148.00	533,573.02
02/19/2021	02/19/2021	23993	AP Pymt - Home Depot Credit Services - Phoenix	DB		698.26	532,874.76
02/19/2021	02/19/2021	23994	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	DB		5,946.93	526,927.83
02/19/2021	02/19/2021	23995	AP Pymt - Office Depot - Phoenix Box 29248	DB		558.17	526,369.66
02/19/2021	02/19/2021	23996	AP Pymt - Pangea Foundation	DB		595.00	525,774.66
02/19/2021	02/19/2021	23997	AP Pymt - RealPage Inc	DB		460.99	525,313.67
02/19/2021	02/19/2021	23998	AP Pymt - Round The Clock Pest Control Inc	DB		280.00	525,033.67
02/19/2021	02/19/2021	23999	AP Pymt - Smiths Lock Safe	DB		1,102.93	523,930.74
02/19/2021	02/19/2021	24000	AP Pymt - So Cal Edison	DB		4.48	523,926.26
02/19/2021	02/19/2021	24001	AP Pymt - So Cal Edison	DB		1,566.76	522,359.50
02/19/2021	02/19/2021	24002	AP Pymt - SoCal Gas	DB		1,042.24	521,317.26
02/19/2021	02/19/2021	24003	AP Pymt - SoCal Gas	DB		167.43	521,149.83
02/19/2021	02/19/2021	24004	AP Pymt - Swenson Group - Dallas	DB		656.89	520,492.94
02/23/2021	02/23/2021	Voided - 23989	AP Pymt - Don Glenn Heating & Air Conditioning Co.: Error entries.	DB	6,000.00		526,492.94
02/28/2021	02/28/2021	51170	08/2021-409 Deposited 02/28/2021	OARB	2,599.00		529,091.94
02/28/2021	02/28/2021		Bank Interest Earned: LOM int earned op 2.21	DB	69.65		529,161.59
02/28/2021	02/28/2021		Bank Service Charge: AF	DB		143.83	529,017.76
02/28/2021	02/28/2021	AF	LOM RP fees 2.21	GJ		65.85	528,951.91
<b>Totals for 1120.000 - Cash - Operating</b>					<b>49,649.65</b>	<b>64,732.09</b>	<b>528,951.91</b>
<b>1130.000 - Accounts Receivable - Tenant Rent (Balance Forward As of 02/01/2021)</b>							<b>0.00</b>
02/01/2021	02/01/2021	FileID-4142834-1	Accounts Receivable - Tenant Rent	OARA	12,521.00		12,521.00
02/02/2021	02/02/2021	FileID-4145436-2	Accounts Receivable - Tenant Rent	OARA		6,766.00	5,755.00
02/03/2021	02/03/2021	FileID-4148370-2	Accounts Receivable - Tenant Rent	OARA		4,710.00	1,045.00
02/04/2021	02/04/2021	FileID-4151334-2	Accounts Receivable - Tenant Rent	OARA	285.00		1,330.00
02/05/2021	02/05/2021	FileID-4158569-2	Accounts Receivable - Tenant Rent	OARA		1,329.00	1.00
<b>Totals for 1130.000 - Accounts Receivable - Tenant Rent</b>					<b>12,806.00</b>	<b>12,805.00</b>	<b>1.00</b>
<b>1191.000 - Cash - Security Deposits (Balance Forward As of 02/01/2021)</b>							<b>25,972.34</b>
02/28/2021	02/28/2021		Bank Interest Earned: LOM int earned sd 2.21	DB	3.18		25,975.52
<b>Totals for 1191.000 - Cash - Security Deposits</b>					<b>3.18</b>	<b>0.00</b>	<b>25,975.52</b>

**Lomita Manor Senior Housing  
General Ledger Report  
For (02/01/2021 to 02/28/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>1200.001 - Prepaid Expense - Property Insurance (Balance Forward As of 02/01/2021)</b>							<b>8,882.64</b>
02/28/2021	02/28/2021	AF	LOM Earthquake Insurance Exp	GJ		1,110.33	7,772.31
<b>Totals for 1200.001 - Prepaid Expense - Property Insurance</b>					<b>0.00</b>	<b>1,110.33</b>	<b>7,772.31</b>
<b>1330.000 - Cash - Operating Reserve (Balance Forward As of 02/01/2021)</b>							<b>147,457.26</b>
<b>Totals for 1330.000 - Cash - Operating Reserve</b>					<b>0.00</b>	<b>0.00</b>	<b>147,457.26</b>
<b>1410.001 - Land Improvements (Balance Forward As of 02/01/2021)</b>							<b>83,660.00</b>
<b>Totals for 1410.001 - Land Improvements</b>					<b>0.00</b>	<b>0.00</b>	<b>83,660.00</b>
<b>1420.001 - Building Improvements (Balance Forward As of 02/01/2021)</b>							<b>75,451.26</b>
<b>Totals for 1420.001 - Building Improvements</b>					<b>0.00</b>	<b>0.00</b>	<b>75,451.26</b>
<b>1440.000 - Building Equipment (Balance Forward As of 02/01/2021)</b>							<b>25,391.00</b>
<b>Totals for 1440.000 - Building Equipment</b>					<b>0.00</b>	<b>0.00</b>	<b>25,391.00</b>
<b>1465.000 - Office Furniture &amp; Equipment (Balance Forward As of 02/01/2021)</b>							<b>15,480.47</b>
<b>Totals for 1465.000 - Office Furniture &amp; Equipment</b>					<b>0.00</b>	<b>0.00</b>	<b>15,480.47</b>
<b>1470.000 - Maintenance Equipment (Balance Forward As of 02/01/2021)</b>							<b>1,957.64</b>
<b>Totals for 1470.000 - Maintenance Equipment</b>					<b>0.00</b>	<b>0.00</b>	<b>1,957.64</b>
<b>1495.000 - Accum. Depr. - Land Improvements (Balance Forward As of 02/01/2021)</b>							<b>(23,703.78)</b>
02/01/2021	02/01/2021		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS-004914-161212	FA		464.78	(24,168.56)
<b>Totals for 1495.000 - Accum. Depr. - Land Improvements</b>					<b>0.00</b>	<b>464.78</b>	<b>(24,168.56)</b>
<b>1495.002 - Accum. Depr. - Building Improvements (Balance Forward As of 02/01/2021)</b>							<b>(51,546.16)</b>
02/01/2021	02/01/2021		Depreciation for asset LOM-Awning Replacement, serial number AS-004963-170410	FA		122.50	(51,668.66)
02/01/2021	02/01/2021		Depreciation for asset LOM-Renovation Unit 307B, serial number AS-004794-160907	FA		40.47	(51,709.13)
02/01/2021	02/01/2021		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	FA		57.39	(51,766.52)
<b>Totals for 1495.002 - Accum. Depr. - Building Improvements</b>					<b>0.00</b>	<b>220.36</b>	<b>(51,766.52)</b>
<b>1495.003 - Accum. Depr. - Building Equipment (Balance Forward As of 02/01/2021)</b>							<b>(9,437.00)</b>
02/01/2021	02/01/2021		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	FA		132.95	(9,569.95)
<b>Totals for 1495.003 - Accum. Depr. - Building Equipment</b>					<b>0.00</b>	<b>132.95</b>	<b>(9,569.95)</b>
<b>1495.004 - Accum. Depr. - Office Furniture &amp; Equipment (Balance Forward As of 02/01/2021)</b>							<b>(8,597.05)</b>
02/01/2021	02/01/2021		Depreciation for asset LOM-Commonity Furniture, serial number AS-004912-161209	FA		98.34	(8,695.39)
<b>Totals for 1495.004 - Accum. Depr. - Office Furniture &amp; Equipment</b>					<b>0.00</b>	<b>98.34</b>	<b>(8,695.39)</b>
<b>1495.005 - Accum. Depr. - Maintenance Equipment (Balance Forward As of 02/01/2021)</b>							<b>(1,957.64)</b>
<b>Totals for 1495.005 - Accum. Depr. - Maintenance Equipment</b>					<b>0.00</b>	<b>0.00</b>	<b>(1,957.64)</b>
<b>2109.000 - Accounts Payable - Accrued Expenses (Balance Forward As of 02/01/2021)</b>							<b>(7,900.00)</b>
02/01/2021	02/01/2021	Reversed - AF	Reversed -- LOM Accr Elec Exp 1.21	GJ	1,500.00		(6,400.00)
02/01/2021	02/01/2021	Reversed - AF	Reversed -- LOM Accr Gas Exp 1.21	GJ	1,200.00		(5,200.00)
02/01/2021	02/01/2021	Reversed - AF	Reversed -- LOM Accr Trash Exp 1.21	GJ	2,000.00		(3,200.00)
02/01/2021	02/01/2021	Reversed - AF	Reversed -- LOM Accr Water Exp 1.21	GJ	3,200.00		0.00
02/28/2021	02/28/2021	AF	LOM Accr Elec Exp 2.21	GJ		1,500.00	(1,500.00)
02/28/2021	02/28/2021	AF	LOM Accr Gas Exp 2.21	GJ		500.00	(2,000.00)
02/28/2021	02/28/2021	AF	LOM Accr Trash Exp 2.21	GJ		1,000.00	(3,000.00)
02/28/2021	02/28/2021	AF	LOM Accr Water Exp 2.21	GJ		1,500.00	(4,500.00)
<b>Totals for 2109.000 - Accounts Payable - Accrued Expenses</b>					<b>7,900.00</b>	<b>4,500.00</b>	<b>(4,500.00)</b>
<b>2110.000 - Accounts Payable - Operations (Balance Forward As of 02/01/2021)</b>							<b>(29,186.28)</b>
02/04/2021	02/04/2021	23971	AP Pymt - Alvarez Refinishing Inc: 1.00 120.00 201B Repair Countertop	DB	120.00		(29,066.28)
02/04/2021	02/04/2021	23972	AP Pymt - Amtech Elevator Services: 1.00 702.24 Maintenance Service from 1.1.21-3.31.21	DB	702.24		(28,364.04)
02/04/2021	02/04/2021	23973	AP Pymt - AT&T - Box 9011: 1.00 272.03 Phone Service 11.28.20-12.27.20	DB	272.03		(28,092.01)
02/04/2021	02/04/2021	23974	AP Pymt - Home Depot Credit Services - Phoenix: 1.00 138.32 Cleaning Supplies	DB	138.32		(27,953.69)
02/04/2021	02/04/2021	23974	AP Pymt - Home Depot Credit Services - Phoenix: 1.00 187.65 Supplies Turn Unit 110B	DB	187.65		(27,766.04)
02/04/2021	02/04/2021	23974	AP Pymt - Home Depot Credit Services - Phoenix: 1.00 206.89 Plywood 110B	DB	206.89		(27,559.15)
02/04/2021	02/04/2021	23974	AP Pymt - Home Depot Credit Services - Phoenix: 1.00 332.08 Plumbing Supplies	DB	332.08		(27,227.07)
02/04/2021	02/04/2021	23974	AP Pymt - Home Depot Credit Services - Phoenix: 1.00 342.70	DB	342.70		(26,884.37)

**Lomita Manor Senior Housing  
General Ledger Report  
For (02/01/2021 to 02/28/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
			342.70 Plumbing Supplies				
02/04/2021	02/04/2021	23974	AP Pymt - Home Depot Credit Services - Phoenix: 1.00	DB	947.18		(25,937.19)
			947.18 Base Cabinets 110B				
02/04/2021	02/04/2021	23974	AP Pymt - Home Depot Credit Services - Phoenix: 1.00	DB	114.74		(25,822.45)
			114.74 Wood 110B				
02/04/2021	02/04/2021	23975	AP Pymt - Office Depot - Phoenix Box 29248: 1.00	DB	104.55		(25,717.90)
			104.55 Office Supplies				
02/04/2021	02/04/2021	23975	AP Pymt - Office Depot - Phoenix Box 29248: 1.00	DB	29.74		(25,688.16)
			29.74 Office Supplies				
02/04/2021	02/04/2021	23975	AP Pymt - Office Depot - Phoenix Box 29248: 1.00	DB	47.07		(25,641.09)
			47.07 Rec Room Supply				
02/04/2021	02/04/2021	23975	AP Pymt - Office Depot - Phoenix Box 29248: 1.00	DB	98.75		(25,542.34)
			98.75 RSC Supplies				
02/04/2021	02/04/2021	23976	AP Pymt - RealPage Inc: 1.00	DB	124.80		(25,417.54)
			124.80 02.21 Phone emergency calls				
02/04/2021	02/04/2021	23976	AP Pymt - RealPage Inc: 1.00	DB	290.93		(25,126.61)
			290.93 02.21 Dues and Fees software fees				
02/04/2021	02/04/2021	23976	AP Pymt - RealPage Inc: 1.00	DB	75.26		(25,051.35)
			75.26 02.21 Other renting exp crdt cks				
02/04/2021	02/04/2021	23977	AP Pymt - Round The Clock Pest Control Inc: 1.00	DB	1,700.00		(23,351.35)
			1700.00 311A Bed Bug Heat Treatment				
02/04/2021	02/04/2021	23978	AP Pymt - So Cal Edison: 1.00	DB	12.46		(23,338.89)
			12.46 Manager Unit 11.17.20-12.17.20				
02/04/2021	02/04/2021	23979	AP Pymt - So Cal Edison: 1.00	DB	1,436.12		(21,902.77)
			1436.12 Electric Service 11.17.20-12.17.20				
02/04/2021	02/04/2021	23980	AP Pymt - Sweinhart Elect Co Inc: 1.00	DB	394.53		(21,508.24)
			394.53 ER Power System				
02/04/2021	02/04/2021	23981	AP Pymt - The Swenson Group: 1.00	DB	452.19		(21,056.05)
			452.19 Leased Copy Machine Fee				
02/10/2021	01/06/2021	5163	AP Invoice - Smiths Lock Safe	APA		904.47	(21,960.52)
02/10/2021	01/06/2021	5170	AP Invoice - Smiths Lock Safe	APA		198.46	(22,158.98)
02/10/2021	01/28/2021	19533	AP Invoice - Don Glenn Heating & Air Conditioning Co.	APA		1,500.00	(23,658.98)
02/10/2021	01/28/2021	19534	AP Invoice - Don Glenn Heating & Air Conditioning Co.	APA		1,500.00	(25,158.98)
02/10/2021	01/18/2021	35520	AP Invoice - Cleaner Image Inc	APA		1,500.00	(26,658.98)
02/10/2021	01/18/2021	35521	AP Invoice - Cleaner Image Inc	APA		500.00	(27,158.98)
02/10/2021	01/09/2021	60579	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain	APA		1,376.93	(28,535.91)
			Cleaning				
02/10/2021	01/29/2021	60751	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain	APA		175.00	(28,710.91)
			Cleaning				
02/10/2021	01/15/2021	60772	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain	APA		4,150.00	(32,860.91)
			Cleaning				
02/10/2021	01/26/2021	60801	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain	APA		245.00	(33,105.91)
			Cleaning				
02/10/2021	01/04/2021	66914	AP Invoice - Round The Clock Pest Control Inc	APA		140.00	(33,245.91)
02/10/2021	02/01/2021	68201	AP Invoice - Round The Clock Pest Control Inc	APA		140.00	(33,385.91)
02/10/2021	01/04/2021	95090	AP Invoice - HM Carpet Inc - HM Flooring Group	APA		1,574.00	(34,959.91)
02/10/2021	01/14/2021	95327	AP Invoice - HM Carpet Inc - HM Flooring Group	APA		1,574.00	(36,533.91)
02/10/2021	01/28/2021	195333	AP Invoice - Don Glenn Heating & Air Conditioning Co.	APA		1,500.00	(38,033.91)
02/10/2021	01/28/2021	195344	AP Invoice - Don Glenn Heating & Air Conditioning Co.	APA		1,500.00	(39,533.91)
02/10/2021	01/21/2021	267388	AP Invoice - Swenson Group - Dallas	APA		210.54	(39,744.45)
02/10/2021	01/06/2021	314888	AP Invoice - Alvarez Refinishing Inc	APA		470.00	(40,214.45)
02/10/2021	01/15/2021	314941	AP Invoice - Alvarez Refinishing Inc	APA		480.00	(40,694.45)
02/10/2021	01/10/2021	2080268	AP Invoice - Home Depot Credit Services - Phoenix	APA		244.90	(40,939.35)
02/10/2021	01/19/2021	3090542	AP Invoice - Home Depot Credit Services - Phoenix	APA		141.26	(41,080.61)
02/10/2021	01/18/2021	4513997	AP Invoice - Home Depot Credit Services - Phoenix	APA		83.70	(41,164.31)
02/10/2021	01/25/2021	7091396	AP Invoice - Home Depot Credit Services - Phoenix	APA		56.51	(41,220.82)
02/10/2021	01/15/2021	7096244	AP Invoice - Home Depot Credit Services - Phoenix	APA		136.89	(41,357.71)
02/10/2021	12/31/2020	14105602	AP Invoice - CalMet Services Inc	APA		2,361.16	(43,718.87)
02/10/2021	01/28/2021	15951741	AP Invoice - AT&T - Box 9011	APA		280.17	(43,999.04)
02/10/2021	02/01/2021	28669323	AP Invoice - Swenson Group - Dallas	APA		446.35	(44,445.39)
02/10/2021	01/07/2021	9187951268	AP Invoice - HD Supply Ltd	APA		199.01	(44,644.40)
02/10/2021	01/07/2021	9187951270	AP Invoice - HD Supply Ltd	APA		132.91	(44,777.31)
02/10/2021	01/07/2021	9187951271	AP Invoice - HD Supply Ltd	APA		218.44	(44,995.75)
02/10/2021	01/14/2021	9188178164	AP Invoice - HD Supply Ltd	APA		394.25	(45,390.00)
02/10/2021	01/19/2021	9188272254	AP Invoice - HD Supply Ltd	APA		296.46	(45,686.46)
02/10/2021	01/19/2021	9188272552	AP Invoice - HD Supply Ltd	APA		143.52	(45,829.98)
02/10/2021	01/19/2021	9188272555	AP Invoice - HD Supply Ltd	APA		184.21	(46,014.19)
02/10/2021	01/21/2021	9188377148	AP Invoice - HD Supply Ltd	APA		256.51	(46,270.70)
02/10/2021	01/22/2021	9188414574	AP Invoice - HD Supply Ltd	APA		241.77	(46,512.47)
02/10/2021	01/25/2021	9188440908	AP Invoice - HD Supply Ltd	APA		56.28	(46,568.75)
02/10/2021	01/25/2021	9188440910	AP Invoice - HD Supply Ltd	APA		87.47	(46,656.22)
02/10/2021	01/29/2021	9188594074	AP Invoice - HD Supply Ltd	APA		170.33	(46,826.55)
02/10/2021	01/29/2021	9188594075	AP Invoice - HD Supply Ltd	APA		529.49	(47,356.04)
02/10/2021	01/08/2021	146245597001	AP Invoice - Office Depot - Phoenix Box 29248	APA		26.74	(47,382.78)
02/10/2021	12/30/2020	147558183001	AP Invoice - Office Depot - Phoenix Box 29248	APA		201.18	(47,583.96)
02/10/2021	01/06/2021	148912507001	AP Invoice - Office Depot - Phoenix Box 29248	APA		294.76	(47,878.72)
02/10/2021	12/30/2020	148914124001	AP Invoice - Office Depot - Phoenix Box 29248	APA		9.84	(47,888.56)
02/10/2021	01/12/2021	149777513001	AP Invoice - Office Depot - Phoenix Box 29248	APA		25.65	(47,914.21)
02/10/2021	01/06/2021	01350501803/1	AP Invoice - SoCal Gas	APA		167.43	(48,081.64)
			2-01.21				
02/10/2021	01/06/2021	11430501061/1	AP Invoice - SoCal Gas	APA		1,042.24	(49,123.88)



**Lomita Manor Senior Housing  
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For (02/01/2021 to 02/28/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
		2-01.21					
02/10/2021	01/22/2021	2340362789/12	AP Invoice - So Cal Edison	APA		1,566.76	(50,690.64)
		1.21					
02/10/2021	01/20/2021	2420561128/12	AP Invoice - So Cal Edison	APA		4.48	(50,695.12)
		1.21					
02/10/2021	01/06/2021	285398576/1.7-	AP Invoice - AT&T Uverse - PO Box 5014	APA		110.95	(50,806.07)
		2.6.21					
02/10/2021	01/07/2021	660813002/10.-	AP Invoice - City Lomita Water Dept	APA		2,962.98	(53,769.05)
		12.20					
02/10/2021	01/07/2021	66081402/10-12	AP Invoice - City Lomita Water Dept	APA		32.21	(53,801.26)
		.20					
02/10/2021	01/17/2021	FCH007335033	AP Invoice - Home Depot Credit Services - Phoenix	APA		35.00	(53,836.26)
02/10/2021	01/03/2021	HG-DW-21	AP Invoice - Pangea Foundation	APA		595.00	(54,431.26)
02/10/2021	01/19/2021	I2101024848	AP Invoice - RealPage Inc	APA		460.99	(54,892.25)
02/10/2021	01/29/2021	WC381122	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		653.72	(55,545.97)
02/10/2021	01/27/2021	WC381126	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		229.21	(55,775.18)
02/12/2021	02/12/2021	23982	AP Pymt - Humangood Affordable Housing: Beacon Communities Advances for the month of December 2020.	DB	21,056.05		(34,719.13)
02/19/2021	02/19/2021	23983	AP Pymt - Alvarez Refinishing Inc: 1.00 470.00 110B Kitchen Counter Tub Reglaze	DB	470.00		(34,249.13)
02/19/2021	02/19/2021	23983	AP Pymt - Alvarez Refinishing Inc: 1.00 480.00 102B Repairs Counter and Tub	DB	480.00		(33,769.13)
02/19/2021	02/19/2021	23984	AP Pymt - AT&T - Box 9011: 1.00 280.17 Phone Service	DB	280.17		(33,488.96)
			12.28.20-01.27.21				
02/19/2021	02/19/2021	23985	AP Pymt - AT&T Uverse - PO Box 5014: 1.00 110.95 Internet Service 1.7.1-2.6.21	DB	110.95		(33,378.01)
02/19/2021	02/19/2021	23986	AP Pymt - CalMet Services Inc: 1.00 2361.16 Trash Service Item Pick Up 110B 12.20-1.21	DB	2,361.16		(31,016.85)
02/19/2021	02/19/2021	23987	AP Pymt - City Lomita Water Dept: 1.00 2962.98 Water Service 10.07.20-12.07.20	DB	2,962.98		(28,053.87)
02/19/2021	02/19/2021	23987	AP Pymt - City Lomita Water Dept: 1.00 32.21 Fire Meter	DB	32.21		(28,021.66)
			10.07.20-12.07.20				
02/19/2021	02/19/2021	23988	AP Pymt - Cleaner Image Inc: 1.00 1500.00 Janitorial Service Jan 1-22, 2021	DB	1,500.00		(26,521.66)
02/19/2021	02/19/2021	23988	AP Pymt - Cleaner Image Inc: 1.00 500.00 Janitorial Service Jan 23-31, 2021	DB	500.00		(26,021.66)
02/19/2021	02/19/2021	23989	AP Pymt - Don Glenn Heating & Air Conditioning Co.: 1.00 1500.00 101A Install Furnace	DB	1,500.00		(24,521.66)
02/19/2021	02/19/2021	23989	AP Pymt - Don Glenn Heating & Air Conditioning Co.: 1.00 1500.00 101A Install Furnace	DB	1,500.00		(23,021.66)
02/19/2021	02/19/2021	23989	AP Pymt - Don Glenn Heating & Air Conditioning Co.: 1.00 1500.00 201A Install Furnace	DB	3,000.00		(20,021.66)
02/19/2021	02/19/2021	23990	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 229.21 110A Lights	DB	229.21		(19,792.45)
02/19/2021	02/19/2021	23990	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 653.72 102B Refrig	DB	653.72		(19,138.73)
02/19/2021	02/19/2021	23991	AP Pymt - HD Supply Ltd: 1.00 132.91 Supplies	DB	132.91		(19,005.82)
02/19/2021	02/19/2021	23991	AP Pymt - HD Supply Ltd: 1.00 143.52 Supplies Lighting	DB	143.52		(18,862.30)
02/19/2021	02/19/2021	23991	AP Pymt - HD Supply Ltd: 1.00 170.33 Supplies Stock-Switch	DB	170.33		(18,691.97)
02/19/2021	02/19/2021	23991	AP Pymt - HD Supply Ltd: 1.00 184.21 Supplies Cleaning	DB	184.21		(18,507.76)
02/19/2021	02/19/2021	23991	AP Pymt - HD Supply Ltd: 1.00 199.01 Supplies Plumbing	DB	199.01		(18,308.75)
02/19/2021	02/19/2021	23991	AP Pymt - HD Supply Ltd: 1.00 218.44 Supplies Electrical	DB	218.44		(18,090.31)
02/19/2021	02/19/2021	23991	AP Pymt - HD Supply Ltd: 1.00 241.77 Supplies Stock	DB	241.77		(17,848.54)
02/19/2021	02/19/2021	23991	AP Pymt - HD Supply Ltd: 1.00 256.51 HVAC Filter	DB	256.51		(17,592.03)
02/19/2021	02/19/2021	23991	AP Pymt - HD Supply Ltd: 1.00 296.46 Supplies Plumbing	DB	296.46		(17,295.57)
02/19/2021	02/19/2021	23991	AP Pymt - HD Supply Ltd: 1.00 394.25 Supplies	DB	394.25		(16,901.32)
02/19/2021	02/19/2021	23991	AP Pymt - HD Supply Ltd: 1.00 529.49 Supplies-Plumbing	DB	529.49		(16,371.83)
02/19/2021	02/19/2021	23991	AP Pymt - HD Supply Ltd: 1.00 56.28 Supplies Stock-Lights	DB	56.28		(16,315.55)
02/19/2021	02/19/2021	23991	AP Pymt - HD Supply Ltd: 1.00 87.47 Supplies Stock-Batteries	DB	87.47		(16,228.08)
02/19/2021	02/19/2021	23992	AP Pymt - HM Carpet Inc - HM Flooring Group: 1.00 1574.00 102B Carpet and Vinyl	DB	1,574.00		(14,654.08)
02/19/2021	02/19/2021	23992	AP Pymt - HM Carpet Inc - HM Flooring Group: 1.00 1574.00 110B Instilled Carpet and Vinyl	DB	1,574.00		(13,080.08)
02/19/2021	02/19/2021	23993	AP Pymt - Home Depot Credit Services - Phoenix: 1.00 136.89 Electrical Supplies	DB	136.89		(12,943.19)
02/19/2021	02/19/2021	23993	AP Pymt - Home Depot Credit Services - Phoenix: 1.00 141.26 Safety Supply	DB	141.26		(12,801.93)
02/19/2021	02/19/2021	23993	AP Pymt - Home Depot Credit Services - Phoenix: 1.00 244.90 Electrical Supplies	DB	244.90		(12,557.03)
02/19/2021	02/19/2021	23993	AP Pymt - Home Depot Credit Services - Phoenix: 1.00 35.00 Late Fee	DB	35.00		(12,522.03)
02/19/2021	02/19/2021	23993	AP Pymt - Home Depot Credit Services - Phoenix: 1.00 56.51	DB	56.51		(12,465.52)

**Lomita Manor Senior Housing  
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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
02/19/2021	02/19/2021	23993	56.51 Supplies AP Pymt - Home Depot Credit Services - Phoenix: 1.00	DB	83.70		(12,381.82)
02/19/2021	02/19/2021	23994	83.70 Safety Supply AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain	DB	1,376.93		(11,004.89)
02/19/2021	02/19/2021	23994	Cleaning: 1.00 1376.93 110B Repair Valves AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain	DB	175.00		(10,829.89)
02/19/2021	02/19/2021	23994	Cleaning: 1.00 175.00 317A Clogged Bathroom Sink AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain	DB	245.00		(10,584.89)
02/19/2021	02/19/2021	23994	Cleaning: 1.00 245.00 206A Kitchen Sink Clogged AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain	DB	4,150.00		(6,434.89)
02/19/2021	02/19/2021	23995	Cleaning: 1.00 4150.00 104A Repalce Main Pipe Line AP Pymt - Office Depot - Phoenix Box 29248: 1.00	DB	201.18		(6,233.71)
02/19/2021	02/19/2021	23995	201.18 Office Supplies AP Pymt - Office Depot - Phoenix Box 29248: 1.00 25.65	DB	25.65		(6,208.06)
02/19/2021	02/19/2021	23995	Office Supplies AP Pymt - Office Depot - Phoenix Box 29248: 1.00 26.74	DB	26.74		(6,181.32)
02/19/2021	02/19/2021	23995	Office Supplies AP Pymt - Office Depot - Phoenix Box 29248: 1.00	DB	294.76		(5,886.56)
02/19/2021	02/19/2021	23995	294.76 RSC Supplies AP Pymt - Office Depot - Phoenix Box 29248: 1.00 9.84	DB	9.84		(5,876.72)
02/19/2021	02/19/2021	23996	RSC Supplies AP Pymt - Pangea Foundation: 1.00 595.00 RSC Soft-	DB	595.00		(5,281.72)
02/19/2021	02/19/2021	23997	ware AP Pymt - RealPage Inc: 1.00 124.80 01.21 Phone	DB	124.80		(5,156.92)
02/19/2021	02/19/2021	23997	Emergency Calls AP Pymt - RealPage Inc: 1.00 290.93 01.21 Dues and	DB	290.93		(4,865.99)
02/19/2021	02/19/2021	23997	Fees software fees AP Pymt - RealPage Inc: 1.00 45.26 01.21 Other Rent-	DB	45.26		(4,820.73)
02/19/2021	02/19/2021	23998	ing Exp crd cks AP Pymt - Round The Clock Pest Control Inc: 1.00	DB	280.00		(4,540.73)
02/19/2021	02/19/2021	23999	140.00 Pest Control Service AP Pymt - Smiths Lock Safe: 1.00 198.46 Keys Stock	DB	198.46		(4,342.27)
02/19/2021	02/19/2021	23999	AP Pymt - Smiths Lock Safe: 1.00 904.47 Entry Gate	DB	904.47		(3,437.80)
02/19/2021	02/19/2021	24000	Key Upgrade AP Pymt - So Cal Edison: 1.00 4.48 Manager Unit Elec-	DB	4.48		(3,433.32)
02/19/2021	02/19/2021	24001	tric Service AP Pymt - So Cal Edison: 1.00 1566.76 Electric Service	DB	1,566.76		(1,866.56)
02/19/2021	02/19/2021	24002	12.17.20-01.19.21 AP Pymt - SoCal Gas: 1.00 1042.24 Gas B building	DB	1,042.24		(824.32)
02/19/2021	02/19/2021	24003	12.02.20-01.04.21 AP Pymt - SoCal Gas: 1.00 167.43 Gas A building	DB	167.43		(656.89)
02/19/2021	02/19/2021	24004	12.02.20-01.04.21 AP Pymt - Swenson Group - Dallas: 1.00 210.54 Copier	DB	210.54		(446.35)
02/19/2021	02/19/2021	24004	Supplies AP Pymt - Swenson Group - Dallas: 1.00 446.35 Leased	DB	446.35		0.00
02/23/2021	02/23/2021	Reversed - 195333	Copy Machine Fee AP Invoice - Don Glenn Heating & Air Conditioning Co.:	APA	1,500.00		1,500.00
02/23/2021	02/23/2021	Reversed - 195344	Duplicate entry. AP Invoice - Don Glenn Heating & Air Conditioning Co.:	APA	1,500.00		3,000.00
02/23/2021	02/23/2021	Voided - 23989	Duplicate entry. AP Pymt - Don Glenn Heating & Air Conditioning Co.:	DB		1,500.00	1,500.00
02/23/2021	02/23/2021	Voided - 23989	1.00 1500.00 101A Install Furnace AP Pymt - Don Glenn Heating & Air Conditioning Co.:	DB		1,500.00	0.00
02/23/2021	02/23/2021	Voided - 23989	1.00 1500.00 101A Install Furnace AP Pymt - Don Glenn Heating & Air Conditioning Co.:	DB		3,000.00	(3,000.00)
02/28/2021	02/28/2021	19-37-4243278-32	1.00 1500.00 201A Install Furnace AP Invoice - ANDRE, DORCEL	APA		76.06	(3,076.06)
02/28/2021	02/22/2021	73 January 2021	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances for the month of January 2021	APA		19,189.73	(22,265.79)
<b>Totals for 2110.000 - Accounts Payable - Operations</b>					<b>66,905.41</b>	<b>59,984.92</b>	<b>(22,265.79)</b>
<b>2114.000 - Accounts Payable - Beacon Communities (Balance Forward As of 02/01/2021)</b>							<b>(18,801.66)</b>
02/01/2021	02/01/2021	RC	HGAH 2.2021 Prop Liab Ins	GJ		1,381.57	(20,183.23)
02/01/2021	02/01/2021	RC	HGAH 2.2021 Workers Comp	GJ		302.00	(20,485.23)
02/01/2021	02/01/2021	Reversed - RC	Reversed -- HGAH Additional 2020 Workers Comp	GJ	37.34		(20,447.89)
02/28/2021	02/22/2021	73 January 2021	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances for the month of January 2021	APA	19,189.73		(1,258.16)
02/28/2021	02/28/2021	QN	02.2021 Mgmt & Bkcp Fees	GJ		4,427.50	(5,685.66)
02/28/2021	02/28/2021	RC	HGAH 2.20.21 Payroll	GJ		5,282.92	(10,968.58)
02/28/2021	02/28/2021	RC	HGAH 2.2021 Benefits	GJ		1,493.00	(12,461.58)
02/28/2021	02/28/2021	RC	HGAH 2.2021 Computer Lease	GJ		388.76	(12,850.34)
02/28/2021	02/28/2021	RC	HGAH 2.2021 Concur	GJ		458.66	(13,309.00)
02/28/2021	02/28/2021	RC	HGAH 2.6.21 Payroll	GJ		5,201.44	(18,510.44)
02/28/2021	02/28/2021	RC	HGAH R/C P Kitahara 2.2021 Training and Support	GJ		11.23	(18,521.67)
<b>Totals for 2114.000 - Accounts Payable - Beacon Communities</b>					<b>19,227.07</b>	<b>18,947.08</b>	<b>(18,521.67)</b>
<b>2118.000 - Escheat Checks Payable (Balance Forward As of 02/01/2021)</b>							<b>(150.00)</b>
<b>Totals for 2118.000 - Escheat Checks Payable</b>					<b>0.00</b>	<b>0.00</b>	<b>(150.00)</b>

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>2120.000 - Accrued Vacation Payable (Balance Forward As of 02/01/2021)</b>							<b>(13,988.23)</b>
02/01/2021	02/01/2021	Reversed - RC	Reversed -- HGAH 1.2021 Vacation Accruals	GJA	13,988.23		0.00
02/28/2021	02/28/2021	RC	HGAH 2.2021 Accrued Vacation	GJA		14,247.81	(14,247.81)
<b>Totals for 2120.000 - Accrued Vacation Payable</b>					<b>13,988.23</b>	<b>14,247.81</b>	<b>(14,247.81)</b>
<b>2126.000 - Accrued Payroll (Balance Forward As of 02/01/2021)</b>							<b>(2,767.92)</b>
02/01/2021	02/01/2021	Reversed - RC	Reversed -- HGAH 1.2021 Payroll Accruals	GJA	2,767.92		0.00
02/28/2021	02/28/2021	RC	HGAH - 2.2021 Accrued Payroll	GJA		2,811.16	(2,811.16)
<b>Totals for 2126.000 - Accrued Payroll</b>					<b>2,767.92</b>	<b>2,811.16</b>	<b>(2,811.16)</b>
<b>2190.000 - Deposit Refund in Transit (Balance Forward As of 02/01/2021)</b>							<b>0.00</b>
02/28/2021	02/28/2021	19-37-4243278-32	AP Invoice - ANDRE, DORCEL: Deposit Refund Bldg LOM001 - Unit 110A	APA	76.06		76.06
02/28/2021	02/28/2021	FileID-4243294-3	Deposit Refund in Transit	OARA		76.06	0.00
<b>Totals for 2190.000 - Deposit Refund in Transit</b>					<b>76.06</b>	<b>76.06</b>	<b>0.00</b>
<b>2191.000 - Security Deposits Payable (Balance Forward As of 02/01/2021)</b>							<b>(22,247.00)</b>
02/28/2021	02/28/2021	51169	08/2021-935 Adjustment 02/28/2021	OARB		1.06	(22,248.06)
02/28/2021	02/28/2021	FileID-4243294-3	Security Deposits Payable	OARA	76.06		(22,172.00)
<b>Totals for 2191.000 - Security Deposits Payable</b>					<b>76.06</b>	<b>1.06</b>	<b>(22,172.00)</b>
<b>2191.001 - Security Deposit Interest Payable (Balance Forward As of 02/01/2021)</b>							<b>(1,176.21)</b>
02/28/2021	02/28/2021		Bank Interest Earned: Interest earned	DB		3.18	(1,179.39)
02/28/2021	02/28/2021	FileID-4243294-3	Security Deposit Interest Payable	OARA	1.06		(1,178.33)
<b>Totals for 2191.001 - Security Deposit Interest Payable</b>					<b>1.06</b>	<b>3.18</b>	<b>(1,178.33)</b>
<b>2210.000 - Prepaid Revenue (Balance Forward As of 02/01/2021)</b>							<b>(124.00)</b>
02/01/2021	02/01/2021	51159	08/2021-400 Deposited 02/01/2021 Settlement:10370808402	OARB		1,529.00	(1,653.00)
02/01/2021	02/01/2021	51160	08/2021-401 Deposited 02/01/2021 Settlement:10360206242	OARB		5,637.00	(7,290.00)
02/01/2021	02/01/2021	FileID-4142834-1	Prepaid Revenue	OARA	12,594.00		5,304.00
02/02/2021	02/02/2021	51161	08/2021-402 Deposited 02/02/2021 Settlement:10396943506	OARB		235.00	5,069.00
02/02/2021	02/02/2021	51162	08/2021-403 Deposited 02/02/2021 Settlement:10387092230	OARB		7,485.00	(2,416.00)
02/02/2021	02/02/2021	FileID-4145436-2	Prepaid Revenue	OARA	6,766.00		4,350.00
02/03/2021	02/03/2021	51163	08/2021-404 Deposited 02/03/2021 Settlement:10402259750	OARB		4,594.00	(244.00)
02/03/2021	02/03/2021	FileID-4148370-2	Prepaid Revenue	OARA	4,710.00		4,466.00
02/04/2021	02/04/2021	51162	Unable To Locate Account (R03)	OARB	617.00		5,083.00
02/04/2021	02/04/2021	51164	08/2021-405 Deposited 02/04/2021 Settlement:10419591310	OARB		871.00	4,212.00
02/04/2021	02/04/2021	51165	08/2021-406 Deposited 02/04/2021 Settlement:10415410818	OARB		3,712.00	500.00
02/04/2021	02/04/2021	FileID-4151334-2	Prepaid Revenue	OARA		285.00	215.00
02/05/2021	02/05/2021	51167	08/2021-407 Deposited 02/05/2021 Settlement:10429602406	OARB		1,226.00	(1,011.00)
02/05/2021	02/05/2021	leID-FI4158569-2	Prepaid Revenue	OARA	1,329.00		318.00
02/08/2021	02/08/2021	51168	08/2021-408 Deposited 02/08/2021 Settlement:10453074314	OARB		329.00	(11.00)
02/28/2021	02/28/2021	51169	08/2021-935 Adjustment 02/28/2021	OARB	1.06		(9.94)
02/28/2021	02/28/2021	51170	08/2021-409 Deposited 02/28/2021	OARB		2,599.00	(2,608.94)
02/28/2021	02/28/2021	FileID-4243294-3	Prepaid Revenue	OARA		1.06	(2,610.00)
<b>Totals for 2210.000 - Prepaid Revenue</b>					<b>26,017.06</b>	<b>28,503.06</b>	<b>(2,610.00)</b>
<b>3131.000 - Unrestricted Net Assets (Balance Forward As of 02/01/2021)</b>							<b>(147,457.26)</b>
<b>Totals for 3131.000 - Unrestricted Net Assets</b>					<b>0.00</b>	<b>0.00</b>	<b>(147,457.26)</b>
<b>3140.000 - Retained Earnings - Profit or Loss (Balance Forward As of 02/01/2021)</b>							<b>(474,216.03)</b>
<b>Totals for 3140.000 - Retained Earnings - Profit or Loss</b>					<b>0.00</b>	<b>0.00</b>	<b>(474,216.03)</b>
<b>5120.000 - Rent Revenue - Gross Potential (Balance Forward As of 02/01/2021)</b>							<b>(174,014.00)</b>
02/01/2021	02/01/2021	FileID-4142834-1	Rent Revenue - Gross Potential	OARA		25,115.00	(199,129.00)
<b>Totals for 5120.000 - Rent Revenue - Gross Potential</b>					<b>0.00</b>	<b>25,115.00</b>	<b>(199,129.00)</b>
<b>5121.000 - Tenant Assistance Payments (Balance Forward As of 02/01/2021)</b>							<b>(262,258.00)</b>
02/04/2021	02/04/2021	AF	LOM 2.21 Subsidy Payment	GJ		15,363.00	(277,621.00)

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<b>Totals for 5121.000 - Tenant Assistance Payments</b>					<b>0.00</b>	<b>15,363.00</b>	<b>(277,621.00)</b>
<b>5220.000 - Vacancies (Balance Forward As of 02/01/2021)</b>							<b>1,687.00</b>
<b>Totals for 5220.000 - Vacancies</b>					<b>0.00</b>	<b>0.00</b>	<b>1,687.00</b>
<b>5410.000 - Interest Revenue - Project Operations (Balance Forward As of 02/01/2021)</b>							<b>(473.30)</b>
02/28/2021	02/28/2021		Bank Interest Earned: Interest earned	DB		69.65	(542.95)
<b>Totals for 5410.000 - Interest Revenue - Project Operations</b>					<b>0.00</b>	<b>69.65</b>	<b>(542.95)</b>
<b>5910.000 - Laundry Revenue (Balance Forward As of 02/01/2021)</b>							<b>(3,155.86)</b>
<b>Totals for 5910.000 - Laundry Revenue</b>					<b>0.00</b>	<b>0.00</b>	<b>(3,155.86)</b>
<b>5920.001 - Damages &amp; Cleaning Charges (Balance Forward As of 02/01/2021)</b>							<b>(1.03)</b>
<b>Totals for 5920.001 - Damages &amp; Cleaning Charges</b>					<b>0.00</b>	<b>0.00</b>	<b>(1.03)</b>
<b>5970.002 - Grant (Balance Forward As of 02/01/2021)</b>							<b>(1,786.44)</b>
<b>Totals for 5970.002 - Grant</b>					<b>0.00</b>	<b>0.00</b>	<b>(1,786.44)</b>
<b>5990.000 - Miscellaneous Revenue-Community (Balance Forward As of 02/01/2021)</b>							<b>(10,065.85)</b>
<b>Totals for 5990.000 - Miscellaneous Revenue-Community</b>					<b>0.00</b>	<b>0.00</b>	<b>(10,065.85)</b>
<b>6203.000 - Training/Meeting/Conferences (Balance Forward As of 02/01/2021)</b>							<b>815.56</b>
<b>Totals for 6203.000 - Training/Meeting/Conferences</b>					<b>0.00</b>	<b>0.00</b>	<b>815.56</b>
<b>6204.000 - Management Consultants (Balance Forward As of 02/01/2021)</b>							<b>5,725.00</b>
<b>Totals for 6204.000 - Management Consultants</b>					<b>0.00</b>	<b>0.00</b>	<b>5,725.00</b>
<b>6205.000 - IT Support Services (Balance Forward As of 02/01/2021)</b>							<b>3,269.69</b>
02/28/2021	02/28/2021	RC	HGAH 2.2021 Computer Lease	GJ	388.76		3,658.45
02/28/2021	02/28/2021	RC	HGAH R/C P Kitahara 2.2021 Training and Support	GJ	11.23		3,669.68
<b>Totals for 6205.000 - IT Support Services</b>					<b>399.99</b>	<b>0.00</b>	<b>3,669.68</b>
<b>6250.000 - Other Renting Expenses (Balance Forward As of 02/01/2021)</b>							<b>496.82</b>
02/10/2021	01/19/2021	I2101024848	AP Invoice - RealPage Inc: 1.00 45.26 01.21 Other Rent-APA ing Exp crd cks		45.26		542.08
<b>Totals for 6250.000 - Other Renting Expenses</b>					<b>45.26</b>	<b>0.00</b>	<b>542.08</b>
<b>6311.000 - Office Supplies (Balance Forward As of 02/01/2021)</b>							<b>5,813.87</b>
02/10/2021	01/08/2021	146245597001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 26.74 Office Supplies	APA	26.74		5,840.61
02/10/2021	12/30/2020	147558183001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 201.18 Office Supplies	APA	201.18		6,041.79
02/10/2021	01/06/2021	148912507001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 294.76 RSC Supplies	APA	294.76		6,336.55
02/10/2021	12/30/2020	148914124001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 9.84 RSC Supplies	APA	9.84		6,346.39
02/10/2021	01/12/2021	149777513001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 25.65 Office Supplies	APA	25.65		6,372.04
<b>Totals for 6311.000 - Office Supplies</b>					<b>558.17</b>	<b>0.00</b>	<b>6,372.04</b>
<b>6311.001 - Office Equipment Lease Expense (Balance Forward As of 02/01/2021)</b>							<b>3,582.10</b>
02/10/2021	01/21/2021	267388	AP Invoice - Swenson Group - Dallas: 1.00 210.54 Copier Supplies	APA	210.54		3,792.64
02/10/2021	02/01/2021	28669323	AP Invoice - Swenson Group - Dallas: 1.00 446.35 Leased Copy Machine Fee	APA	446.35		4,238.99
<b>Totals for 6311.001 - Office Equipment Lease Expense</b>					<b>656.89</b>	<b>0.00</b>	<b>4,238.99</b>
<b>6311.002 - Telephone/Fax/Cell Phone/Elevator (Balance Forward As of 02/01/2021)</b>							<b>4,158.03</b>
02/10/2021	01/28/2021	15951741	AP Invoice - AT&T - Box 9011: 1.00 280.17 Phone Ser- vice 12.28.20-01.27.21	APA	280.17		4,438.20
02/10/2021	01/06/2021	285398576/1.7- 2.6.21	AP Invoice - AT&T Uverse - PO Box 5014: 1.00 110.95 Internet Service 1.7.1-2.6.21	APA	110.95		4,549.15
02/10/2021	01/19/2021	I2101024848	AP Invoice - RealPage Inc: 1.00 124.80 01.21 Phone Emergency Calls	APA	124.80		4,673.95
<b>Totals for 6311.002 - Telephone/Fax/Cell Phone/Elevator</b>					<b>515.92</b>	<b>0.00</b>	<b>4,673.95</b>
<b>6311.003 - Postage/FedEx/UPS (Balance Forward As of 02/01/2021)</b>							<b>285.50</b>
02/28/2021	02/28/2021	RC	HGAH 2.2021 Concur - Uribe	GJ	16.66		302.16
<b>Totals for 6311.003 - Postage/FedEx/UPS</b>					<b>16.66</b>	<b>0.00</b>	<b>302.16</b>
<b>6311.004 - Dues &amp; Fees (Balance Forward As of 02/01/2021)</b>							<b>3,487.95</b>
02/10/2021	01/19/2021	I2101024848	AP Invoice - RealPage Inc: 1.00 290.93 01.21 Dues and Fees software fees	APA	290.93		3,778.88
02/28/2021	02/28/2021	AF	LOM RP fees 2.21	GJ	65.85		3,844.73
<b>Totals for 6311.004 - Dues &amp; Fees</b>					<b>356.78</b>	<b>0.00</b>	<b>3,844.73</b>

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>6311.006 - Bank Fees (Balance Forward As of 02/01/2021)</b>							<b>1,075.76</b>
02/28/2021	02/28/2021		Bank Service Charge: Service charge	DB	143.83		1,219.59
<b>Totals for 6311.006 - Bank Fees</b>					<b>143.83</b>	<b>0.00</b>	<b>1,219.59</b>
<b>6311.007 - Employee Activities (Balance Forward As of 02/01/2021)</b>							<b>240.21</b>
<b>Totals for 6311.007 - Employee Activities</b>					<b>0.00</b>	<b>0.00</b>	<b>240.21</b>
<b>6311.011 - Resident Activities (Balance Forward As of 02/01/2021)</b>							<b>3,449.92</b>
<b>Totals for 6311.011 - Resident Activities</b>					<b>0.00</b>	<b>0.00</b>	<b>3,449.92</b>
<b>6320.000 - Management Fee (Balance Forward As of 02/01/2021)</b>							<b>26,950.00</b>
02/28/2021	02/28/2021	QN	02.2021 Management Fee	GJ	3,850.00		30,800.00
<b>Totals for 6320.000 - Management Fee</b>					<b>3,850.00</b>	<b>0.00</b>	<b>30,800.00</b>
<b>6330.000 - Manager Salaries (Balance Forward As of 02/01/2021)</b>							<b>28,978.43</b>
02/01/2021	02/01/2021	Reversed - RC	Reversed -- HGAH 1.2021 Payroll Accruals	GJA		1,216.92	27,761.51
02/28/2021	02/28/2021	RC	HGAH - 2.2021 Accrued Payroll	GJA	1,280.92		29,042.43
02/28/2021	02/28/2021	RC	HGAH 2.20.21 Payroll	GJ	2,241.61		31,284.04
02/28/2021	02/28/2021	RC	HGAH 2.6.21 Payroll	GJ	2,129.61		33,413.65
<b>Totals for 6330.000 - Manager Salaries</b>					<b>5,652.14</b>	<b>1,216.92</b>	<b>33,413.65</b>
<b>6330.001 - Manager Salaries - Non-prod (Vacation) (Balance Forward As of 02/01/2021)</b>							<b>4,192.62</b>
02/01/2021	02/01/2021	Reversed - RC	Reversed -- HGAH 1.2021 Vacation Accruals	GJA		4,753.28	(560.66)
02/01/2021	02/01/2021	Reversed - RC	Reversed -- HGAH 1.2021 Payroll Accruals	GJA		64.00	(624.66)
02/28/2021	02/28/2021	RC	HGAH 2.2021 Accrued Vacation	GJA	5,020.40		4,395.74
02/28/2021	02/28/2021	RC	HGAH 2.6.21 Payroll	GJ	112.00		4,507.74
<b>Totals for 6330.001 - Manager Salaries - Non-prod (Vacation)</b>					<b>5,132.40</b>	<b>4,817.28</b>	<b>4,507.74</b>
<b>6330.002 - Manager Salaries - Incentive, Bonus, Award (Balance Forward As of 02/01/2021)</b>							<b>2,000.00</b>
<b>Totals for 6330.002 - Manager Salaries - Incentive, Bonus, Award</b>					<b>0.00</b>	<b>0.00</b>	<b>2,000.00</b>
<b>6351.000 - Bookkeeping Fees (Balance Forward As of 02/01/2021)</b>							<b>4,042.50</b>
02/28/2021	02/28/2021	QN	02.2021 Bookkeeping Fee	GJ	577.50		4,620.00
<b>Totals for 6351.000 - Bookkeeping Fees</b>					<b>577.50</b>	<b>0.00</b>	<b>4,620.00</b>
<b>6370.000 - Bad Debts Expense (Balance Forward As of 02/01/2021)</b>							<b>1,069.00</b>
<b>Totals for 6370.000 - Bad Debts Expense</b>					<b>0.00</b>	<b>0.00</b>	<b>1,069.00</b>
<b>6390.000 - Miscellaneous Administrative Expenses (Balance Forward As of 02/01/2021)</b>							<b>917.96</b>
<b>Totals for 6390.000 - Miscellaneous Administrative Expenses</b>					<b>0.00</b>	<b>0.00</b>	<b>917.96</b>
<b>6450.000 - Electricity (Balance Forward As of 02/01/2021)</b>							<b>14,744.10</b>
02/01/2021	02/01/2021	Reversed - AF	Reversed -- LOM Accr Elec Exp 1.21	GJ		1,500.00	13,244.10
02/10/2021	01/22/2021	2340362789/12/AP	Invoice - So Cal Edison: 1.00 1566.76 Electric Ser-	APA	1,566.76		14,810.86
		1.21	vice 12.17.20-01.19.21				
02/10/2021	01/20/2021	2420561128/12-AP	Invoice - So Cal Edison: 1.00 4.48 Manager Unit	APA	4.48		14,815.34
		1.21	Electric Service				
02/28/2021	02/28/2021	AF	LOM Accr Elec Exp 2.21	GJ	1,500.00		16,315.34
<b>Totals for 6450.000 - Electricity</b>					<b>3,071.24</b>	<b>1,500.00</b>	<b>16,315.34</b>
<b>6451.000 - Water (Balance Forward As of 02/01/2021)</b>							<b>12,591.14</b>
02/01/2021	02/01/2021	Reversed - AF	Reversed -- LOM Accr Water Exp 1.21	GJ		1,600.00	10,991.14
02/01/2021	02/01/2021	Reversed - AF	Reversed -- LOM Reaccr Water Exp 12.20	GJ		1,600.00	9,391.14
02/10/2021	01/07/2021	660813002/10.-	AP Invoice - City Lomita Water Dept: 1.00 2962.98 Wa-	APA	2,962.98		12,354.12
		12.20	ter Service 10.07.20-12.07.20				
02/10/2021	01/07/2021	66081402/10-12AP	Invoice - City Lomita Water Dept: 1.00 32.21 Fire	APA	32.21		12,386.33
		.20	Meter 10.07.20-12.07.20				
02/28/2021	02/28/2021	AF	LOM Accr Water Exp 2.21	GJ	1,500.00		13,886.33
<b>Totals for 6451.000 - Water</b>					<b>4,495.19</b>	<b>3,200.00</b>	<b>13,886.33</b>
<b>6452.000 - Gas (Balance Forward As of 02/01/2021)</b>							<b>2,477.95</b>
02/01/2021	02/01/2021	Reversed - AF	Reversed -- LOM Accr Gas Exp 1.21	GJ		400.00	2,077.95
02/01/2021	02/01/2021	Reversed - AF	Reversed -- LOM Reaccr Gas Exp 12.20	GJ		400.00	1,677.95
02/01/2021	02/01/2021	Reversed - AF	Reversed -- LOM reAccr Gas Exp 11.20	GJ		400.00	1,277.95
02/10/2021	01/06/2021	01350501803/1	AP Invoice - SoCal Gas: 1.00 167.43 Gas A building	APA	167.43		1,445.38
		2-01.21	12.02.20-01.04.21				
02/10/2021	01/06/2021	11430501061/1	AP Invoice - SoCal Gas: 1.00 1042.24 Gas B building	APA	1,042.24		2,487.62
		2-01.21	12.02.20-01.04.21				
02/28/2021	02/28/2021	AF	LOM Accr Gas Exp 2.21	GJ	500.00		2,987.62
<b>Totals for 6452.000 - Gas</b>					<b>1,709.67</b>	<b>1,200.00</b>	<b>2,987.62</b>
<b>6510.000 - Maintenance Salaries (Balance Forward As of 02/01/2021)</b>							<b>27,774.34</b>
02/01/2021	02/01/2021	Reversed - RC	Reversed -- HGAH 1.2021 Payroll Accruals	GJA		1,116.42	26,657.92
02/28/2021	02/28/2021	RC	HGAH - 2.2021 Accrued Payroll	GJA	1,005.32		27,663.24
02/28/2021	02/28/2021	RC	HGAH 2.20.21 Payroll	GJ	1,759.31		29,422.55
02/28/2021	02/28/2021	RC	HGAH 2.6.21 Payroll	GJ	1,953.73		31,376.28
<b>Totals for 6510.000 - Maintenance Salaries</b>					<b>4,718.36</b>	<b>1,116.42</b>	<b>31,376.28</b>

**Lomita Manor Senior Housing  
General Ledger Report  
For (02/01/2021 to 02/28/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>6510.001 - Maintenance Salaries - Non-prod (Vacation) (Balance Forward As of 02/01/2021)</b>							<b>2,170.24</b>
02/01/2021	02/01/2021	Reversed - RC	Reversed -- HGAH 1.2021 Vacation Accruals	GJA		9,234.95	(7,064.71)
02/28/2021	02/28/2021	RC	HGAH - 2.2021 Accrued Payroll	GJA	113.70		(6,951.01)
02/28/2021	02/28/2021	RC	HGAH 2.20.21 Payroll	GJ	198.98		(6,752.03)
02/28/2021	02/28/2021	RC	HGAH 2.2021 Accrued Vacation	GJA	9,227.41		2,475.38
<b>Totals for 6510.001 - Maintenance Salaries - Non-prod (Vacation)</b>					<b>9,540.09</b>	<b>9,234.95</b>	<b>2,475.38</b>
<b>6510.002 - Maintenance Salaries - Incentive, Bonus, Award (Balance Forward As of 02/01/2021)</b>							<b>500.00</b>
<b>Totals for 6510.002 - Maintenance Salaries - Incentive, Bonus, Award</b>					<b>0.00</b>	<b>0.00</b>	<b>500.00</b>
<b>6515.000 - Janitorial/Cleaning Supplies (Balance Forward As of 02/01/2021)</b>							<b>9,986.59</b>
02/10/2021	01/19/2021	3090542	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 141.26 Safety Supply	APA	141.26		10,127.85
02/10/2021	01/18/2021	4513997	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 83.70 Safety Supply	APA	83.70		10,211.55
02/10/2021	01/25/2021	7091396	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 56.51 Supplies	APA	56.51		10,268.06
02/10/2021	01/07/2021	9187951270	AP Invoice - HD Supply Ltd: 1.00 132.91 Supplies	APA	132.91		10,400.97
02/10/2021	01/14/2021	9188178164	AP Invoice - HD Supply Ltd: 1.00 394.25 Supplies	APA	394.25		10,795.22
02/10/2021	01/19/2021	9188272555	AP Invoice - HD Supply Ltd: 1.00 184.21 Supplies	APA	184.21		10,979.43
02/10/2021	01/17/2021	FCH007335033	Cleaning AP Invoice - Home Depot Credit Services - Phoenix: 1.00 35.00 Late Fee	APA	35.00		11,014.43
<b>Totals for 6515.000 - Janitorial/Cleaning Supplies</b>					<b>1,027.84</b>	<b>0.00</b>	<b>11,014.43</b>
<b>6515.003 - Maintenance Uniforms (Balance Forward As of 02/01/2021)</b>							<b>650.85</b>
<b>Totals for 6515.003 - Maintenance Uniforms</b>					<b>0.00</b>	<b>0.00</b>	<b>650.85</b>
<b>6515.004 - Plumbing Supplies (Balance Forward As of 02/01/2021)</b>							<b>4,150.28</b>
02/10/2021	01/07/2021	9187951268	AP Invoice - HD Supply Ltd: 1.00 199.01 Supplies Plumbing	APA	199.01		4,349.29
02/10/2021	01/19/2021	9188272254	AP Invoice - HD Supply Ltd: 1.00 296.46 Supplies Plumbing	APA	296.46		4,645.75
02/10/2021	01/22/2021	9188414574	AP Invoice - HD Supply Ltd: 1.00 241.77 Supplies Stock	APA	241.77		4,887.52
02/10/2021	01/29/2021	9188594075	AP Invoice - HD Supply Ltd: 1.00 529.49 Supplies-Plumbing	APA	529.49		5,417.01
<b>Totals for 6515.004 - Plumbing Supplies</b>					<b>1,266.73</b>	<b>0.00</b>	<b>5,417.01</b>
<b>6515.005 - Electrical Supplies (Balance Forward As of 02/01/2021)</b>							<b>11,733.57</b>
02/10/2021	01/10/2021	2080268	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 244.90 Electrical Supplies	APA	244.90		11,978.47
02/10/2021	01/15/2021	7096244	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 136.89 Electrical Supplies	APA	136.89		12,115.36
02/10/2021	01/07/2021	9187951271	AP Invoice - HD Supply Ltd: 1.00 218.44 Supplies Electrical	APA	218.44		12,333.80
02/10/2021	01/19/2021	9188272552	AP Invoice - HD Supply Ltd: 1.00 143.52 Supplies Lighting	APA	143.52		12,477.32
02/10/2021	01/25/2021	9188440908	AP Invoice - HD Supply Ltd: 1.00 56.28 Supplies Stock-Lights	APA	56.28		12,533.60
02/10/2021	01/25/2021	9188440910	AP Invoice - HD Supply Ltd: 1.00 87.47 Supplies Stock-Batteries	APA	87.47		12,621.07
02/10/2021	01/29/2021	9188594074	AP Invoice - HD Supply Ltd: 1.00 170.33 Supplies Stock-Switch	APA	170.33		12,791.40
02/10/2021	01/29/2021	WC381122	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 653.72 102B Refrig	APA	653.72		13,445.12
02/10/2021	01/27/2021	WC381126	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 229.21 110A Lights	APA	229.21		13,674.33
<b>Totals for 6515.005 - Electrical Supplies</b>					<b>1,940.76</b>	<b>0.00</b>	<b>13,674.33</b>
<b>6516.000 - CapEx Projects In Process (Balance Forward As of 02/01/2021)</b>							<b>580.00</b>
<b>Totals for 6516.000 - CapEx Projects In Process</b>					<b>0.00</b>	<b>0.00</b>	<b>580.00</b>
<b>6520.000 - Maintenance Contracts (Balance Forward As of 02/01/2021)</b>							<b>73,346.10</b>
02/10/2021	01/06/2021	5163	AP Invoice - Smiths Lock Safe: 1.00 904.47 Entry Gate Key Upgrade	APA	904.47		74,250.57
02/10/2021	01/06/2021	5170	AP Invoice - Smiths Lock Safe: 1.00 198.46 Keys Stock	APA	198.46		74,449.03
02/10/2021	01/28/2021	19533	AP Invoice - Don Glenn Heating & Air Conditioning Co.: 1.00 1500.00 101A Install Furnace	APA	1,500.00		75,949.03
02/10/2021	01/28/2021	19534	AP Invoice - Don Glenn Heating & Air Conditioning Co.: 1.00 1500.00 201A Install Furnace	APA	1,500.00		77,449.03
02/10/2021	01/18/2021	35520	AP Invoice - Cleaner Image Inc: 1.00 1500.00 Janitorial Service Jan 1-22, 2021	APA	1,500.00		78,949.03
02/10/2021	01/18/2021	35521	AP Invoice - Cleaner Image Inc: 1.00 500.00 Janitorial Service Jan 23-31, 2021	APA	500.00		79,449.03
02/10/2021	01/09/2021	60579	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 1376.93 110B Repair Valves	APA	1,376.93		80,825.96
02/10/2021	01/29/2021	60751	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 175.00 317A Clogged Bathroom Sink	APA	175.00		81,000.96

**Lomita Manor Senior Housing  
General Ledger Report  
For (02/01/2021 to 02/28/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
02/10/2021	01/15/2021	60772	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 4150.00 104A Repalce Main Pipe Line	APA	4,150.00		85,150.96
02/10/2021	01/26/2021	60801	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 245.00 206A Kitchen Sink Clogged	APA	245.00		85,395.96
02/10/2021	01/04/2021	95090	AP Invoice - HM Carpet Inc - HM Flooring Group: 1.00 1574.00 110B Instilled Carpet and Vinyl	APA	1,574.00		86,969.96
02/10/2021	01/14/2021	95327	AP Invoice - HM Carpet Inc - HM Flooring Group: 1.00 1574.00 102B Carpet and Vinyl	APA	1,574.00		88,543.96
02/10/2021	01/28/2021	195333	AP Invoice - Don Glenn Heating & Air Conditioning Co.: 1.00 1500.00 101A Install Furnance	APA	1,500.00		90,043.96
02/10/2021	01/28/2021	195344	AP Invoice - Don Glenn Heating & Air Conditioning Co.: 1.00 1500.00 201A Install Furnance	APA	1,500.00		91,543.96
02/10/2021	01/06/2021	314888	AP Invoice - Alvarez Refinishing Inc: 1.00 470.00 110B Kitchen Counter Tub Reglaze	APA	470.00		92,013.96
02/10/2021	01/15/2021	314941	AP Invoice - Alvarez Refinishing Inc: 1.00 480.00 102B Repairs Counter and Tub	APA	480.00		92,493.96
02/23/2021	02/23/2021	Reversed - 195333	AP Invoice - Don Glenn Heating & Air Conditioning Co.: 1.00 1500.00 101A Install Furnance	APA		1,500.00	90,993.96
02/23/2021	02/23/2021	Reversed - 195344	AP Invoice - Don Glenn Heating & Air Conditioning Co.: 1.00 1500.00 201A Install Furnance	APA		1,500.00	89,493.96
02/28/2021	02/28/2021	RC	HGAH 2.2021 Concur - Uribe	GJ	442.00		89,935.96
<b>Totals for 6520.000 - Maintenance Contracts</b>					<b>19,589.86</b>	<b>3,000.00</b>	<b>89,935.96</b>
<b>6520.002 - Elevator Contract (Balance Forward As of 02/01/2021)</b>							<b>5,719.37</b>
<b>Totals for 6520.002 - Elevator Contract</b>					<b>0.00</b>	<b>0.00</b>	<b>5,719.37</b>
<b>6520.003 - Exterminating Contract (Balance Forward As of 02/01/2021)</b>							<b>2,875.00</b>
02/10/2021	01/04/2021	66914	AP Invoice - Round The Clock Pest Control Inc: 1.00 140.00 Pest Control Service	APA	140.00		3,015.00
02/10/2021	02/01/2021	68201	AP Invoice - Round The Clock Pest Control Inc: 1.00 140.00 Pest Control Service	APA	140.00		3,155.00
<b>Totals for 6520.003 - Exterminating Contract</b>					<b>280.00</b>	<b>0.00</b>	<b>3,155.00</b>
<b>6520.004 - Grounds Contract (Balance Forward As of 02/01/2021)</b>							<b>5,350.00</b>
<b>Totals for 6520.004 - Grounds Contract</b>					<b>0.00</b>	<b>0.00</b>	<b>5,350.00</b>
<b>6525.000 - Garbage &amp; Trash Removal (Balance Forward As of 02/01/2021)</b>							<b>6,460.07</b>
02/01/2021	02/01/2021	Reversed - AF	Reversed -- LOM Accr Trash Exp 1.21	GJ		1,000.00	5,460.07
02/01/2021	02/01/2021	Reversed - AF	Reversed -- LOM Reaccr Trash Exp 12.20	GJ		1,000.00	4,460.07
02/10/2021	12/31/2020	14105602	AP Invoice - CalMet Services Inc: 1.00 2361.16 Trash Service Item Pick Up 110B 12.20-1.21	APA	2,361.16		6,821.23
02/28/2021	02/28/2021	AF	LOM Accr Trash Exp 2.21	GJ	1,000.00		7,821.23
<b>Totals for 6525.000 - Garbage &amp; Trash Removal</b>					<b>3,361.16</b>	<b>2,000.00</b>	<b>7,821.23</b>
<b>6546.000 - HVAC Repairs &amp; Maintenance (Balance Forward As of 02/01/2021)</b>							<b>6,198.90</b>
02/10/2021	01/21/2021	9188377148	AP Invoice - HD Supply Ltd: 1.00 256.51 HVAC Filter	APA	256.51		6,455.41
<b>Totals for 6546.000 - HVAC Repairs &amp; Maintenance</b>					<b>256.51</b>	<b>0.00</b>	<b>6,455.41</b>
<b>6600.000 - Depr. Expense - Land Improvements (Balance Forward As of 02/01/2021)</b>							<b>3,253.46</b>
02/01/2021	02/01/2021		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS-004914-161212	FA	464.78		3,718.24
<b>Totals for 6600.000 - Depr. Expense - Land Improvements</b>					<b>464.78</b>	<b>0.00</b>	<b>3,718.24</b>
<b>6600.002 - Depr. Expense - Building Improvements (Balance Forward As of 02/01/2021)</b>							<b>1,542.52</b>
02/01/2021	02/01/2021		Depreciation for asset LOM-Awning Replacement, serial FA number AS-004963-170410		122.50		1,665.02
02/01/2021	02/01/2021		Depreciation for asset LOM-Renovation Unit 307B, serialFA number AS-004794-160907		40.47		1,705.49
02/01/2021	02/01/2021		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	FA	57.39		1,762.88
<b>Totals for 6600.002 - Depr. Expense - Building Improvements</b>					<b>220.36</b>	<b>0.00</b>	<b>1,762.88</b>
<b>6600.003 - Depr. Expense - Building Equipment (Balance Forward As of 02/01/2021)</b>							<b>930.65</b>
02/01/2021	02/01/2021		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	FA	132.95		1,063.60
<b>Totals for 6600.003 - Depr. Expense - Building Equipment</b>					<b>132.95</b>	<b>0.00</b>	<b>1,063.60</b>
<b>6600.004 - Depr. Expense - Office Furniture &amp; Equipment (Balance Forward As of 02/01/2021)</b>							<b>688.38</b>
02/01/2021	02/01/2021		Depreciation for asset LOM-Commonity Furniture, serial FA number AS-004912-161209	FA	98.34		786.72
<b>Totals for 6600.004 - Depr. Expense - Office Furniture &amp; Equipment</b>					<b>98.34</b>	<b>0.00</b>	<b>786.72</b>
<b>6711.000 - Payroll Taxes (FICA) (Balance Forward As of 02/01/2021)</b>							<b>5,450.28</b>
02/28/2021	02/28/2021	RC	HGAH 2.20.21 Payroll	GJ	363.39		5,813.67
02/28/2021	02/28/2021	RC	HGAH 2.6.21 Payroll	GJ	357.58		6,171.25
<b>Totals for 6711.000 - Payroll Taxes (FICA)</b>					<b>720.97</b>	<b>0.00</b>	<b>6,171.25</b>
<b>6720.000 - Property &amp; Liability Insurance (Hazard) (Balance Forward As of 02/01/2021)</b>							<b>10,021.06</b>

**Lomita Manor Senior Housing**  
**General Ledger Report**  
**For (02/01/2021 to 02/28/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
02/01/2021	02/01/2021	RC	HGAH 2.2021 Prop Liab Ins	GJ	1,381.57		11,402.63
02/28/2021	02/28/2021	AF	LOM Earthquake Insurance EXPENSE	GJ	1,110.33		12,512.96
<b>Totals for 6720.000 - Property &amp; Liability Insurance (Hazard)</b>					<b>2,491.90</b>	<b>0.00</b>	<b>12,512.96</b>
<b>6722.000 - Workman's Compensation (Balance Forward As of 02/01/2021)</b>							<b>1,680.34</b>
02/01/2021	02/01/2021	RC	HGAH 2.2021 Workers Comp	GJ	302.00		1,982.34
02/01/2021	02/01/2021	Reversed - RC	Reversed -- HGAH Additional 2020 Workers Comp	GJ		37.34	1,945.00
<b>Totals for 6722.000 - Workman's Compensation</b>					<b>302.00</b>	<b>37.34</b>	<b>1,945.00</b>
<b>6723.000 - Health Insurance (Balance Forward As of 02/01/2021)</b>							<b>10,205.00</b>
02/28/2021	02/28/2021	RC	HGAH 2.2021 Benefits	GJ	1,230.00		11,435.00
<b>Totals for 6723.000 - Health Insurance</b>					<b>1,230.00</b>	<b>0.00</b>	<b>11,435.00</b>
<b>6723.001 - Retirement (Balance Forward As of 02/01/2021)</b>							<b>2,030.00</b>
02/28/2021	02/28/2021	RC	HGAH 2.2021 Benefits	GJ	230.00		2,260.00
<b>Totals for 6723.001 - Retirement</b>					<b>230.00</b>	<b>0.00</b>	<b>2,260.00</b>
<b>6723.002 - Unemployment Insurance (Balance Forward As of 02/01/2021)</b>							<b>250.00</b>
02/28/2021	02/28/2021	RC	HGAH 2.2021 Benefits	GJ	33.00		283.00
<b>Totals for 6723.002 - Unemployment Insurance</b>					<b>33.00</b>	<b>0.00</b>	<b>283.00</b>
<b>6935.000 - Service Coordinator Salary (Balance Forward As of 02/01/2021)</b>							<b>10,625.63</b>
02/01/2021	02/01/2021	Reversed - RC	Reversed -- HGAH 1.2021 Payroll Accruals	GJA		370.58	10,255.05
02/28/2021	02/28/2021	RC	HGAH - 2.2021 Accrued Payroll	GJA	411.22		10,666.27
02/28/2021	02/28/2021	RC	HGAH 2.20.21 Payroll	GJ	719.63		11,385.90
02/28/2021	02/28/2021	RC	HGAH 2.6.21 Payroll	GJ	648.52		12,034.42
<b>Totals for 6935.000 - Service Coordinator Salary</b>					<b>1,779.37</b>	<b>370.58</b>	<b>12,034.42</b>
<b>6935.002 - Service Coordinator Salaries - Incentive, Bonus, Award (Balance Forward As of 02/01/2021)</b>							<b>500.00</b>
<b>Totals for 6935.002 - Service Coordinator Salaries - Incentive, Bonus, Award</b>					<b>0.00</b>	<b>0.00</b>	<b>500.00</b>
<b>6936.002 - Service Coordinator Expenses - Software License (Pangea) (Balance Forward As of 02/01/2021)</b>							<b>0.00</b>
02/10/2021	01/03/2021	HG-DW-21	AP Invoice - Pangea Foundation: 1.00 595.00 RSC Soft- APA ware		595.00		595.00
<b>Totals for 6936.002 - Service Coordinator Expenses - Software License (Pangea)</b>					<b>595.00</b>	<b>0.00</b>	<b>595.00</b>
<b>Grand Total</b>					<b>276,879.32</b>	<b>276,879.32</b>	<b>0.00</b>



## Lomita Manor Senior Housing Vendor Aging Report

Based on: GL posting Date As of: 02/28/2021

Payment Priority	Vendor ID	Vendor Name	AP Invoice	AP Invoices On Hold	GL Posting Date	AP Invoice Date	Due Date	Days aged	0-30	31-60	61-90	91-120	121-	Total
Normal	DGHE90065	Don Glenn Heating & Air Conditioning Co.	19533	No	02/10/2021	01/28/2021	02/27/2021	18	1,500.00	0.00	0.00	0.00	0.00	1,500.00
			19534	No	02/10/2021	01/28/2021	02/27/2021	18	1,500.00	0.00	0.00	0.00	0.00	1,500.00
	HGAH94588	Humangood Affordable Housing	73 January 2021	No	02/28/2021	02/22/2021	03/24/2021	0	19,189.73	0.00	0.00	0.00	0.00	19,189.73
	TEMP255512930	ANDRE, DORCEL	19-37-42 43278-32	No	02/28/2021	02/28/2021	03/05/2021	0	76.06	0.00	0.00	0.00	0.00	76.06
<b>Total for Normal</b>									<b>22,265.79</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>22,265.79</b>
<b>Grand Totals</b>									<b>22,265.79</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>22,265.79</b>

Report date 03/10/2021

## Lomita Manor Senior Housing Check Register

Date	Vendor	Document No	Amount Cleared
<b>Bank: LOM Operating - Wells Fargo Bank</b>		<b>Account No: 4124301342</b>	
02/04/2021	ALRE92836--Alvarez Refinishing Inc	23971	120.00 02/28/2021
02/04/2021	AESE91185--Amtech Elevator Services	23972	702.24 02/28/2021
02/04/2021	ATT60197-9011--AT&T - Box 9011	23973	272.03 02/28/2021
02/04/2021	HDCS85062--Home Depot Credit Services - Phoenix	23974	2,269.56 02/28/2021
02/04/2021	OFDE85038--Office Depot - Phoenix Box 29248	23975	280.11 02/28/2021
02/04/2021	REPA75267--RealPage Inc	23976	490.99 02/28/2021
02/04/2021	RCPC91351--Round The Clock Pest Control Inc	23977	1,700.00 02/28/2021
02/04/2021	SCED91771-0001--So Cal Edison	23978	12.46 02/28/2021
02/04/2021	SCED91772-0001--So Cal Edison	23979	1,436.12 02/28/2021
02/04/2021	SWEL90621--Sweinhart Elect Co Inc	23980	394.53 02/28/2021
02/04/2021	SWEN75266--The Swenson Group	23981	452.19 02/28/2021
02/12/2021	HGAH94588--Humangood Affordable Housing	23982	21,056.05 02/28/2021
02/19/2021	ALRE92836--Alvarez Refinishing Inc	23983	950.00 02/28/2021
02/19/2021	ATT60197-9011--AT&T - Box 9011	23984	280.17 02/28/2021
02/19/2021	ATUV60197--AT&T Uverse - PO Box 5014	23985	110.95 In Transit
02/19/2021	CASE90723--CalMet Services Inc	23986	2,361.16 02/28/2021
02/19/2021	CLWD90717--City Lomita Water Dept	23987	2,995.19 02/28/2021
02/19/2021	CLIM90277--Cleaner Image Inc	23988	2,000.00 02/28/2021
02/19/2021	DGHE90065--Don Glenn Heating & Air Conditioning Co.	23989	6,000.00 02/28/2021
02/19/2021	FFSU30384--Ferguson Facilities Supply - Atlanta	23990	882.93 02/28/2021
02/19/2021	HDSU92150--HD Supply Ltd	23991	2,910.65 02/28/2021
02/19/2021	HMCA90248--HM Carpet Inc - HM Flooring Group	23992	3,148.00 02/28/2021
02/19/2021	HDCS85062--Home Depot Credit Services - Phoenix	23993	698.26 02/28/2021
02/19/2021	JMPL90505--J. McKeeve Plumbing, Inc. Sewer & Drain Clean- ing	23994	5,946.93 02/28/2021
02/19/2021	OFDE85038--Office Depot - Phoenix Box 29248	23995	558.17 02/28/2021
02/19/2021	PAFO92122--Pangea Foundation	23996	595.00 02/28/2021
02/19/2021	REPA75267--RealPage Inc	23997	460.99 In Transit
02/19/2021	RCPC91351--Round The Clock Pest Control Inc	23998	280.00 02/28/2021
02/19/2021	SLSA90717--Smiths Lock Safe	23999	1,102.93 In Transit
02/19/2021	SCED91771-0001--So Cal Edison	24000	4.48 In Transit
02/19/2021	SCED91772-0001--So Cal Edison	24001	1,566.76 In Transit
02/19/2021	GASC91756--SoCal Gas	24002	1,042.24 02/28/2021
02/19/2021	GASC91756--SoCal Gas	24003	167.43 02/28/2021
02/19/2021	SWGR75266--Swenson Group - Dallas	24004	656.89 In Transit
02/23/2021	DGHE90065--Don Glenn Heating & Air Conditioning Co.	Voided - 23989	(6,000.00) 02/28/2021
<b>Total for LOM Operating</b>			<b><u>57,905.41</u></b>
		<b>Total:</b>	<b><u>57,905.41</u></b>
		<b>Grand Total:</b>	<b><u>57,905.41</u></b>

# Commercial Checking Acct W Interest

Account number: [REDACTED] ■ February 1, 2021 - February 28, 2021 ■ Page 1 of 3



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

## Questions?

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

Online: [wellsfargo.com](http://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]	\$544,699.51	\$41,170.65	-\$54,949.09	\$530,921.07

## Interest summary

Annual percentage yield earned this period	0.16%
Interest earned during this period	\$69.65
Year to date interest and bonuses paid	\$145.63
Total interest and bonuses earned in 2020	\$753.45

## Credits

### Deposits

Effective date	Posted date	Amount	Transaction detail
02/08	02/09	120.00	Reversal of Check Posted 2-08-21 Reposted 2-09-21 as Serial 0000023971 Our Ref: 2-08-21 00000000
		<b>\$120.00</b>	<b>Total deposits</b>

### Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	02/02	5,637.00	Lomita Manor Settlement 020221 000010360206242 Humangood Affordable H
	02/03	7,485.00	Lomita Manor Settlement 020321 000010387092230 Humangood Affordable H
	02/04	15,363.00	Hud Treas 310 Misc Pay 020421 xxxxx0103 RMT*VV*09901304837*****Hud Operating Fund CA13
	02/04	4,594.00	Lomita Manor Settlement 020421 000010402259750 Humangood Affordable H
	02/04	1,529.00	Lomita Manor Settlement 020421 000010370808402 Humangood Affordable H



**Electronic deposits/bank credits (continued)**

Effective date	Posted date	Amount	Transaction detail
	02/05	3,712.00	Lomita Manor Settlement 020521 000010415410818 Humangood Affordable H
	02/05	235.00	Lomita Manor Settlement 020521 000010396943506 Humangood Affordable H
	02/08	1,226.00	Lomita Manor Settlement 020821 000010429602406 Humangood Affordable H
	02/09	871.00	Lomita Manor Settlement 020921 000010419591310 Humangood Affordable H
	02/11	329.00	Lomita Manor Settlement 021121 000010453074314 Humangood Affordable H
02/28	02/26	69.65	Interest Payment
		<b>\$41,050.65</b>	<b>Total electronic deposits/bank credits</b>
		<b>\$41,170.65</b>	<b>Total credits</b>

**Debits**

**Electronic debits/bank debits**

Effective date	Posted date	Amount	Transaction detail
	02/08	617.00	< Business to Business ACH Debit - Lomita Manor Return 020821 000010431055462 Humangood Affordable H
	02/11	143.83	Client Analysis Srvc Chrg 210210 Svc Chge 0121 000004124301342
	02/18	65.85	Rpi Transbilling Sigonfile 021821 W7QM67 Lomita Manor
		<b>\$826.68</b>	<b>Total electronic debits/bank debits</b>

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

**Checks paid**

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
23971	120.00	02/09	23981	452.19	02/11	23992	3,148.00	02/22
23972	702.24	02/10	23982	21,056.05	02/25	23993	698.26	02/23
23973	272.03	02/11	23983	950.00	02/23	23994	5,946.93	02/25
23974	2,269.56	02/10	23984	280.17	02/22	23995	558.17	02/24
23975	280.11	02/11	23986 *	2,361.16	02/23	23996	595.00	02/22
23976	490.99	02/11	23987	2,995.19	02/23	23998 *	280.00	02/22
23977	1,700.00	02/08	23988	2,000.00	02/26	24002 *	1,042.24	02/25
23978	12.46	02/23	23990 *	882.93	02/22	24003	167.43	02/25
23979	1,436.12	02/11	23991	2,910.65	02/22	90023971 *	120.00	02/08
23980	394.53	02/09						
		<b>\$54,122.41</b>	<b>Total checks paid</b>					

\* Gap in check sequence.

**\$54,949.09 Total debits**



**Daily ledger balance summary**

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
01/31	544,699.51	02/08	582,043.51	02/22	568,639.31
02/02	550,336.51	02/09	582,519.98	02/23	561,622.24
02/03	557,821.51	02/10	579,548.18	02/24	561,064.07
02/04	579,307.51	02/11	576,801.91	02/25	532,851.42
02/05	583,254.51	02/18	576,736.06	02/26	530,921.07
<b>Average daily ledger balance</b>		<b>\$567,407.10</b>			

# Lomita Manor Senior Housing Reconciliation Report

As Of 02/28/2021  
Account: Cash - Operating

Statement Ending Balance	530,921.07
Deposits in Transit	2,599.00
Outstanding Checks and Charges	(4,568.16)
Excluded amount	0.00
Adjusted Bank Balance	528,951.91
Book Balance	528,951.91
Adjustments*	0.00
Adjusted Book Balance	528,951.91

<b>Total Checks and Charges Cleared</b>	<b>54,829.09</b>	<b>Total Deposits Cleared</b>	<b>41,050.65</b>
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## Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
General Ledger Entry	08/2021-400 Deposited 02/01/2021 Settlement:10370808402	02/01/2021	51159	1,529.00	
General Ledger Entry	08/2021-401 Deposited 02/01/2021 Settlement:10360206242	02/01/2021	51160	5,637.00	
General Ledger Entry	08/2021-402 Deposited 02/02/2021 Settlement:10396943506	02/02/2021	51161	235.00	
General Ledger Entry	08/2021-403 Deposited 02/02/2021 Settlement:10387092230	02/02/2021	51162	7,485.00	
General Ledger Entry	08/2021-404 Deposited 02/03/2021 Settlement:10402259750	02/03/2021	51163	4,594.00	
General Ledger Entry	08/2021-405 Deposited 02/04/2021 Settlement:10419591310	02/04/2021	51164	871.00	
General Ledger Entry	08/2021-406 Deposited 02/04/2021 Settlement:10415410818	02/04/2021	51165	3,712.00	
General Ledger Entry	LOM 2.21 Subsidy Payment	02/04/2021		15,363.00	
General Ledger Entry	08/2021-407 Deposited 02/05/2021 Settlement:10429602406	02/05/2021	51167	1,226.00	
General Ledger Entry	08/2021-408 Deposited 02/08/2021 Settlement:10453074314	02/08/2021	51168	329.00	
General Ledger Entry	08/2021-409 Deposited 02/28/2021 LOM int earned op 2.21	02/28/2021	51170		2,599.00
<b>Total Deposits</b>				<b>41,050.65</b>	<b>2,599.00</b>

## Checks and Charges

Name	Memo	Date	Check No	Cleared	Outstanding
AT&T Uverse - PO Box 5014		12/17/2019	23562		13.39
Ferguson Facilities Supply - Atlanta		12/17/2019	23565		289.03
Office Depot - Phoenix Box 29248		12/17/2019	23569		362.74
Alvarez Refinishing Inc		02/04/2021	23971	120.00	
Amtech Elevator Services		02/04/2021	23972	702.24	
AT&T - Box 9011		02/04/2021	23973	272.03	
Home Depot Credit Services - Phoenix		02/04/2021	23974	2,269.56	
Office Depot - Phoenix		02/04/2021	23975	280.11	

# Lomita Manor Senior Housing Reconciliation Report

As Of 02/28/2021

Account: Cash - Operating

Box 29248				
RealPage Inc	02/04/2021	23976	490.99	
Round The Clock Pest Control Inc	02/04/2021	23977	1,700.00	
So Cal Edison	02/04/2021	23978	12.46	
So Cal Edison	02/04/2021	23979	1,436.12	
Sweinhart Elect Co Inc	02/04/2021	23980	394.53	
The Swenson Group	02/04/2021	23981	452.19	
General Ledger Entry	Unable To Locate Account (R03)	02/04/2021	51162	617.00
Humangood Affordable Housing	02/12/2021	23982	21,056.05	
Alvarez Refinishing Inc	02/19/2021	23983	950.00	
AT&T - Box 9011	02/19/2021	23984	280.17	
AT&T Uverse - PO Box 5014	02/19/2021	23985		110.95
CalMet Services Inc	02/19/2021	23986	2,361.16	
City Lomita Water Dept	02/19/2021	23987	2,995.19	
Cleaner Image Inc	02/19/2021	23988	2,000.00	
Don Glenn Heating & Air Conditioning Co.	02/19/2021	23989	6,000.00	
Ferguson Facilities Supply - Atlanta	02/19/2021	23990	882.93	
HD Supply Ltd	02/19/2021	23991	2,910.65	
HM Carpet Inc - HM Flooring Group	02/19/2021	23992	3,148.00	
Home Depot Credit Services - Phoenix	02/19/2021	23993	698.26	
J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	02/19/2021	23994	5,946.93	
Office Depot - Phoenix	02/19/2021	23995	558.17	
Box 29248				
Pangea Foundation	02/19/2021	23996	595.00	
RealPage Inc	02/19/2021	23997		460.99
Round The Clock Pest Control Inc	02/19/2021	23998	280.00	
Smiths Lock Safe	02/19/2021	23999		1,102.93
So Cal Edison	02/19/2021	24000		4.48
So Cal Edison	02/19/2021	24001		1,566.76
SoCal Gas	02/19/2021	24002	1,042.24	
SoCal Gas	02/19/2021	24003	167.43	
Swenson Group - Dallas	02/19/2021	24004		656.89
Don Glenn Heating & Air Conditioning Co.	02/23/2021	Voided - 23989	(6,000.00)	
General Ledger Entry	AF	02/28/2021	143.83	
General Ledger Entry	LOM RP fees 2.21	02/28/2021	65.85	
<b>Total Checks and Charges</b>			<b>54,829.09</b>	<b>4,568.16</b>

**HUMANGOOD  
LOMITA MANOR SENIOR HOUSING  
MONTHLY REPORT FOR ESTABLISHING NET INCOME  
March 31, 2021**

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

**Operating Cash - Beginning of Month** **528,952**

**Amounts Received:**

Rent - Current	24,609	
HUD Operating Subsidy	11,690	
Interest earned on Operating Account	76	

**Total Receipts** **36,374**

**Disbursements:**

A/P Checks Disbursement (Incl Contract Billing)	(45,672)	
Misc Other/Bank fees	(207)	

**Total Disbursements** **(45,879)**

**Operating Cash - End of Month** **519,448**

**TOTAL CASH, END OF MONTH** **519,448**

ACCOUNT TYPE	BANK NAME	BEGINNING BALANCE	DEPOSITS / INTEREST	CHECKS/DEBITS WITHDRAWAL	ENDING BALANCE
Operating	Wells Fargo	528,952	36,374	(45,879)	519,448
		<b>528,952</b>	<b>36,374</b>	<b>(45,879)</b>	<b>519,448</b>
Security Deposit	Wells Fargo	25,976	202		26,177
		<b>25,976</b>	<b>202</b>	<b>-</b>	<b>26,177</b>
<b>TOTAL CASH</b>		<b>554,927</b>	<b>36,576</b>	<b>(45,879)</b>	<b>545,625</b>

Prepared by: Audrey Fong  
Title: Accountant  
Date: 4/12/21



**Lomita Manor**  
**Income Statement Actual vs. Budget**  
**For the Period Ended March 31, 2021**

	CURRENT MONTH				YEAR TO DATE				Annual
	March 31, 2021				March 31, 2021				
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
<b>Revenue</b>									
<b>Rental Revenue</b>									
5120.000 - Rent Revenue - Gross Potential	25,144	23,544	1,600	6.79	224,273	211,896	12,377	5.84	282,528
5121.000 - Tenant Assistance Payments	11,691	14,667	(2,977)	(20.29)	289,312	131,999	157,313	119.17	176,000
5220.000 - Vacancies	(50)	(120)	72	59.16	(1,737)	(1,080)	(657)	(60.74)	(1,440)
<b>Net Rental Income</b>	<b>36,786</b>	<b>38,091</b>	<b>(1,306)</b>	<b>(3.42)</b>	<b>511,849</b>	<b>342,815</b>	<b>169,034</b>	<b>49.30</b>	<b>457,088</b>
<b>Financial Revenue</b>									
5410.000 - Interest Revenue - Project Operations	75	0	76	(100.00)	618	0	618	(100.00)	0
<b>Total Financial Revenue</b>	<b>75</b>	<b>0</b>	<b>76</b>	<b>(100.00)</b>	<b>618</b>	<b>0</b>	<b>618</b>	<b>(100.00)</b>	<b>0</b>
<b>Miscellaneous Revenue</b>									
5910.000 - Laundry Revenue	0	330	(330)	(100.00)	3,156	2,970	186	6.25	3,960
5920.001 - Damages & Cleaning Charges	0	0	0	0.00	1	0	1	(100.00)	0
5970.002 - Grant	0	0	0	0.00	1,787	0	1,787	(100.00)	0
5990.000 - Miscellaneous Revenue-Community	0	0	0	0.00	10,065	0	10,065	(100.00)	0
<b>Total Miscellaneous Revenue</b>	<b>0</b>	<b>330</b>	<b>(330)</b>	<b>(100.00)</b>	<b>15,009</b>	<b>2,970</b>	<b>12,039</b>	<b>405.35</b>	<b>3,960</b>
<b>Total Revenue</b>	<b>36,861</b>	<b>38,421</b>	<b>(1,560)</b>	<b>(4.05)</b>	<b>527,476</b>	<b>345,785</b>	<b>181,691</b>	<b>52.54</b>	<b>461,048</b>
<b>Operating Expense</b>									
<b>Administrative Expenses</b>									
6203.000 - Training/Meeting/Conferences	(816)	0	816	(100.00)	0	0	0	0.00	0
6204.000 - Management Consultants	0	30,000	30,000	100.00	5,725	30,000	24,275	80.91	30,000
6205.000 - IT Support Services	389	479	90	18.83	4,058	4,311	253	5.85	5,748
6205.001 - IT Equipment	0	83	83	100.00	0	747	747	100.00	996
6210.000 - Advertising and Marketing	0	0	0	0.00	0	100	100	100.00	100
6250.000 - Other Renting Expenses	75	25	(50)	(201.04)	617	225	(392)	(174.37)	300
6311.000 - Office Supplies	866	250	(616)	(246.44)	7,239	2,250	(4,989)	(221.69)	3,000
6311.001 - Office Equipment Lease Expense	403	558	155	27.90	4,641	5,022	381	7.58	6,696
6311.002 - Telephone/Fax/Cell Phone/Elevator	692	572	(120)	(21.11)	5,367	5,148	(219)	(4.24)	6,864
6311.003 - Postage/FedEx/UPS	0	0	0	0.00	302	100	(202)	(202.16)	100
6311.004 - Dues & Fees	1,187	376	(811)	(215.66)	5,031	3,384	(1,647)	(48.68)	4,512
6311.005 - Tax Return Fees	0	0	0	0.00	0	130	130	100.00	130
6311.006 - Bank Fees	142	107	(35)	(32.53)	1,362	963	(399)	(41.37)	1,284
6311.007 - Employee Activities	0	0	0	0.00	240	0	(240)	(100.00)	0
6311.008 - Payroll Fees	0	10	10	100.00	0	90	90	100.00	120
6311.011 - Resident Activities	0	330	330	100.00	3,450	2,970	(480)	(16.15)	3,960
6320.000 - Management Fee	3,850	3,850	0	0.00	34,650	34,650	0	0.00	46,200
6330.000 - Manager Salaries	4,564	4,619	55	1.20	37,977	41,571	3,594	8.64	55,428
6330.001 - Manager Salaries - Non-prod (Vacation)	555	338	(217)	(64.23)	5,063	3,042	(2,021)	(66.43)	4,056
6330.002 - Manager Salaries - Incentive, Bonus, Award	(2,000)	0	2,000	(100.00)	0	0	0	0.00	0
6350.000 - Audit/Tax Return Expense	0	125	125	100.00	0	1,125	1,125	100.00	1,500
6351.000 - Bookkeeping Fees	577	580	3	0.43	5,197	5,220	23	0.43	6,960
6370.000 - Bad Debts Expense	0	0	0	0.00	1,069	0	(1,069)	(100.00)	0
6390.000 - Miscellaneous Administrative Expenses	0	0	0	0.00	918	0	(918)	(100.00)	0
<b>Total Administrative Expenses</b>	<b>10,484</b>	<b>42,302</b>	<b>31,818</b>	<b>75.21</b>	<b>122,906</b>	<b>141,048</b>	<b>18,142</b>	<b>12.86</b>	<b>177,954</b>

**Lomita Manor**  
**Income Statement Actual vs. Budget**  
**For the Period Ended March 31, 2021**

	CURRENT MONTH				YEAR TO DATE				Annual
	March 31, 2021				March 31, 2021				
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
<b>Utilities</b>									
6450.000 - Electricity	1,471	1,500	29	1.93	17,787	13,500	(4,287)	(31.75)	18,000
6451.000 - Water	1,721	1,600	(121)	(7.52)	15,606	14,400	(1,206)	(8.37)	19,200
6452.000 - Gas	689	517	(172)	(33.44)	3,678	4,653	975	20.96	6,204
<b>Total Utilities Expense</b>	<b>3,881</b>	<b>3,617</b>	<b>(264)</b>	<b>(7.30)</b>	<b>37,071</b>	<b>32,553</b>	<b>(4,518)</b>	<b>(13.87)</b>	<b>43,404</b>
<b>Maintenance Expenses</b>									
6510.000 - Maintenance Salaries	4,438	4,191	(247)	(5.87)	35,813	37,719	1,906	5.05	50,292
6510.001 - Maintenance Salaries - Non-prod (Vacation)	(82)	378	460	121.65	2,394	3,402	1,008	29.64	4,536
6510.002 - Maintenance Salaries - Incentive, Bonus, Award	(500)	0	500	(100.00)	0	0	0	0.00	0
6510.003 - Maintenance Salaries - Overtime, Double-Time	65	0	(65)	(100.00)	65	0	(65)	(100.00)	0
6515.000 - Janitorial/Cleaning Supplies	2,012	360	(1,652)	(458.99)	13,027	3,240	(9,787)	(302.06)	4,320
6515.003 - Maintenance Uniforms	0	0	0	0.00	650	600	(50)	(8.47)	600
6515.004 - Plumbing Supplies	628	380	(248)	(65.19)	6,045	3,420	(2,625)	(76.74)	4,560
6515.005 - Electrical Supplies	2,421	350	(2,071)	(591.80)	16,096	3,150	(12,946)	(410.97)	4,200
6525.000 - Garbage & Trash Removal	1,190	1,010	(180)	(17.83)	9,011	9,090	79	0.86	12,120
6546.000 - HVAC Repairs & Maintenance	5,401	660	(4,741)	(718.33)	11,857	3,300	(8,557)	(259.28)	3,960
<b>Total Maintenance Expense</b>	<b>15,573</b>	<b>7,329</b>	<b>(8,244)</b>	<b>(112.48)</b>	<b>94,958</b>	<b>63,921</b>	<b>(31,037)</b>	<b>(48.55)</b>	<b>84,588</b>
<b>Maintenance Contracts</b>									
6520.000 - Maintenance Contracts	15,104	3,750	(11,354)	(302.77)	105,040	33,750	(71,290)	(211.22)	45,000
6520.001 - Janitorial/Cleaning Contract	0	500	500	100.00	0	4,500	4,500	100.00	6,000
6520.002 - Elevator Contract	2,310	0	(2,310)	(100.00)	8,029	2,280	(5,749)	(252.16)	3,040
6520.003 - Exterminating Contract	140	192	52	27.08	3,295	1,728	(1,567)	(90.68)	2,304
6520.004 - Grounds Contract	700	360	(340)	(94.44)	6,050	3,240	(2,810)	(86.72)	4,320
<b>Total Maintenance Contract Expense</b>	<b>18,254</b>	<b>4,802</b>	<b>(13,452)</b>	<b>(280.13)</b>	<b>122,414</b>	<b>45,498</b>	<b>(76,916)</b>	<b>(169.05)</b>	<b>60,664</b>
<b>Apartment Turnovers</b>									
6516.000 - CapEx Projects In Process	(580)	0	580	(100.00)	0	0	0	0.00	0
<b>Total Apartment Turnover Expense</b>	<b>(580)</b>	<b>0</b>	<b>580</b>	<b>(100.00)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>
<b>Service Coordinator Expenses</b>									
6935.000 - Service Coordinator Salary	1,561	1,598	37	2.32	13,595	14,382	787	5.47	19,176
6935.001 - Service Coordinator Salaries - Non-prod (Vacation)	0	129	129	100.00	0	1,161	1,161	100.00	1,548
6935.002 - Service Coordinator Salaries - Incentive, Bonus, Award	(500)	0	500	(100.00)	0	0	0	0.00	0
6936.002 - Service Coordinator Expenses - Software License (Pangea)	0	0	0	0.00	595	800	205	25.62	800
<b>Total Service Coordinator Expenses</b>	<b>1,061</b>	<b>1,727</b>	<b>666</b>	<b>38.57</b>	<b>14,190</b>	<b>16,343</b>	<b>2,153</b>	<b>13.17</b>	<b>21,524</b>
<b>Taxes and Insurance</b>									
6711.000 - Payroll Taxes (FICA)	729	796	67	8.40	6,901	7,164	263	3.68	9,552
6720.000 - Property & Liability Insurance (Hazard)	2,663	1,365	(1,298)	(95.09)	15,176	12,285	(2,891)	(23.53)	16,380
6722.000 - Workman's Compensation	302	302	0	0.00	2,247	2,718	471	17.32	3,624
6723.000 - Health Insurance	1,302	1,490	188	12.61	12,737	13,410	673	5.01	17,880
6723.001 - Retirement	203	274	71	25.91	2,463	2,466	3	0.12	3,288

**Lomita Manor**  
**Income Statement Actual vs. Budget**  
**For the Period Ended March 31, 2021**

	CURRENT MONTH March 31, 2021				YEAR TO DATE March 31, 2021				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
6723.002 - Unemployment Insurance	29	26	(3)	(11.53)	312	234	(78)	(33.33)	312
<b>Total Taxes and Insurance</b>	<b>5,228</b>	<b>4,253</b>	<b>(975)</b>	<b>(22.92)</b>	<b>39,836</b>	<b>38,277</b>	<b>(1,559)</b>	<b>(4.07)</b>	<b>51,036</b>
<b>Total Operating Expense</b>	<b>53,901</b>	<b>64,030</b>	<b>10,129</b>	<b>15.81</b>	<b>431,375</b>	<b>337,640</b>	<b>(93,735)</b>	<b>(27.76)</b>	<b>439,170</b>
<b>Total Net Operating Income/(Loss)</b>	<b>(17,040)</b>	<b>(25,609)</b>	<b>8,569</b>	<b>33.45</b>	<b>96,101</b>	<b>8,145</b>	<b>87,956</b>	<b>1,079.88</b>	<b>21,878</b>
<b>Total Project Expenses</b>	<b>53,902</b>	<b>64,030</b>	<b>(10,128)</b>	<b>(15.81)</b>	<b>431,375</b>	<b>337,640</b>	<b>93,735</b>	<b>27.76</b>	<b>439,170</b>
<b>Total Project Net Income (before Reserves &amp; CapEx)</b>	<b>(17,040)</b>	<b>(25,609)</b>	<b>8,569</b>	<b>33.45</b>	<b>96,101</b>	<b>8,145</b>	<b>87,956</b>	<b>1,079.88</b>	<b>21,878</b>
<b>Net Income (Loss) (on Operations)</b>	<b>(17,040)</b>	<b>(25,609)</b>	<b>8,569</b>	<b>33.45</b>	<b>96,101</b>	<b>8,145</b>	<b>87,956</b>	<b>1,079.88</b>	<b>21,878</b>
<b>Other Non-Cash Expenses &amp; Revenue</b>									
Depreciation Expense	916	916	0	0.04	8,248	8,244	4	0.04	10,992
<b>GAAP Net Income/(Loss)</b>	<b>(17,957)</b>	<b>(26,525)</b>	<b>8,568</b>	<b>32.30</b>	<b>87,853</b>	<b>(99)</b>	<b>87,952</b>	<b>88,840.40</b>	<b>10,886</b>
<b>Cash Flow</b>									
<b>Total Project Net Income</b>	<b>(17,040)</b>	<b>(25,609)</b>	<b>8,569</b>	<b>33.45</b>	<b>96,101</b>	<b>8,145</b>	<b>87,956</b>	<b>1,079.88</b>	<b>21,878</b>
<b>Add (Subtract)</b>	<b>(7,536)</b>	<b>0</b>	<b>7,536</b>	<b>(100.00)</b>	<b>(9,696)</b>	<b>0</b>	<b>9,696</b>	<b>(100.00)</b>	<b>0</b>
<b>Increase (Decrease) in Operating Cash</b>	<b>(9,504)</b>	<b>(25,609)</b>	<b>16,105</b>	<b>62.88</b>	<b>105,797</b>	<b>8,145</b>	<b>97,652</b>	<b>1,198.92</b>	<b>21,878</b>
<b>Increase (decrease) in Ops Cash per Bal Sheet</b>	<b>(9,504)</b>	<b>0</b>	<b>(9,504)</b>	<b>100.00</b>	<b>105,797</b>	<b>0</b>	<b>105,797</b>	<b>100.00</b>	<b>0</b>

**Lomita Manor  
Balance Sheet  
March 31, 2021**

	March 31, 2021	February 28, 2021	Period Difference
<b>Assets</b>			
<b>Current Assets</b>			
<b>Cash</b>			
1120.000 - Cash - Operating	519,447.65	528,951.91	(9,504.26)
<b>Total Cash</b>	<b>519,447.65</b>	<b>528,951.91</b>	<b>(9,504.26)</b>
<b>Other Restricted Cash</b>			
1191.000 - Cash - Security Deposits	26,177.07	25,975.52	201.55
<b>Total Other Restricted Cash</b>	<b>26,177.07</b>	<b>25,975.52</b>	<b>201.55</b>
<b>Accounts Receivable Tenants &amp; Other</b>			
1130.000 - Accounts Receivable - Tenant Rent	0.00	1.00	(1.00)
<b>Total Accounts Receivable Tenants &amp; Other</b>	<b>0.00</b>	<b>1.00</b>	<b>(1.00)</b>
<b>Prepaid Expenses and Deposits</b>			
1200.001 - Prepaid Expense - Property Insurance	6,661.98	7,772.31	(1,110.33)
<b>Total Prepaid Expenses and Deposits</b>	<b>6,661.98</b>	<b>7,772.31</b>	<b>(1,110.33)</b>
<b>Reserves &amp; Impounds - Restricted Cash</b>			
1330.000 - Cash - Operating Reserve	147,457.26	147,457.26	0.00
<b>Total Reserves &amp; Impounds - Restricted Cash</b>	<b>147,457.26</b>	<b>147,457.26</b>	<b>0.00</b>
<b>Total Current Assets</b>	<b>699,743.96</b>	<b>710,158.00</b>	<b>(10,414.04)</b>
<b>Net Fixed Assets</b>			
<b>Fixed Assets</b>			
1410.001 - Land Improvements	83,660.00	83,660.00	0.00
1420.001 - Building Improvements	75,451.26	75,451.26	0.00
1440.000 - Building Equipment	25,391.00	25,391.00	0.00
1465.000 - Office Furniture & Equipment	15,480.47	15,480.47	0.00
1470.000 - Maintenance Equipment	1,957.64	1,957.64	0.00
<b>Total Fixed Assets</b>	<b>201,940.37</b>	<b>201,940.37</b>	<b>0.00</b>
<b>Accumulated Depreciation</b>			
1495.000 - Accum. Depr. - Land Improvements	24,633.34	24,168.56	464.78
1495.002 - Accum. Depr. - Building Improvements	51,986.88	51,766.52	220.36
1495.003 - Accum. Depr. - Building Equipment	9,702.90	9,569.95	132.95
1495.004 - Accum. Depr. - Office Furniture & Equipment	8,793.73	8,695.39	98.34
1495.005 - Accum. Depr. - Maintenance Equipment	1,957.64	1,957.64	0.00
<b>Total Accumulated Depreciation</b>	<b>97,074.49</b>	<b>96,158.06</b>	<b>916.43</b>
<b>Net Fixed Assets</b>	<b>104,865.88</b>	<b>105,782.31</b>	<b>(916.43)</b>
<b>Total Assets</b>	<b>804,609.84</b>	<b>815,940.31</b>	<b>(11,330.47)</b>

**Liabilities & Equity**

**Liabilities**

**Current Liabilities**

2109.000 - Accounts Payable - Accrued Expenses	1,500.00	4,500.00	(3,000.00)
2110.000 - Accounts Payable - Operations	33,712.35	22,265.79	11,446.56
2114.000 - Accounts Payable - Beacon Communities	15,757.74	18,521.67	(2,763.93)
2118.000 - Escheat Checks Payable	150.00	150.00	0.00

**Lomita Manor  
Balance Sheet  
March 31, 2021**

	March 31, 2021	February 28, 2021	Period Difference
2120.000 - Accrued Vacation Payable	14,410.47	14,247.81	162.66
2126.000 - Accrued Payroll	3,878.68	2,811.16	1,067.52
<b>Total Current Liabilities</b>	<b>69,409.24</b>	<b>62,496.43</b>	<b>6,912.81</b>
<b>Other Current Liabilities</b>			
2210.000 - Prepaid Revenue	2,122.00	2,610.00	(488.00)
<b>Total Other Current Liabilities</b>	<b>2,122.00</b>	<b>2,610.00</b>	<b>(488.00)</b>
<b>Other Liabilities</b>			
2191.000 - Security Deposits Payable	22,370.00	22,172.00	198.00
2191.001 - Security Deposit Interest Payable	1,181.88	1,178.33	3.55
<b>Total Other Liabilities</b>	<b>23,551.88</b>	<b>23,350.33</b>	<b>201.55</b>
<b>Total Liabilities</b>	<b>95,083.12</b>	<b>88,456.76</b>	<b>6,626.36</b>
<b>Equity</b>			
3131.000 - Unrestricted Net Assets	147,457.26	147,457.26	0.00
3140.000 - Retained Earnings - Profit or Loss	474,216.03	474,216.03	0.00
<b>Current Net Income</b>	<b>87,853.43</b>	<b>105,810.26</b>	<b>(17,956.83)</b>
<b>Total Equity</b>	<b>709,526.72</b>	<b>727,483.55</b>	<b>(17,956.83)</b>
<b>Total Liabilities &amp; Equity</b>	<b>804,609.84</b>	<b>815,940.31</b>	<b>(11,330.47)</b>

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

DESCRIPTION	Amount
Employees' Wages/Salaries for the month	7,598.64
Work Comp, Unemployment Ins, Pension & Health Benefits	1,836.00
Computer Lease	388.76
Property Liability Insurance	1,552.74
Other-AP transactions-	342.17
Bookkeeping Fees (77 units* \$7.50)	577.50
Rental Housing Mgmt fees (\$50*77 units)	3,850.00
<b>TOTAL DUE TO Beacon For the Month</b>	<b>16,145.81</b>
<b>Recap:</b>	
<b>Balance as of 6/30/2020</b>	16,863.58
July Charges	17,048.01
July Repayment to Beacon	(17,251.65)
<b>Ending Balance @ 07/31/20</b>	<b>16,659.94</b>
August Charges	16,895.31
August Repayment to Beacon	(17,048.01)
<b>Ending Balance @ 08/31/20</b>	<b>16,507.24</b>
September Charges	17,011.16
September Repayment to Beacon	(16,895.31)
<b>Ending Balance @ 09/30/20</b>	<b>16,623.09</b>
October Charges	22,635.62
October Repayment to Beacon	(17,011.16)
<b>Ending Balance @ 10/31/20</b>	<b>22,247.55</b>
November Charges	18,534.74
November Repayment to Beacon	(22,635.62)
<b>Ending Balance @ 11/30/20</b>	<b>18,146.67</b>
December Charges	21,056.05
December Repayment to Beacon	(18,534.74)
<b>Ending Balance @ 12/31/20</b>	<b>20,667.98</b>
January Charges	19,189.73
January Repayment to Beacon	(21,056.05)
<b>Ending Balance @ 01/31/21</b>	<b>18,801.66</b>
February Charges	18,909.74
February Repayment to Beacon	(19,189.73)
<b>Ending Balance @ 02/28/21</b>	<b>18,521.67</b>
March Charges	16,145.81
March Repayment to Beacon	(18,909.74)
<b>Ending Balance @ 03/31/21</b>	<b>15,757.74</b>

**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (03/01/2021 to 03/31/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>1120.000 - Cash - Operating (Balance Forward As of 03/01/2021)</b>							<b>528,951.91</b>
03/01/2021	03/01/2021	51171	09/2021-400 Deposited 03/01/2021 Settlement:10615459470	OARB	650.00		529,601.91
03/01/2021	03/01/2021	51172	09/2021-401 Deposited 03/01/2021 Settlement:10603177526	OARB	1,887.00		531,488.91
03/02/2021	03/02/2021	51173	09/2021-402 Deposited 03/02/2021 Settlement:10635388774	OARB	911.00		532,399.91
03/02/2021	03/02/2021	51174	09/2021-403 Deposited 03/02/2021 Settlement:10631037502	OARB	7,927.00		540,326.91
03/03/2021	03/03/2021	51175	09/2021-404 Deposited 03/03/2021 Settlement:10647075338	OARB	4,442.00		544,768.91
03/04/2021	03/04/2021	51176	09/2021-405 Deposited 03/04/2021 Settlement:10665390386	OARB	848.00		545,616.91
03/04/2021	03/04/2021	51177	09/2021-406 Deposited 03/04/2021 Settlement:10662009934	OARB	4,383.00		549,999.91
03/04/2021	03/04/2021	AF	LOM 3.21 Subsidy Payment	GJ	11,690.50		561,690.41
03/05/2021	03/05/2021	24005	AP Pymt - Don Glenn Heating & Air Conditioning Co.	DB		3,000.00	558,690.41
03/05/2021	03/05/2021	24006	AP Pymt - Humangood Affordable Housing	DB		19,189.73	539,500.68
03/05/2021	03/05/2021	51174	Unable To Locate Account (R03)	OARB		617.00	538,883.68
03/05/2021	03/05/2021	51179	09/2021-407 Deposited 03/05/2021 Settlement:10680706878	OARB	340.00		539,223.68
03/05/2021	03/05/2021	51180	09/2021-408 Deposited 03/05/2021 Settlement:10674780674	OARB	1,398.00		540,621.68
03/11/2021	03/11/2021	51182	09/2021-410 Deposited 03/11/2021 Settlement:10729282586	OARB	151.00		540,772.68
03/12/2021	03/12/2021	51183	09/2021-411 Deposited 03/12/2021 Settlement:10739632142	OARB	226.00		540,998.68
03/18/2021	03/18/2021	24007	AP Pymt - ANDRE, DORCEL: Unit -LOM001-110A	DB		76.06	540,922.62
03/26/2021	03/26/2021	24008	AP Pymt - Amtech Elevator Services	DB		2,310.00	538,612.62
03/26/2021	03/26/2021	24009	AP Pymt - AT&T Uverse - PO Box 5014	DB		110.95	538,501.67
03/26/2021	03/26/2021	24010	AP Pymt - Bobs Lawn Service - Jesus Arias	DB		700.00	537,801.67
03/26/2021	03/26/2021	24011	AP Pymt - CalMet Services Inc	DB		1,103.71	536,697.96
03/26/2021	03/26/2021	24012	AP Pymt - Cintas - Cincinnati	DB		310.13	536,387.83
03/26/2021	03/26/2021	24013	AP Pymt - Cleaner Image Inc	DB		2,000.00	534,387.83
03/26/2021	03/26/2021	24014	AP Pymt - Cosco Fire Protection Inc - Brea	DB		75.00	534,312.83
03/26/2021	03/26/2021	24015	AP Pymt - DoorKing Inc	DB		328.35	533,984.48
03/26/2021	03/26/2021	24016	AP Pymt - Ferguson Facilities Supply - Atlanta	DB		414.82	533,569.66
03/26/2021	03/26/2021	24017	AP Pymt - HD Supply Ltd	DB		171.25	533,398.41
03/26/2021	03/26/2021	24018	AP Pymt - HD Supply Ltd	DB		153.92	533,244.49
03/26/2021	03/26/2021	24019	AP Pymt - HD Supply Ltd	DB		447.92	532,796.57
03/26/2021	03/26/2021	24020	AP Pymt - HD Supply Ltd	DB		727.13	532,069.44
03/26/2021	03/26/2021	24021	AP Pymt - HD Supply Ltd	DB		795.96	531,273.48
03/26/2021	03/26/2021	24022	AP Pymt - HD Supply Ltd	DB		132.19	531,141.29
03/26/2021	03/26/2021	24023	AP Pymt - HD Supply Ltd	DB		134.42	531,006.87
03/26/2021	03/26/2021	24024	AP Pymt - Home Depot Credit Services - Phoenix	DB		178.59	530,828.28
03/26/2021	03/26/2021	24025	AP Pymt - Just Doors	DB		7,968.59	522,859.69
03/26/2021	03/26/2021	24026	AP Pymt - Office Depot - Phoenix Box 29248	DB		614.06	522,245.63
03/26/2021	03/26/2021	24027	AP Pymt - RealPage Inc	DB		490.99	521,754.64
03/26/2021	03/26/2021	24028	AP Pymt - Round The Clock Pest Control Inc	DB		140.00	521,614.64
03/26/2021	03/26/2021	24029	AP Pymt - Smiths Lock Safe	DB		225.00	521,389.64
03/26/2021	03/26/2021	24030	AP Pymt - So Cal Edison	DB		1,438.58	519,951.06
03/26/2021	03/26/2021	24031	AP Pymt - So Cal Edison	DB		32.39	519,918.67
03/26/2021	03/26/2021	24032	AP Pymt - SoCal Gas	DB		644.61	519,274.06
03/26/2021	03/26/2021	24033	AP Pymt - Sweinhart Elect Co Inc	DB		282.00	518,992.06
03/26/2021	03/26/2021	24034	AP Pymt - Swenson Group - Dallas	DB		402.30	518,589.76
03/30/2021	03/30/2021	24035	AP Pymt - AT&T - BOX 5014	DB		110.95	518,478.81
03/30/2021	03/30/2021	24036	AP Pymt - HD Supply Ltd	DB		798.53	517,680.28
03/30/2021	03/30/2021	24037	AP Pymt - Home Depot Credit Services - Phoenix	DB		73.73	517,606.55
03/30/2021	03/30/2021	24038	AP Pymt - Office Depot - Phoenix Box 29248	DB		90.08	517,516.47
03/31/2021	03/31/2021	51184	09/2021-412 Deposited 03/31/2021 Settlement:10871414814	OARB	2,062.00		519,578.47
03/31/2021	03/31/2021		Bank Interest Earned: LOM int earned op 3.21	DB	75.78		519,654.25
03/31/2021	03/31/2021		Bank Service Charge: LOM bk fees 3.21	DB		141.81	519,512.44
03/31/2021	03/31/2021	AF	LOM RP fees 3.21	GJ		64.79	519,447.65
<b>Totals for 1120.000 - Cash - Operating</b>					<b>36,991.28</b>	<b>46,495.54</b>	<b>519,447.65</b>
<b>1130.000 - Accounts Receivable - Tenant Rent (Balance Forward As of 03/01/2021)</b>							<b>1.00</b>
03/01/2021	03/01/2021	FileID-4247147-1	Accounts Receivable - Tenant Rent	OARA	11,008.00		11,009.00
03/02/2021	03/02/2021	FileID-4250184-1	Accounts Receivable - Tenant Rent	OARA		4,442.00	6,567.00
03/03/2021	03/03/2021	FileID-4252819-1	Accounts Receivable - Tenant Rent	OARA		4,396.00	2,171.00
03/04/2021	03/04/2021	FileID-4256252-2	Accounts Receivable - Tenant Rent	OARA		1,616.00	555.00
03/05/2021	03/05/2021	FileID-4267198-1	Accounts Receivable - Tenant Rent	OARA		329.00	226.00

**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (03/01/2021 to 03/31/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
03/11/2021	03/11/2021	FileID-4275927-2	Accounts Receivable - Tenant Rent	OARA		226.00	0.00
<b>Totals for 1130.000 - Accounts Receivable - Tenant Rent</b>					<b>11,008.00</b>	<b>11,009.00</b>	<b>0.00</b>
<b>1191.000 - Cash - Security Deposits (Balance Forward As of 03/01/2021)</b>							<b>25,975.52</b>
03/11/2021	03/11/2021	51181	09/2021-409 Deposited 03/11/2021 Settlement:10729282578	OARB	198.00		26,173.52
03/31/2021	03/31/2021		Bank Interest Earned: LOM int earned sd 3.21	DB	3.55		26,177.07
<b>Totals for 1191.000 - Cash - Security Deposits</b>					<b>201.55</b>	<b>0.00</b>	<b>26,177.07</b>
<b>1200.001 - Prepaid Expense - Property Insurance (Balance Forward As of 03/01/2021)</b>							<b>7,772.31</b>
03/31/2021	03/31/2021	AF	LOM Earthquake Insurance Exp	GJ		1,110.33	6,661.98
<b>Totals for 1200.001 - Prepaid Expense - Property Insurance</b>					<b>0.00</b>	<b>1,110.33</b>	<b>6,661.98</b>
<b>1330.000 - Cash - Operating Reserve (Balance Forward As of 03/01/2021)</b>							<b>147,457.26</b>
<b>Totals for 1330.000 - Cash - Operating Reserve</b>					<b>0.00</b>	<b>0.00</b>	<b>147,457.26</b>
<b>1410.001 - Land Improvements (Balance Forward As of 03/01/2021)</b>							<b>83,660.00</b>
<b>Totals for 1410.001 - Land Improvements</b>					<b>0.00</b>	<b>0.00</b>	<b>83,660.00</b>
<b>1420.001 - Building Improvements (Balance Forward As of 03/01/2021)</b>							<b>75,451.26</b>
<b>Totals for 1420.001 - Building Improvements</b>					<b>0.00</b>	<b>0.00</b>	<b>75,451.26</b>
<b>1440.000 - Building Equipment (Balance Forward As of 03/01/2021)</b>							<b>25,391.00</b>
<b>Totals for 1440.000 - Building Equipment</b>					<b>0.00</b>	<b>0.00</b>	<b>25,391.00</b>
<b>1465.000 - Office Furniture &amp; Equipment (Balance Forward As of 03/01/2021)</b>							<b>15,480.47</b>
<b>Totals for 1465.000 - Office Furniture &amp; Equipment</b>					<b>0.00</b>	<b>0.00</b>	<b>15,480.47</b>
<b>1470.000 - Maintenance Equipment (Balance Forward As of 03/01/2021)</b>							<b>1,957.64</b>
<b>Totals for 1470.000 - Maintenance Equipment</b>					<b>0.00</b>	<b>0.00</b>	<b>1,957.64</b>
<b>1495.000 - Accum. Depr. - Land Improvements (Balance Forward As of 03/01/2021)</b>							<b>(24,168.56)</b>
03/01/2021	03/01/2021		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS-004914-161212	FA		464.78	(24,633.34)
<b>Totals for 1495.000 - Accum. Depr. - Land Improvements</b>					<b>0.00</b>	<b>464.78</b>	<b>(24,633.34)</b>
<b>1495.002 - Accum. Depr. - Building Improvements (Balance Forward As of 03/01/2021)</b>							<b>(51,766.52)</b>
03/01/2021	03/01/2021		Depreciation for asset LOM-Awning Replacement, serial FA number AS-004963-170410			122.50	(51,889.02)
03/01/2021	03/01/2021		Depreciation for asset LOM-Renovation Unit 307B, serialFA number AS-004794-160907			40.47	(51,929.49)
03/01/2021	03/01/2021		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	FA		57.39	(51,986.88)
<b>Totals for 1495.002 - Accum. Depr. - Building Improvements</b>					<b>0.00</b>	<b>220.36</b>	<b>(51,986.88)</b>
<b>1495.003 - Accum. Depr. - Building Equipment (Balance Forward As of 03/01/2021)</b>							<b>(9,569.95)</b>
03/01/2021	03/01/2021		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	FA		132.95	(9,702.90)
<b>Totals for 1495.003 - Accum. Depr. - Building Equipment</b>					<b>0.00</b>	<b>132.95</b>	<b>(9,702.90)</b>
<b>1495.004 - Accum. Depr. - Office Furniture &amp; Equipment (Balance Forward As of 03/01/2021)</b>							<b>(8,695.39)</b>
03/01/2021	03/01/2021		Depreciation for asset LOM-Commonity Furniture, serial FA number AS-004912-161209	FA		98.34	(8,793.73)
<b>Totals for 1495.004 - Accum. Depr. - Office Furniture &amp; Equipment</b>					<b>0.00</b>	<b>98.34</b>	<b>(8,793.73)</b>
<b>1495.005 - Accum. Depr. - Maintenance Equipment (Balance Forward As of 03/01/2021)</b>							<b>(1,957.64)</b>
<b>Totals for 1495.005 - Accum. Depr. - Maintenance Equipment</b>					<b>0.00</b>	<b>0.00</b>	<b>(1,957.64)</b>
<b>2109.000 - Accounts Payable - Accrued Expenses (Balance Forward As of 03/01/2021)</b>							<b>(4,500.00)</b>
03/01/2021	03/01/2021	Reversed - AF	Reversed -- LOM Accr Elec Exp 2.21	GJ	1,500.00		(3,000.00)
03/01/2021	03/01/2021	Reversed - AF	Reversed -- LOM Accr Gas Exp 2.21	GJ	500.00		(2,500.00)
03/01/2021	03/01/2021	Reversed - AF	Reversed -- LOM Accr Trash Exp 2.21	GJ	1,000.00		(1,500.00)
03/01/2021	03/01/2021	Reversed - AF	Reversed -- LOM Accr Water Exp 2.21	GJ	1,500.00		0.00
03/31/2021	03/31/2021	AF	LOM Accr Elec Exp 3.21	GJ		1,500.00	(1,500.00)
<b>Totals for 2109.000 - Accounts Payable - Accrued Expenses</b>					<b>4,500.00</b>	<b>1,500.00</b>	<b>(1,500.00)</b>
<b>2110.000 - Accounts Payable - Operations (Balance Forward As of 03/01/2021)</b>							<b>(22,265.79)</b>
03/05/2021	03/05/2021	24005	AP Pymt - Don Glenn Heating & Air Conditioning Co.: 1.00 1500.00 101A Install Furance	DB	1,500.00		(20,765.79)
03/05/2021	03/05/2021	24005	AP Pymt - Don Glenn Heating & Air Conditioning Co.: 1.00 1500.00 201A Install Furnance	DB	1,500.00		(19,265.79)
03/05/2021	03/05/2021	24006	AP Pymt - Humangood Affordable Housing: Beacon	DB	19,189.73		(76.06)



### Lomita Manor Senior Housing General Ledger Report For Prior Month (03/01/2021 to 03/31/2021)

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
			Communities Advances for the month of January 2021				
03/09/2021	02/17/2021	5196	AP Invoice - Smiths Lock Safe	APA		225.00	(301.06)
03/09/2021	02/25/2021	12367	AP Invoice - Just Doors	APA	7,968.59		(8,269.65)
03/09/2021	02/18/2021	13121	AP Invoice - Bobs Lawn Service - Jesus Arias	APA	350.00		(8,619.65)
03/09/2021	02/20/2021	22648	AP Invoice - Sweinhart Elect Co Inc	APA	282.00		(8,901.65)
03/09/2021	02/22/2021	22821	AP Invoice - Bobs Lawn Service - Jesus Arias	APA	350.00		(9,251.65)
03/09/2021	02/17/2021	35658	AP Invoice - Cleaner Image Inc	APA	2,000.00		(11,251.65)
03/09/2021	03/01/2021	69518	AP Invoice - Round The Clock Pest Control Inc	APA	140.00		(11,391.65)
03/09/2021	02/10/2021	1124175	AP Invoice - Home Depot Credit Services - Phoenix	APA	77.97		(11,469.62)
03/09/2021	02/28/2021	1579236	AP Invoice - DoorKing Inc	APA	328.35		(11,797.97)
03/09/2021	02/04/2021	7123547	AP Invoice - Home Depot Credit Services - Phoenix	APA	65.62		(11,863.59)
03/09/2021	02/04/2021	7140606	AP Invoice - Home Depot Credit Services - Phoenix	APA	73.73		(11,937.32)
03/09/2021	02/10/2021	7520808	AP Invoice - Ferguson Facilities Supply - Atlanta	APA	414.82		(12,352.14)
03/09/2021	01/31/2021	14128147	AP Invoice - CalMet Services Inc	APA	1,103.71		(13,455.85)
03/09/2021	03/01/2021	28858409	AP Invoice - Swenson Group - Dallas	APA	402.30		(13,858.15)
03/09/2021	02/22/2021	918171783	AP Invoice - HD Supply Ltd	APA	122.20		(13,980.35)
03/09/2021	02/01/2021	1000505032	AP Invoice - Cosco Fire Protection Inc - Brea	APA	75.00		(14,055.35)
03/09/2021	02/09/2021	2471059107	AP Invoice - Office Depot - Phoenix Box 29248	APA	166.72		(14,222.07)
03/09/2021	03/04/2021	5036418673	AP Invoice - Cintas - Cincinnati	APA	51.56		(14,273.63)
03/09/2021	03/04/2021	5036661612	AP Invoice - Cintas - Cincinnati	APA	258.57		(14,532.20)
03/09/2021	02/17/2021	9187148308	AP Invoice - HD Supply Ltd	APA	134.42		(14,666.62)
03/09/2021	02/17/2021	9187148309	AP Invoice - HD Supply Ltd	APA	171.25		(14,837.87)
03/09/2021	02/17/2021	9187148310	AP Invoice - HD Supply Ltd	APA	795.96		(15,633.83)
03/09/2021	02/17/2021	9187211071	AP Invoice - HD Supply Ltd	APA	62.36		(15,696.19)
03/09/2021	02/04/2021	9188763179	AP Invoice - HD Supply Ltd	APA	86.89		(15,783.08)
03/09/2021	02/05/2021	9188800420	AP Invoice - HD Supply Ltd	APA	132.19		(15,915.27)
03/09/2021	02/18/2021	9189124317	AP Invoice - HD Supply Ltd	APA	727.13		(16,642.40)
03/09/2021	02/22/2021	9189171777	AP Invoice - HD Supply Ltd	APA	153.92		(16,796.32)
03/09/2021	02/22/2021	9189171779	AP Invoice - HD Supply Ltd	APA	390.09		(17,186.41)
03/09/2021	02/22/2021	9189171781	AP Invoice - HD Supply Ltd	APA	227.76		(17,414.17)
03/09/2021	02/22/2021	9189171785	AP Invoice - HD Supply Ltd	APA	58.48		(17,472.65)
03/09/2021	03/01/2021	9189379723	AP Invoice - HD Supply Ltd	APA	298.67		(17,771.32)
03/09/2021	01/29/2021	15217593001	AP Invoice - Office Depot - Phoenix Box 29248	APA	266.45		(18,037.77)
03/09/2021	01/26/2021	152453572001	AP Invoice - Office Depot - Phoenix Box 29248	APA	15.79		(18,053.56)
03/09/2021	01/26/2021	152454039001	AP Invoice - Office Depot - Phoenix Box 29248	APA	16.23		(18,069.79)
03/09/2021	02/10/2021	153901140001	AP Invoice - Office Depot - Phoenix Box 29248	APA	148.87		(18,218.66)
03/09/2021	02/18/2021	155646784001	AP Invoice - Office Depot - Phoenix Box 29248	APA	33.18		(18,251.84)
03/09/2021	02/18/2021	158639107001	AP Invoice - Office Depot - Phoenix Box 29248	APA	19.70		(18,271.54)
03/09/2021	02/17/2021	158639410001	AP Invoice - Office Depot - Phoenix Box 29248	APA	9.84		(18,281.38)
03/09/2021	02/18/2021	158639411001	AP Invoice - Office Depot - Phoenix Box 29248	APA	27.36		(18,308.74)
03/09/2021	02/04/2021	01350501803/0	AP Invoice - SoCal Gas	APA	77.30		(18,386.04)
			1.21-02				
03/09/2021	02/04/2021	11430501061/0	AP Invoice - SoCal Gas	APA		567.31	(18,953.35)
			1.04-02				
03/09/2021	02/20/2021	2340362789/01.	AP Invoice - So Cal Edison	APA		1,438.58	(20,391.93)
			19-02				
03/09/2021	02/18/2021	2420561128/01.	AP Invoice - So Cal Edison	APA		32.39	(20,424.32)
			19-02.				
03/09/2021	02/06/2021	285398576/2.6.	AP Invoice - AT&T Uverse - PO Box 5014	APA		110.95	(20,535.27)
			21				
03/09/2021	02/08/2021	DVB24370001	AP Invoice - Amtech Elevator Services	APA		2,310.00	(22,845.27)
03/09/2021	02/17/2021	FCH007355114	AP Invoice - Home Depot Credit Services - Phoenix	APA		35.00	(22,880.27)
03/09/2021	02/22/2021	I21020193385	AP Invoice - RealPage Inc	APA		490.99	(23,371.26)
03/18/2021	03/18/2021	24007	AP Pymt - ANDRE, DORCEL: Deposit Refund Bldg	DB	76.06		(23,295.20)
			LOM001 - Unit 110A				
03/22/2021	03/17/2021	74 February 2021	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances For The Month of February 2021.	APA		18,909.74	(42,204.94)
03/24/2021	03/02/2021	5204	AP Invoice - Smiths Lock Safe	APA		150.00	(42,354.94)
03/24/2021	02/19/2021	56113	AP Invoice - Best Tec	APA		4,605.05	(46,959.99)
03/24/2021	03/11/2021	60999	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	APA		267.50	(47,227.49)
03/24/2021	03/16/2021	97040	AP Invoice - HM Carpet Inc - HM Flooring Group	APA		2,452.50	(49,679.99)
03/24/2021	03/05/2021	315230	AP Invoice - Alvarez Refinishing Inc	APA		465.00	(50,144.99)
03/24/2021	03/02/2021	3779247	AP Invoice - South Coast AQMD	APA		421.02	(50,566.01)
03/24/2021	03/02/2021	3781146	AP Invoice - South Coast AQMD	APA		136.40	(50,702.41)
03/24/2021	02/28/2021	14154208	AP Invoice - CalMet Services Inc	APA		1,086.47	(51,788.88)
03/24/2021	02/28/2021	16094725	AP Invoice - AT&T - Box 9011	APA		277.65	(52,066.53)
03/24/2021	03/05/2021	9189546204	AP Invoice - HD Supply Ltd	APA		627.75	(52,694.28)
03/24/2021	03/11/2021	9189697443	AP Invoice - HD Supply Ltd	APA		18.71	(52,712.99)
03/24/2021	03/11/2021	9189697444	AP Invoice - HD Supply Ltd	APA		135.35	(52,848.34)
03/24/2021	03/12/2021	9189738625	AP Invoice - HD Supply Ltd	APA		86.99	(52,935.33)
03/24/2021	03/12/2021	9189738626	AP Invoice - HD Supply Ltd	APA		144.59	(53,079.92)
03/24/2021	02/25/2021	158189863001	AP Invoice - Office Depot - Phoenix Box 29248	APA		78.24	(53,158.16)
03/24/2021	02/25/2021	158206152001	AP Invoice - Office Depot - Phoenix Box 29248	APA		65.13	(53,223.29)
03/24/2021	02/21/2021	158639408001	AP Invoice - Office Depot - Phoenix Box 29248	APA		18.60	(53,241.89)
03/24/2021	03/08/2021	01350501803/0	AP Invoice - SoCal Gas	APA		79.72	(53,321.61)
			2-03.21				

**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (03/01/2021 to 03/31/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
03/24/2021	03/08/2021	11430501061/0	AP Invoice - SoCal Gas	APA		465.58	(53,787.19)
		2-03.21					
03/24/2021	03/06/2021	285398576/02-0AP	Invoice - AT&T - BOX 5014	APA		110.95	(53,898.14)
		3.21					
03/24/2021	03/08/2021	660813002/12-0AP	Invoice - City Lomita Water Dept	APA		2,765.14	(56,663.28)
		2.21					
03/24/2021	03/08/2021	660814002/12-0AP	Invoice - City Lomita Water Dept	APA		455.22	(57,118.50)
		2.21					
03/26/2021	03/26/2021	24008	AP Pymt - Amtech Elevator Services: 1.00 2310.00 Ele- vator Buttons not working Troubleshoot	DB	2,310.00		(54,808.50)
03/26/2021	03/26/2021	24009	AP Pymt - AT&T Uverse - PO Box 5014: 1.00 110.95 In- ternet Service 01.07.21-02.06.21	DB	110.95		(54,697.55)
03/26/2021	03/26/2021	24010	AP Pymt - Bobs Lawn Service - Jesus Arias: 1.00 350.00DB Landscaping Cleaning Service	DB	350.00		(54,347.55)
03/26/2021	03/26/2021	24010	AP Pymt - Bobs Lawn Service - Jesus Arias: 1.00 350.00DB Landscaping Service	DB	350.00		(53,997.55)
03/26/2021	03/26/2021	24011	AP Pymt - CalMet Services Inc: 1.00 1103.71 Trash Ser- vice 02.21	DB	1,103.71		(52,893.84)
03/26/2021	03/26/2021	24012	AP Pymt - Cintas - Cincinnati: 1.00 258.57 Office Mainte- nance Shop First Aid Supplies	DB	258.57		(52,635.27)
03/26/2021	03/26/2021	24012	AP Pymt - Cintas - Cincinnati: 1.00 51.56 Maintenance Shop First Aid Supplies	DB	51.56		(52,583.71)
03/26/2021	03/26/2021	24013	AP Pymt - Cleaner Image Inc: 1.00 2000.00 Cleaning Service Feb 1-28 2021	DB	2,000.00		(50,583.71)
03/26/2021	03/26/2021	24014	AP Pymt - Cosco Fire Protection Inc - Brea: 1.00 75.00 Monitoring Quarterly	DB	75.00		(50,508.71)
03/26/2021	03/26/2021	24015	AP Pymt - DoorKing Inc: 1.00 328.35 IM Systems A,B Main Gate	DB	328.35		(50,180.36)
03/26/2021	03/26/2021	24016	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 414.82 Stock-Bulbs	DB	414.82		(49,765.54)
03/26/2021	03/26/2021	24017	AP Pymt - HD Supply Ltd: 1.00 171.25 110B Hardboard Slab	DB	171.25		(49,594.29)
03/26/2021	03/26/2021	24018	AP Pymt - HD Supply Ltd: 1.00 153.92 Cleaning Sup- plies	DB	153.92		(49,440.37)
03/26/2021	03/26/2021	24019	AP Pymt - HD Supply Ltd: 1.00 298.67 Supplies Stock	DB	298.67		(49,141.70)
03/26/2021	03/26/2021	24019	AP Pymt - HD Supply Ltd: 1.00 62.36 Supplies Stock	DB	62.36		(49,079.34)
03/26/2021	03/26/2021	24019	AP Pymt - HD Supply Ltd: 1.00 86.89 110A Primer	DB	86.89		(48,992.45)
03/26/2021	03/26/2021	24020	AP Pymt - HD Supply Ltd: 1.00 727.13 110B Fridge	DB	727.13		(48,265.32)
03/26/2021	03/26/2021	24021	AP Pymt - HD Supply Ltd: 1.00 795.96 110B PTAC	DB	795.96		(47,469.36)
03/26/2021	03/26/2021	24022	AP Pymt - HD Supply Ltd: 1.00 132.19 110A Primer	DB	132.19		(47,337.17)
03/26/2021	03/26/2021	24023	AP Pymt - HD Supply Ltd: 1.00 134.42 Cleaning Sup- plies	DB	134.42		(47,202.75)
03/26/2021	03/26/2021	24024	AP Pymt - Home Depot Credit Services - Phoenix: 1.00 35.00 Late Fee	DB	35.00		(47,167.75)
03/26/2021	03/26/2021	24024	AP Pymt - Home Depot Credit Services - Phoenix: 1.00 65.62 Steel Supplies	DB	65.62		(47,102.13)
03/26/2021	03/26/2021	24024	AP Pymt - Home Depot Credit Services - Phoenix: 1.00 77.97 Supplies Stock	DB	77.97		(47,024.16)
03/26/2021	03/26/2021	24025	AP Pymt - Just Doors: 1.00 7968.59 CARES Act- Upgrade Rec Room Doors	DB	7,968.59		(39,055.57)
03/26/2021	03/26/2021	24026	AP Pymt - Office Depot - Phoenix Box 29248: 1.00 15.79DB RSC Supplies	DB	15.79		(39,039.78)
03/26/2021	03/26/2021	24026	AP Pymt - Office Depot - Phoenix Box 29248: 1.00 16.23DB Office Supplies	DB	16.23		(39,023.55)
03/26/2021	03/26/2021	24026	AP Pymt - Office Depot - Phoenix Box 29248: 1.00 166.72 RSC Supplies	DB	166.72		(38,856.83)
03/26/2021	03/26/2021	24026	AP Pymt - Office Depot - Phoenix Box 29248: 1.00 266.45 RSC Supplies	DB	266.45		(38,590.38)
03/26/2021	03/26/2021	24026	AP Pymt - Office Depot - Phoenix Box 29248: 1.00 148.87 RSC Supplies	DB	148.87		(38,441.51)
03/26/2021	03/26/2021	24027	AP Pymt - RealPage Inc: 1.00 124.80 04.21 phone emergency calls	DB	124.80		(38,316.71)
03/26/2021	03/26/2021	24027	AP Pymt - RealPage Inc: 1.00 290.93 04.21 Dues and Fees	DB	290.93		(38,025.78)
03/26/2021	03/26/2021	24027	AP Pymt - RealPage Inc: 1.00 75.26 04.21 Other renting exp credit cks	DB	75.26		(37,950.52)
03/26/2021	03/26/2021	24028	AP Pymt - Round The Clock Pest Control Inc: 1.00 140.00 03.21 Pest Control Service	DB	140.00		(37,810.52)
03/26/2021	03/26/2021	24029	AP Pymt - Smiths Lock Safe: 1.00 225.00 Rekey Rec Room Doors	DB	225.00		(37,585.52)
03/26/2021	03/26/2021	24030	AP Pymt - So Cal Edison: 1.00 1438.58 Electrical Service 01.19.21-02.17.21	DB	1,438.58		(36,146.94)
03/26/2021	03/26/2021	24031	AP Pymt - So Cal Edison: 1.00 32.39 Manager Unit Elec- trical Service 01.19.21-02.17.21	DB	32.39		(36,114.55)
03/26/2021	03/26/2021	24032	AP Pymt - SoCal Gas: 1.00 567.31 Gas Service B Build- ing 01.04.21-02.02.21	DB	567.31		(35,547.24)
03/26/2021	03/26/2021	24032	AP Pymt - SoCal Gas: 1.00 77.30 Gas Service A Build- ing 01.04.21-02.02.21	DB	77.30		(35,469.94)

**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (03/01/2021 to 03/31/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
03/26/2021	03/26/2021	24033	AP Pymt - Sweinhart Elect Co Inc: 1.00 282.00 ER Power System Monthly Service	DB	282.00		(35,187.94)
03/26/2021	03/26/2021	24034	AP Pymt - Swenson Group - Dallas: 1.00 402.30 Leased Copy Machine Fee	DB	402.30		(34,785.64)
03/30/2021	03/30/2021	24035	AP Pymt - AT&T - BOX 5014: 1.00 110.95 Internet Ser- vice 02.07.21-03.06.21	DB	110.95		(34,674.69)
03/30/2021	03/30/2021	24036	AP Pymt - HD Supply Ltd: 1.00 122.20 Stock-Door Weatherstrip	DB	122.20		(34,552.49)
03/30/2021	03/30/2021	24036	AP Pymt - HD Supply Ltd: 1.00 227.76 Stock-Door Kick- plate	DB	227.76		(34,324.73)
03/30/2021	03/30/2021	24036	AP Pymt - HD Supply Ltd: 1.00 390.09 Lights Mailroom	DB	390.09		(33,934.64)
03/30/2021	03/30/2021	24036	AP Pymt - HD Supply Ltd: 1.00 58.48 Cleaning Supplies	DB	58.48		(33,876.16)
03/30/2021	03/30/2021	24037	AP Pymt - Home Depot Credit Services - Phoenix: 1.00 73.73 Lamp Sockets Supplies	DB	73.73		(33,802.43)
03/30/2021	03/30/2021	24038	AP Pymt - Office Depot - Phoenix Box 29248: 1.00 19.70 Office Supplies	DB	19.70		(33,782.73)
03/30/2021	03/30/2021	24038	AP Pymt - Office Depot - Phoenix Box 29248: 1.00 27.36 Office Supplies	DB	27.36		(33,755.37)
03/30/2021	03/30/2021	24038	AP Pymt - Office Depot - Phoenix Box 29248: 1.00 33.18 RSC Supplies	DB	33.18		(33,722.19)
03/30/2021	03/30/2021	24038	AP Pymt - Office Depot - Phoenix Box 29248: 1.00 9.84 Office Supplies	DB	9.84		(33,712.35)
<b>Totals for 2110.000 - Accounts Payable - Operations</b>					<b>45,671.94</b>	<b>57,118.50</b>	<b>(33,712.35)</b>
<b>2114.000 - Accounts Payable - Beacon Communities (Balance Forward As of 03/01/2021)</b>							<b>(18,521.67)</b>
03/01/2021	03/01/2021	RC	HGAH 3.2021 Prop Liab Ins	GJ		1,381.57	(19,903.24)
03/01/2021	03/01/2021	RC	HGAH 3.2021 Workers Comp	GJ		302.00	(20,205.24)
03/06/2021	03/06/2021	RC	HGAH 3.6.2021 Payroll	GJ		5,297.46	(25,502.70)
03/11/2021	03/11/2021	RC	HGAH 2.2021 MPLC Schedule A 504328177	GJ		273.77	(25,776.47)
03/11/2021	03/11/2021	RC	HGAH VCOM/ATT CUST11909920210226	GJ		34.20	(25,810.67)
03/20/2021	03/20/2021	RC	HGAH 3.20.21 Payroll	GJ		5,301.18	(31,111.85)
03/22/2021	03/17/2021	74 February 2021	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances For The Month of February 2021.	APA	18,909.74		(12,202.11)
03/31/2021	03/31/2021	AF	LOM Reclasses per LU 3.21	GJ	500.00		(11,702.11)
03/31/2021	03/31/2021	AF	LOM Reclasses per LU 3.21	GJ	500.00		(11,202.11)
03/31/2021	03/31/2021	AF	LOM Reclasses per LU 3.21	GJ	2,000.00		(9,202.11)
03/31/2021	03/31/2021	QN	03.2021 Mgmt & Bkpk Fees	GJ		4,427.50	(13,629.61)
03/31/2021	03/31/2021	RC	HGAH 3.2021 Benefits	GJ		1,534.00	(15,163.61)
03/31/2021	03/31/2021	RC	HGAH 3.2021 Computer Lease	GJ		388.76	(15,552.37)
03/31/2021	03/31/2021	RC	HGAH ATT/VCOM CUST11909920210326	GJ		34.20	(15,586.57)
03/31/2021	03/31/2021	RC	HGAH Q12021 Prop Liab Ins trueup	GJ		171.17	(15,757.74)
<b>Totals for 2114.000 - Accounts Payable - Beacon Communities</b>					<b>21,909.74</b>	<b>19,145.81</b>	<b>(15,757.74)</b>
<b>2118.000 - Escheat Checks Payable (Balance Forward As of 03/01/2021)</b>							<b>(150.00)</b>
<b>Totals for 2118.000 - Escheat Checks Payable</b>					<b>0.00</b>	<b>0.00</b>	<b>(150.00)</b>
<b>2120.000 - Accrued Vacation Payable (Balance Forward As of 03/01/2021)</b>							<b>(14,247.81)</b>
03/01/2021	03/01/2021	Reversed - RC	Reversed -- HGAH 2.2021 Accrued Vacation	GJA	14,247.81		0.00
03/31/2021	03/31/2021	RC	HGAH 3.2021 Vacation Accruals	GJA		14,410.47	(14,410.47)
<b>Totals for 2120.000 - Accrued Vacation Payable</b>					<b>14,247.81</b>	<b>14,410.47</b>	<b>(14,410.47)</b>
<b>2126.000 - Accrued Payroll (Balance Forward As of 03/01/2021)</b>							<b>(2,811.16)</b>
03/01/2021	03/01/2021	Reversed - RC	Reversed -- HGAH - 2.2021 Accrued Payroll	GJA	2,811.16		0.00
03/31/2021	03/31/2021	RC	HGAH 3.2021 Accrued Payroll	GJA		3,878.68	(3,878.68)
<b>Totals for 2126.000 - Accrued Payroll</b>					<b>2,811.16</b>	<b>3,878.68</b>	<b>(3,878.68)</b>
<b>2191.000 - Security Deposits Payable (Balance Forward As of 03/01/2021)</b>							<b>(22,370.00)</b>
03/11/2021	03/11/2021	51181	09/2021-409 Deposited 03/11/2021 Settle- ment:10729282578	OARB		198.00	(22,370.00)
<b>Totals for 2191.000 - Security Deposits Payable</b>					<b>0.00</b>	<b>198.00</b>	<b>(22,370.00)</b>
<b>2191.001 - Security Deposit Interest Payable (Balance Forward As of 03/01/2021)</b>							<b>(1,178.33)</b>
03/31/2021	03/31/2021		Bank Interest Earned: Interest earned	DB		3.55	(1,181.88)
<b>Totals for 2191.001 - Security Deposit Interest Payable</b>					<b>0.00</b>	<b>3.55</b>	<b>(1,181.88)</b>
<b>2210.000 - Prepaid Revenue (Balance Forward As of 03/01/2021)</b>							<b>(2,610.00)</b>
03/01/2021	03/01/2021	51171	09/2021-400 Deposited 03/01/2021 Settle- ment:10615459470	OARB		650.00	(3,260.00)
03/01/2021	03/01/2021	51172	09/2021-401 Deposited 03/01/2021 Settle- ment:10603177526	OARB		1,887.00	(5,147.00)
03/01/2021	03/01/2021	FileID- 4247147-1	Prepaid Revenue	OARA	13,985.00		8,838.00
03/02/2021	03/02/2021	51173	09/2021-402 Deposited 03/02/2021 Settle- ment:10635388774	OARB		911.00	7,927.00
03/02/2021	03/02/2021	51174	09/2021-403 Deposited 03/02/2021 Settle-	OARB		7,927.00	0.00

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
03/02/2021	03/02/2021	FileID-4250184-1	ment:10631037502 Prepaid Revenue	OARA	4,442.00		4,442.00
03/03/2021	03/03/2021	51175	09/2021-404 Deposited 03/03/2021 Settlement:10647075338	OARB		4,442.00	0.00
03/03/2021	03/03/2021	FileID-4252819-1	Prepaid Revenue	OARA	4,396.00		4,396.00
03/04/2021	03/04/2021	51176	09/2021-405 Deposited 03/04/2021 Settlement:10665390386	OARB		848.00	3,548.00
03/04/2021	03/04/2021	51177	09/2021-406 Deposited 03/04/2021 Settlement:10662009934	OARB		4,383.00	(835.00)
03/04/2021	03/04/2021	FileID-4256252-2	Prepaid Revenue	OARA	1,616.00		781.00
03/05/2021	03/05/2021	51174	Unable To Locate Account (R03)	OARB	617.00		1,398.00
03/05/2021	03/05/2021	51179	09/2021-407 Deposited 03/05/2021 Settlement:10680706878	OARB		340.00	1,058.00
03/05/2021	03/05/2021	51180	09/2021-408 Deposited 03/05/2021 Settlement:10674780674	OARB		1,398.00	(340.00)
03/05/2021	03/05/2021	FileID-4267198-1	Prepaid Revenue	OARA	329.00		(11.00)
03/11/2021	03/11/2021	51182	09/2021-410 Deposited 03/11/2021 Settlement:10729282586	OARB		151.00	(162.00)
03/11/2021	03/11/2021	FileID-4275927-2	Prepaid Revenue	OARA	328.00		166.00
03/12/2021	03/12/2021	51183	09/2021-411 Deposited 03/12/2021 Settlement:10739632142	OARB		226.00	(60.00)
03/31/2021	03/31/2021	51184	09/2021-412 Deposited 03/31/2021 Settlement:10871414814	OARB		2,062.00	(2,122.00)
<b>Totals for 2210.000 - Prepaid Revenue</b>					<b>25,713.00</b>	<b>25,225.00</b>	<b>(2,122.00)</b>
<b>3131.000 - Unrestricted Net Assets (Balance Forward As of 03/01/2021)</b>							<b>(147,457.26)</b>
<b>Totals for 3131.000 - Unrestricted Net Assets</b>					<b>0.00</b>	<b>0.00</b>	<b>(147,457.26)</b>
<b>3140.000 - Retained Earnings - Profit or Loss (Balance Forward As of 03/01/2021)</b>							<b>(474,216.03)</b>
<b>Totals for 3140.000 - Retained Earnings - Profit or Loss</b>					<b>0.00</b>	<b>0.00</b>	<b>(474,216.03)</b>
<b>5120.000 - Rent Revenue - Gross Potential (Balance Forward As of 03/01/2021)</b>							<b>(199,129.00)</b>
03/01/2021	03/01/2021	FileID-4247147-1	Rent Revenue - Gross Potential	OARA		24,993.00	(224,122.00)
03/11/2021	03/11/2021	FileID-4275927-2	Rent Revenue - Gross Potential	OARA		102.00	(224,224.00)
03/31/2021	03/31/2021	FileID-4348247-2	Rent Revenue - Gross Potential	OARA		49.00	(224,273.00)
<b>Totals for 5120.000 - Rent Revenue - Gross Potential</b>					<b>0.00</b>	<b>25,144.00</b>	<b>(224,273.00)</b>
<b>5121.000 - Tenant Assistance Payments (Balance Forward As of 03/01/2021)</b>							<b>(277,621.00)</b>
03/04/2021	03/04/2021	AF	LOM 3.21 Subsidy Payment	GJ		11,690.50	(289,311.50)
<b>Totals for 5121.000 - Tenant Assistance Payments</b>					<b>0.00</b>	<b>11,690.50</b>	<b>(289,311.50)</b>
<b>5220.000 - Vacancies (Balance Forward As of 03/01/2021)</b>							<b>1,687.00</b>
03/31/2021	03/31/2021	FileID-4348247-2	Vacancies	OARA	49.00		1,736.00
<b>Totals for 5220.000 - Vacancies</b>					<b>49.00</b>	<b>0.00</b>	<b>1,736.00</b>
<b>5410.000 - Interest Revenue - Project Operations (Balance Forward As of 03/01/2021)</b>							<b>(542.95)</b>
03/31/2021	03/31/2021		Bank Interest Earned: Interest earned	DB		75.78	(618.73)
<b>Totals for 5410.000 - Interest Revenue - Project Operations</b>					<b>0.00</b>	<b>75.78</b>	<b>(618.73)</b>
<b>5910.000 - Laundry Revenue (Balance Forward As of 03/01/2021)</b>							<b>(3,155.86)</b>
<b>Totals for 5910.000 - Laundry Revenue</b>					<b>0.00</b>	<b>0.00</b>	<b>(3,155.86)</b>
<b>5920.001 - Damages &amp; Cleaning Charges (Balance Forward As of 03/01/2021)</b>							<b>(1.03)</b>
<b>Totals for 5920.001 - Damages &amp; Cleaning Charges</b>					<b>0.00</b>	<b>0.00</b>	<b>(1.03)</b>
<b>5970.002 - Grant (Balance Forward As of 03/01/2021)</b>							<b>(1,786.44)</b>
<b>Totals for 5970.002 - Grant</b>					<b>0.00</b>	<b>0.00</b>	<b>(1,786.44)</b>
<b>5990.000 - Miscellaneous Revenue-Community (Balance Forward As of 03/01/2021)</b>							<b>(10,065.85)</b>
<b>Totals for 5990.000 - Miscellaneous Revenue-Community</b>					<b>0.00</b>	<b>0.00</b>	<b>(10,065.85)</b>
<b>6203.000 - Training/Meeting/Conferences (Balance Forward As of 03/01/2021)</b>							<b>815.56</b>
03/31/2021	03/31/2021	AF	LOM Reclasses per LU 3.21	GJ		815.56	0.00
<b>Totals for 6203.000 - Training/Meeting/Conferences</b>					<b>0.00</b>	<b>815.56</b>	<b>0.00</b>

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>6204.000 - Management Consultants (Balance Forward As of 03/01/2021)</b>							<b>5,725.00</b>
<b>Totals for 6204.000 - Management Consultants</b>					<b>0.00</b>	<b>0.00</b>	<b>5,725.00</b>
<b>6205.000 - IT Support Services (Balance Forward As of 03/01/2021)</b>							<b>3,669.68</b>
03/31/2021	03/31/2021	RC	HGAH 3.2021 Computer Lease	GJ	388.76		4,058.44
<b>Totals for 6205.000 - IT Support Services</b>					<b>388.76</b>	<b>0.00</b>	<b>4,058.44</b>
<b>6250.000 - Other Renting Expenses (Balance Forward As of 03/01/2021)</b>							<b>542.08</b>
03/09/2021	02/22/2021	I2102019385	AP Invoice - RealPage Inc: 1.00 75.26 04.21 Other rent- ing exp credit cks	APA	75.26		617.34
<b>Totals for 6250.000 - Other Renting Expenses</b>					<b>75.26</b>	<b>0.00</b>	<b>617.34</b>
<b>6311.000 - Office Supplies (Balance Forward As of 03/01/2021)</b>							<b>6,372.04</b>
03/09/2021	02/09/2021	2471059107	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 166.72 RSC Supplies	APA	166.72		6,538.76
03/09/2021	01/29/2021	15217593001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 266.45 RSC Supplies	APA	266.45		6,805.21
03/09/2021	01/26/2021	152453572001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 15.79 RSC Supplies	APA	15.79		6,821.00
03/09/2021	01/26/2021	152454039001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 16.23 Office Supplies	APA	16.23		6,837.23
03/09/2021	02/10/2021	153901140001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 148.87 RSC Supplies	APA	148.87		6,986.10
03/09/2021	02/18/2021	155646784001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 33.18 RSC Supplies	APA	33.18		7,019.28
03/09/2021	02/18/2021	158639107001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 19.70 Office Supplies	APA	19.70		7,038.98
03/09/2021	02/17/2021	158639410001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 9.84 Office Supplies	APA	9.84		7,048.82
03/09/2021	02/18/2021	158639411001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 27.36 Office Supplies	APA	27.36		7,076.18
03/24/2021	02/25/2021	158189863001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 78.24 RSC Supplies	APA	78.24		7,154.42
03/24/2021	02/25/2021	158206152001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 65.13 RSC Supplies	APA	65.13		7,219.55
03/24/2021	02/21/2021	158639408001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 18.60 Office Supplies	APA	18.60		7,238.15
<b>Totals for 6311.000 - Office Supplies</b>					<b>866.11</b>	<b>0.00</b>	<b>7,238.15</b>
<b>6311.001 - Office Equipment Lease Expense (Balance Forward As of 03/01/2021)</b>							<b>4,238.99</b>
03/09/2021	03/01/2021	28858409	AP Invoice - Swenson Group - Dallas: 1.00 402.30 Leased Copy Machine Fee	APA	402.30		4,641.29
<b>Totals for 6311.001 - Office Equipment Lease Expense</b>					<b>402.30</b>	<b>0.00</b>	<b>4,641.29</b>
<b>6311.002 - Telephone/Fax/Cell Phone/Elevator (Balance Forward As of 03/01/2021)</b>							<b>4,673.95</b>
03/09/2021	02/06/2021	285398576/2.6.21	AP Invoice - AT&T Uverse - PO Box 5014: 1.00 110.95 Internet Service 01.07.21-02.06.21	APA	110.95		4,784.90
03/09/2021	02/22/2021	I2102019385	AP Invoice - RealPage Inc: 1.00 124.80 04.21 phone emergency calls	APA	124.80		4,909.70
03/11/2021	03/11/2021	RC	HGAH VCOM/ATT CUST11909920210226 - Lesley Uribe	GJ	34.20		4,943.90
03/24/2021	02/28/2021	16094725	AP Invoice - AT&T - Box 9011: 1.00 277.65 Phone Service 01.28-21-02.27.21	APA	277.65		5,221.55
03/24/2021	03/06/2021	285398576/02-03.21	AP Invoice - AT&T - BOX 5014: 1.00 110.95 Internet Service 02.07.21-03.06.21	APA	110.95		5,332.50
03/31/2021	03/31/2021	RC	HGAH ATT/VCOM CUST11909920210326 - Lesley Uribe	GJ	34.20		5,366.70
<b>Totals for 6311.002 - Telephone/Fax/Cell Phone/Elevator</b>					<b>692.75</b>	<b>0.00</b>	<b>5,366.70</b>
<b>6311.003 - Postage/FedEx/UPS (Balance Forward As of 03/01/2021)</b>							<b>302.16</b>
<b>Totals for 6311.003 - Postage/FedEx/UPS</b>					<b>0.00</b>	<b>0.00</b>	<b>302.16</b>
<b>6311.004 - Dues &amp; Fees (Balance Forward As of 03/01/2021)</b>							<b>3,844.73</b>
03/09/2021	02/22/2021	I2102019385	AP Invoice - RealPage Inc: 1.00 290.93 04.21 Dues and Fees	APA	290.93		4,135.66
03/11/2021	03/11/2021	RC	HGAH 2.2021 MPLC Schedule A 504328177	GJ	273.77		4,409.43
03/24/2021	03/02/2021	3779247	AP Invoice - South Coast AQMD: 1.00 421.02 FY 20-21 Annual Fee Gen-Diesel	APA	421.02		4,830.45
03/24/2021	03/02/2021	3781146	AP Invoice - South Coast AQMD: 1.00 136.40 FY 20-21 Annual Fee Emissions	APA	136.40		4,966.85
03/31/2021	03/31/2021	AF	LOM RP fees 3.21	GJ	64.79		5,031.64
<b>Totals for 6311.004 - Dues &amp; Fees</b>					<b>1,186.91</b>	<b>0.00</b>	<b>5,031.64</b>
<b>6311.006 - Bank Fees (Balance Forward As of 03/01/2021)</b>							<b>1,219.59</b>
03/31/2021	03/31/2021		Bank Service Charge: Service charge	DB	141.81		1,361.40

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance	
<b>Totals for 6311.006 - Bank Fees</b>						<b>141.81</b>	<b>0.00</b>	<b>1,361.40</b>
<b>6311.007 - Employee Activities (Balance Forward As of 03/01/2021)</b>								<b>240.21</b>
<b>Totals for 6311.007 - Employee Activities</b>						<b>0.00</b>	<b>0.00</b>	<b>240.21</b>
<b>6311.011 - Resident Activities (Balance Forward As of 03/01/2021)</b>								<b>3,449.92</b>
<b>Totals for 6311.011 - Resident Activities</b>						<b>0.00</b>	<b>0.00</b>	<b>3,449.92</b>
<b>6320.000 - Management Fee (Balance Forward As of 03/01/2021)</b>								<b>30,800.00</b>
03/31/2021	03/31/2021	QN	03.2021 Management Fee	GJ	3,850.00		34,650.00	
<b>Totals for 6320.000 - Management Fee</b>						<b>3,850.00</b>	<b>0.00</b>	<b>34,650.00</b>
<b>6330.000 - Manager Salaries (Balance Forward As of 03/01/2021)</b>								<b>33,413.65</b>
03/01/2021	03/01/2021	Reversed - RC	Reversed -- HGAH - 2.2021 Accrued Payroll	GJA		1,280.92	32,132.73	
03/06/2021	03/06/2021	RC	HGAH 3.6.2021 Payroll	GJ	2,241.61		34,374.34	
03/20/2021	03/20/2021	RC	HGAH 3.20.21 Payroll	GJ	2,017.61		36,391.95	
03/31/2021	03/31/2021	RC	HGAH 3.2021 Accrued Payroll	GJA	1,585.27		37,977.22	
<b>Totals for 6330.000 - Manager Salaries</b>						<b>5,844.49</b>	<b>1,280.92</b>	<b>37,977.22</b>
<b>6330.001 - Manager Salaries - Non-prod (Vacation) (Balance Forward As of 03/01/2021)</b>								<b>4,507.74</b>
03/01/2021	03/01/2021	Reversed - RC	Reversed -- HGAH 2.2021 Accrued Vacation	GJA		5,020.40	(512.66)	
03/20/2021	03/20/2021	RC	HGAH 3.20.21 Payroll	GJ	224.00		(288.66)	
03/31/2021	03/31/2021	RC	HGAH 3.2021 Accrued Payroll	GJA	176.00		(112.66)	
03/31/2021	03/31/2021	RC	HGAH 3.2021 Vacation Accruals	GJA	5,175.52		5,062.86	
<b>Totals for 6330.001 - Manager Salaries - Non-prod (Vacation)</b>						<b>5,575.52</b>	<b>5,020.40</b>	<b>5,062.86</b>
<b>6330.002 - Manager Salaries - Incentive, Bonus, Award (Balance Forward As of 03/01/2021)</b>								<b>2,000.00</b>
03/31/2021	03/31/2021	AF	LOM Reclasses per LU 3.21	GJ		2,000.00	0.00	
<b>Totals for 6330.002 - Manager Salaries - Incentive, Bonus, Award</b>						<b>0.00</b>	<b>2,000.00</b>	<b>0.00</b>
<b>6351.000 - Bookkeeping Fees (Balance Forward As of 03/01/2021)</b>								<b>4,620.00</b>
03/31/2021	03/31/2021	QN	03.2021 Bookkeeping Fee	GJ	577.50		5,197.50	
<b>Totals for 6351.000 - Bookkeeping Fees</b>						<b>577.50</b>	<b>0.00</b>	<b>5,197.50</b>
<b>6370.000 - Bad Debts Expense (Balance Forward As of 03/01/2021)</b>								<b>1,069.00</b>
<b>Totals for 6370.000 - Bad Debts Expense</b>						<b>0.00</b>	<b>0.00</b>	<b>1,069.00</b>
<b>6390.000 - Miscellaneous Administrative Expenses (Balance Forward As of 03/01/2021)</b>								<b>917.96</b>
<b>Totals for 6390.000 - Miscellaneous Administrative Expenses</b>						<b>0.00</b>	<b>0.00</b>	<b>917.96</b>
<b>6450.000 - Electricity (Balance Forward As of 03/01/2021)</b>								<b>16,315.34</b>
03/01/2021	03/01/2021	Reversed - AF	Reversed -- LOM Accr Elec Exp 2.21	GJ		1,500.00	14,815.34	
03/09/2021	02/20/2021	2340362789/01-19-02	AP Invoice - So Cal Edison: 1.00 1438.58 Electrical Service 01.19.21-02.17.21	APA	1,438.58		16,253.92	
03/09/2021	02/18/2021	2420561128/01-19-02.	AP Invoice - So Cal Edison: 1.00 32.39 Manager Unit Electrical Service 01.19.21-02.17.21	APA	32.39		16,286.31	
03/31/2021	03/31/2021	AF	LOM Accr Elec Exp 3.21	GJ	1,500.00		17,786.31	
<b>Totals for 6450.000 - Electricity</b>						<b>2,970.97</b>	<b>1,500.00</b>	<b>17,786.31</b>
<b>6451.000 - Water (Balance Forward As of 03/01/2021)</b>								<b>13,886.33</b>
03/01/2021	03/01/2021	Reversed - AF	Reversed -- LOM Accr Water Exp 2.21	GJ		1,500.00	12,386.33	
03/24/2021	03/08/2021	12-0	AP Invoice - City Lomita Water Dept: 1.00 2765.14 Water Service 12.07.20-02.05.21	APA	2,765.14		15,151.47	
03/24/2021	03/08/2021	660813002/2.21	AP Invoice - City Lomita Water Dept: 1.00 455.22 Fire Meter 12.07.20-02.05.21	APA	455.22		15,606.69	
<b>Totals for 6451.000 - Water</b>						<b>3,220.36</b>	<b>1,500.00</b>	<b>15,606.69</b>
<b>6452.000 - Gas (Balance Forward As of 03/01/2021)</b>								<b>2,987.62</b>
03/01/2021	03/01/2021	Reversed - AF	Reversed -- LOM Accr Gas Exp 2.21	GJ		500.00	2,487.62	
03/09/2021	02/04/2021	01350501803/01.21-02	AP Invoice - SoCal Gas: 1.00 77.30 Gas Service A Building 01.04.21-02.02.21	APA	77.30		2,564.92	
03/09/2021	02/04/2021	11430501061/01.04-02	AP Invoice - SoCal Gas: 1.00 567.31 Gas Service B Building 01.04.21-02.02.21	APA	567.31		3,132.23	
03/24/2021	03/08/2021	01350501803/02-03.21	AP Invoice - SoCal Gas: 1.00 79.72 Gas Service Building A 02.02.21-03.04.21	APA	79.72		3,211.95	
03/24/2021	03/08/2021	11430501061/02-03.21	AP Invoice - SoCal Gas: 1.00 465.58 Gas Service Building B 02.02.21-03.04.21	APA	465.58		3,677.53	
<b>Totals for 6452.000 - Gas</b>						<b>1,189.91</b>	<b>500.00</b>	<b>3,677.53</b>
<b>6510.000 - Maintenance Salaries (Balance Forward As of 03/01/2021)</b>								<b>31,376.28</b>
03/01/2021	03/01/2021	Reversed - RC	Reversed -- HGAH - 2.2021 Accrued Payroll	GJA		1,005.32	30,370.96	
03/06/2021	03/06/2021	RC	HGAH 3.6.2021 Payroll	GJ	1,953.73		32,324.69	
03/20/2021	03/20/2021	RC	HGAH 3.20.21 Payroll	GJ	1,953.73		34,278.42	
03/31/2021	03/31/2021	RC	HGAH 3.2021 Accrued Payroll	GJA	1,535.07		35,813.49	

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>Totals for 6510.000 - Maintenance Salaries</b>					<b>5,442.53</b>	<b>1,005.32</b>	<b>35,813.49</b>
<b>6510.001 - Maintenance Salaries - Non-prod (Vacation) (Balance Forward As of 03/01/2021)</b>							<b>2,475.38</b>
03/01/2021	03/01/2021	Reversed - RC	Reversed -- HGAH - 2.2021 Accrued Payroll	GJA		113.70	2,361.68
03/01/2021	03/01/2021	Reversed - RC	Reversed -- HGAH 2.2021 Accrued Vacation	GJA		9,227.41	(6,865.73)
03/06/2021	03/06/2021	RC	HGAH 3.6.2021 Payroll	GJ	24.30		(6,841.43)
03/31/2021	03/31/2021	RC	HGAH 3.2021 Vacation Accruals	GJA	9,234.95		2,393.52
<b>Totals for 6510.001 - Maintenance Salaries - Non-prod (Vacation)</b>					<b>9,259.25</b>	<b>9,341.11</b>	<b>2,393.52</b>
<b>6510.002 - Maintenance Salaries - Incentive, Bonus, Award (Balance Forward As of 03/01/2021)</b>							<b>500.00</b>
03/31/2021	03/31/2021	AF	LOM Reclasses per LU 3.21	GJ		500.00	0.00
<b>Totals for 6510.002 - Maintenance Salaries - Incentive, Bonus, Award</b>					<b>0.00</b>	<b>500.00</b>	<b>0.00</b>
<b>6510.003 - Maintenance Salaries - Overtime, Double-Time (Balance Forward As of 03/01/2021)</b>							<b>0.00</b>
03/06/2021	03/06/2021	RC	HGAH 3.6.2021 Payroll	GJ	21.63		21.63
03/06/2021	03/06/2021	RC	HGAH 3.6.2021 Payroll	GJ	43.26		64.89
<b>Totals for 6510.003 - Maintenance Salaries - Overtime, Double-Time</b>					<b>64.89</b>	<b>0.00</b>	<b>64.89</b>
<b>6515.000 - Janitorial/Cleaning Supplies (Balance Forward As of 03/01/2021)</b>							<b>11,014.43</b>
03/09/2021	02/10/2021	1124175	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 77.97 Supplies Stock	APA	77.97		11,092.40
03/09/2021	02/04/2021	7123547	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 65.62 Steel Supplies	APA	65.62		11,158.02
03/09/2021	02/22/2021	918171783	AP Invoice - HD Supply Ltd: 1.00 122.20 Stock-Door Weatherstrip	APA	122.20		11,280.22
03/09/2021	02/17/2021	9187148308	AP Invoice - HD Supply Ltd: 1.00 134.42 Cleaning Supplies	APA	134.42		11,414.64
03/09/2021	02/17/2021	9187148309	AP Invoice - HD Supply Ltd: 1.00 171.25 110B Hard-board Slab	APA	171.25		11,585.89
03/09/2021	02/17/2021	9187211071	AP Invoice - HD Supply Ltd: 1.00 62.36 Supplies Stock	APA	62.36		11,648.25
03/09/2021	02/04/2021	9188763179	AP Invoice - HD Supply Ltd: 1.00 86.89 110A Primer	APA	86.89		11,735.14
03/09/2021	02/05/2021	9188800420	AP Invoice - HD Supply Ltd: 1.00 132.19 110A Primer	APA	132.19		11,867.33
03/09/2021	02/22/2021	9189171777	AP Invoice - HD Supply Ltd: 1.00 153.92 Cleaning Supplies	APA	153.92		12,021.25
03/09/2021	02/22/2021	9189171781	AP Invoice - HD Supply Ltd: 1.00 227.76 Stock-Door Kickplate	APA	227.76		12,249.01
03/09/2021	02/22/2021	9189171785	AP Invoice - HD Supply Ltd: 1.00 58.48 Cleaning Supplies	APA	58.48		12,307.49
03/09/2021	03/01/2021	9189379723	AP Invoice - HD Supply Ltd: 1.00 298.67 Supplies Stock	APA	298.67		12,606.16
03/09/2021	02/17/2021	FC007355114	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 35.00 Late Fee	APA	35.00		12,641.16
03/24/2021	03/11/2021	9189697443	AP Invoice - HD Supply Ltd: 1.00 18.71 Supplies Tools	APA	18.71		12,659.87
03/24/2021	03/11/2021	9189697444	AP Invoice - HD Supply Ltd: 1.00 135.35 Cleaning Supplies	APA	135.35		12,795.22
03/24/2021	03/12/2021	9189738625	AP Invoice - HD Supply Ltd: 1.00 86.99 Cleaning Supplies	APA	86.99		12,882.21
03/24/2021	03/12/2021	9189738626	AP Invoice - HD Supply Ltd: 1.00 144.59 Supplies Tools	APA	144.59		13,026.80
<b>Totals for 6515.000 - Janitorial/Cleaning Supplies</b>					<b>2,012.37</b>	<b>0.00</b>	<b>13,026.80</b>
<b>6515.003 - Maintenance Uniforms (Balance Forward As of 03/01/2021)</b>							<b>650.85</b>
<b>Totals for 6515.003 - Maintenance Uniforms</b>					<b>0.00</b>	<b>0.00</b>	<b>650.85</b>
<b>6515.004 - Plumbing Supplies (Balance Forward As of 03/01/2021)</b>							<b>5,417.01</b>
03/24/2021	03/05/2021	9189546204	AP Invoice - HD Supply Ltd: 1.00 627.75 Plumbing Supplies	APA	627.75		6,044.76
<b>Totals for 6515.004 - Plumbing Supplies</b>					<b>627.75</b>	<b>0.00</b>	<b>6,044.76</b>
<b>6515.005 - Electrical Supplies (Balance Forward As of 03/01/2021)</b>							<b>13,674.33</b>
03/09/2021	02/04/2021	7140606	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 73.73 Lamp Sockets Supplies	APA	73.73		13,748.06
03/09/2021	02/10/2021	7520808	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 414.82 Stock-Bulbs	APA	414.82		14,162.88
03/09/2021	02/18/2021	9189124317	AP Invoice - HD Supply Ltd: 1.00 727.13 110B Fridge	APA	727.13		14,890.01
03/09/2021	02/22/2021	9189171779	AP Invoice - HD Supply Ltd: 1.00 390.09 Lights Mail-room	APA	390.09		15,280.10
03/31/2021	03/31/2021	AF	LOM Reclasses per LU 3.21	GJ	815.56		16,095.66
<b>Totals for 6515.005 - Electrical Supplies</b>					<b>2,421.33</b>	<b>0.00</b>	<b>16,095.66</b>
<b>6516.000 - CapEx Projects In Process (Balance Forward As of 03/01/2021)</b>							<b>580.00</b>
03/31/2021	03/31/2021	AF	LOM Reclasses per LU 3.21	GJ		580.00	0.00
<b>Totals for 6516.000 - CapEx Projects In Process</b>					<b>0.00</b>	<b>580.00</b>	<b>0.00</b>
<b>6520.000 - Maintenance Contracts (Balance Forward As of 03/01/2021)</b>							<b>89,935.96</b>
03/09/2021	02/17/2021	5196	AP Invoice - Smiths Lock Safe: 1.00 225.00 Rekey Rec Room Doors	APA	225.00		90,160.96

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
03/09/2021	02/25/2021	12367	AP Invoice - Just Doors: 1.00 7968.59 CARES Act- Upgrade Rec Room Doors	APA	7,968.59		98,129.55
03/09/2021	02/20/2021	22648	AP Invoice - Sweinhart Elect Co Inc: 1.00 282.00 ER Power System Monthly Service	APA	282.00		98,411.55
03/09/2021	02/17/2021	35658	AP Invoice - Cleaner Image Inc: 1.00 2000.00 Cleaning Service Feb 1-28 2021	APA	2,000.00		100,411.55
03/09/2021	02/28/2021	1579236	AP Invoice - DoorKing Inc: 1.00 328.35 IM Systems A,B Main Gate	APA	328.35		100,739.90
03/09/2021	02/01/2021	1000505032	AP Invoice - Cosco Fire Protection Inc - Brea: 1.00 75.00APA Monitoring Quarterly	APA	75.00		100,814.90
03/09/2021	03/04/2021	5036418673	AP Invoice - Cintas - Cincinnati: 1.00 51.56 Maintenance Shop First Aid Supplies	APA	51.56		100,866.46
03/09/2021	03/04/2021	5036661612	AP Invoice - Cintas - Cincinnati: 1.00 258.57 Office Maintenance Shop First Aid Supplies	APA	258.57		101,125.03
03/24/2021	03/02/2021	5204	AP Invoice - Smiths Lock Safe: 1.00 150.00 Rekey 110A	APA	150.00		101,275.03
03/24/2021	03/11/2021	60999	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 267.50 Bldg A Leak boiler Pump	APA	267.50		101,542.53
03/24/2021	03/16/2021	97040	AP Invoice - HM Carpet Inc - HM Flooring Group: 1.00 2452.50 CARES Act-50% Deposit Replace Rec Room Carpet	APA	2,452.50		103,995.03
03/24/2021	03/05/2021	315230	AP Invoice - Alvarez Refinishing Inc: 1.00 465.00 110A Refinish Kitchen Counters Bath Tub	APA	465.00		104,460.03
03/31/2021	03/31/2021	AF	LOM Reclasses per LU 3.21	GJ	580.00		105,040.03
<b>Totals for 6520.000 - Maintenance Contracts</b>					<b>15,104.07</b>	<b>0.00</b>	<b>105,040.03</b>
<b>6520.002 - Elevator Contract (Balance Forward As of 03/01/2021)</b>							<b>5,719.37</b>
03/09/2021	02/08/2021	DVB24370001	AP Invoice - Amtech Elevator Services: 1.00 2310.00 EI- Elevator Buttons not working Troubleshoot	APA	2,310.00		8,029.37
<b>Totals for 6520.002 - Elevator Contract</b>					<b>2,310.00</b>	<b>0.00</b>	<b>8,029.37</b>
<b>6520.003 - Exterminating Contract (Balance Forward As of 03/01/2021)</b>							<b>3,155.00</b>
03/09/2021	03/01/2021	69518	AP Invoice - Round The Clock Pest Control Inc: 1.00 140.00 03.21 Pest Control Service	APA	140.00		3,295.00
<b>Totals for 6520.003 - Exterminating Contract</b>					<b>140.00</b>	<b>0.00</b>	<b>3,295.00</b>
<b>6520.004 - Grounds Contract (Balance Forward As of 03/01/2021)</b>							<b>5,350.00</b>
03/09/2021	02/18/2021	13121	AP Invoice - Bobs Lawn Service - Jesus Arias: 1.00 350.00 Landscaping Cleaning Service	APA	350.00		5,700.00
03/09/2021	02/22/2021	22821	AP Invoice - Bobs Lawn Service - Jesus Arias: 1.00 350.00 Landscaping Service	APA	350.00		6,050.00
<b>Totals for 6520.004 - Grounds Contract</b>					<b>700.00</b>	<b>0.00</b>	<b>6,050.00</b>
<b>6525.000 - Garbage &amp; Trash Removal (Balance Forward As of 03/01/2021)</b>							<b>7,821.23</b>
03/01/2021	03/01/2021	Reversed - AF	Reversed -- LOM Accr Trash Exp 2.21	GJ		1,000.00	6,821.23
03/09/2021	01/31/2021	14128147	AP Invoice - CalMet Services Inc: 1.00 1103.71 Trash Service 02.21	APA	1,103.71		7,924.94
03/24/2021	02/28/2021	14154208	AP Invoice - CalMet Services Inc: 1.00 1086.47 Trash Service 03.21	APA	1,086.47		9,011.41
<b>Totals for 6525.000 - Garbage &amp; Trash Removal</b>					<b>2,190.18</b>	<b>1,000.00</b>	<b>9,011.41</b>
<b>6546.000 - HVAC Repairs &amp; Maintenance (Balance Forward As of 03/01/2021)</b>							<b>6,455.41</b>
03/09/2021	02/17/2021	9187148310	AP Invoice - HD Supply Ltd: 1.00 795.96 110B PTAC	APA	795.96		7,251.37
03/24/2021	02/19/2021	56113	AP Invoice - Best Tec: 1.00 4605.05 Boiler Pump Motor Replace A Building	APA	4,605.05		11,856.42
<b>Totals for 6546.000 - HVAC Repairs &amp; Maintenance</b>					<b>5,401.01</b>	<b>0.00</b>	<b>11,856.42</b>
<b>6600.000 - Depr. Expense - Land Improvements (Balance Forward As of 03/01/2021)</b>							<b>3,718.24</b>
03/01/2021	03/01/2021		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS-004914-161212	FA	464.78		4,183.02
<b>Totals for 6600.000 - Depr. Expense - Land Improvements</b>					<b>464.78</b>	<b>0.00</b>	<b>4,183.02</b>
<b>6600.002 - Depr. Expense - Building Improvements (Balance Forward As of 03/01/2021)</b>							<b>1,762.88</b>
03/01/2021	03/01/2021		Depreciation for asset LOM-Awning Replacement, serial FA number AS-004963-170410	FA	122.50		1,885.38
03/01/2021	03/01/2021		Depreciation for asset LOM-Renovation Unit 307B, serialFA number AS-004794-160907	FA	40.47		1,925.85
03/01/2021	03/01/2021		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	FA	57.39		1,983.24
<b>Totals for 6600.002 - Depr. Expense - Building Improvements</b>					<b>220.36</b>	<b>0.00</b>	<b>1,983.24</b>
<b>6600.003 - Depr. Expense - Building Equipment (Balance Forward As of 03/01/2021)</b>							<b>1,063.60</b>
03/01/2021	03/01/2021		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	FA	132.95		1,196.55
<b>Totals for 6600.003 - Depr. Expense - Building Equipment</b>					<b>132.95</b>	<b>0.00</b>	<b>1,196.55</b>



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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>6600.004 - Depr. Expense - Office Furniture &amp; Equipment (Balance Forward As of 03/01/2021)</b>							<b>786.72</b>
03/01/2021	03/01/2021		Depreciation for asset LOM-Commonity Furniture, serial FA number AS-004912-161209		98.34		885.06
<b>Totals for 6600.004 - Depr. Expense - Office Furniture &amp; Equipment</b>					<b>98.34</b>	<b>0.00</b>	<b>885.06</b>
<b>6711.000 - Payroll Taxes (FICA) (Balance Forward As of 03/01/2021)</b>							<b>6,171.25</b>
03/06/2021	03/06/2021	RC	HGAH 3.6.2021 Payroll	GJ	364.41		6,535.66
03/20/2021	03/20/2021	RC	HGAH 3.20.21 Payroll	GJ	364.68		6,900.34
<b>Totals for 6711.000 - Payroll Taxes (FICA)</b>					<b>729.09</b>	<b>0.00</b>	<b>6,900.34</b>
<b>6720.000 - Property &amp; Liability Insurance (Hazard) (Balance Forward As of 03/01/2021)</b>							<b>12,512.96</b>
03/01/2021	03/01/2021	RC	HGAH 3.2021 Prop Liab Ins	GJ	1,381.57		13,894.53
03/31/2021	03/31/2021	AF	LOM Earthquake Insurance EXPENSE	GJ	1,110.33		15,004.86
03/31/2021	03/31/2021	RC	HGAH Q12021 Prop Liab Ins trueup	GJ	171.17		15,176.03
<b>Totals for 6720.000 - Property &amp; Liability Insurance (Hazard)</b>					<b>2,663.07</b>	<b>0.00</b>	<b>15,176.03</b>
<b>6722.000 - Workman's Compensation (Balance Forward As of 03/01/2021)</b>							<b>1,945.00</b>
03/01/2021	03/01/2021	RC	HGAH 3.2021 Workers Comp	GJ	302.00		2,247.00
<b>Totals for 6722.000 - Workman's Compensation</b>					<b>302.00</b>	<b>0.00</b>	<b>2,247.00</b>
<b>6723.000 - Health Insurance (Balance Forward As of 03/01/2021)</b>							<b>11,435.00</b>
03/31/2021	03/31/2021	RC	HGAH 3.2021 Benefits	GJ	1,302.00		12,737.00
<b>Totals for 6723.000 - Health Insurance</b>					<b>1,302.00</b>	<b>0.00</b>	<b>12,737.00</b>
<b>6723.001 - Retirement (Balance Forward As of 03/01/2021)</b>							<b>2,260.00</b>
03/31/2021	03/31/2021	RC	HGAH 3.2021 Benefits	GJ	203.00		2,463.00
<b>Totals for 6723.001 - Retirement</b>					<b>203.00</b>	<b>0.00</b>	<b>2,463.00</b>
<b>6723.002 - Unemployment Insurance (Balance Forward As of 03/01/2021)</b>							<b>283.00</b>
03/31/2021	03/31/2021	RC	HGAH 3.2021 Benefits	GJ	29.00		312.00
<b>Totals for 6723.002 - Unemployment Insurance</b>					<b>29.00</b>	<b>0.00</b>	<b>312.00</b>
<b>6935.000 - Service Coordinator Salary (Balance Forward As of 03/01/2021)</b>							<b>12,034.42</b>
03/01/2021	03/01/2021	Reversed - RC	Reversed -- HGAH - 2.2021 Accrued Payroll	GJA		411.22	11,623.20
03/06/2021	03/06/2021	RC	HGAH 3.6.2021 Payroll	GJ	648.52		12,271.72
03/20/2021	03/20/2021	RC	HGAH 3.20.21 Payroll	GJ	741.16		13,012.88
03/31/2021	03/31/2021	RC	HGAH 3.2021 Accrued Payroll	GJA	582.34		13,595.22
<b>Totals for 6935.000 - Service Coordinator Salary</b>					<b>1,972.02</b>	<b>411.22</b>	<b>13,595.22</b>
<b>6935.002 - Service Coordinator Salaries - Incentive, Bonus, Award (Balance Forward As of 03/01/2021)</b>							<b>500.00</b>
03/31/2021	03/31/2021	AF	LOM Reclasses per LU 3.21	GJ		500.00	0.00
<b>Totals for 6935.002 - Service Coordinator Salaries - Incentive, Bonus, Award</b>					<b>0.00</b>	<b>500.00</b>	<b>0.00</b>
<b>6936.002 - Service Coordinator Expenses - Software License (Pangea) (Balance Forward As of 03/01/2021)</b>							<b>595.00</b>
<b>Totals for 6936.002 - Service Coordinator Expenses - Software License (Pangea)</b>					<b>0.00</b>	<b>0.00</b>	<b>595.00</b>
<b>Grand Total</b>					<b>243,876.12</b>	<b>243,876.12</b>	<b>0.00</b>

## Lomita Manor Senior Housing Vendor Aging Report

Based on: GL posting Date As of: 03/31/2021

Payment Priority	Vendor ID	Vendor Name	AP Invoice	AP Invoices On Hold	GL Posting Date	AP Invoice Date	Due Date	Days aged	0-30	31-60	61-90	91-120	121-	Total	
Normal	ALRE92836	Alvarez Refinishing Inc	315230	No	03/24/2021	03/05/2021	04/04/2021	7	465.00	0.00	0.00	0.00	0.00	465.00	
	ATT60197-9011	AT&T - Box 9011	16094725	No	03/24/2021	02/28/2021	03/30/2021	7	277.65	0.00	0.00	0.00	0.00	277.65	
	BETE92211	Best Tec	56113	No	03/24/2021	02/19/2021	03/21/2021	7	4,605.05	0.00	0.00	0.00	0.00	4,605.05	
	CASE90723	CalMet Services Inc	14154208	No	03/24/2021	02/28/2021	03/30/2021	7	1,086.47	0.00	0.00	0.00	0.00	1,086.47	
	CLWD90717	City Lomita Water Dept	66081300 2/12-02. 21	No	03/24/2021	03/08/2021	04/07/2021	7	2,765.14	0.00	0.00	0.00	0.00	2,765.14	
			66081400 2/12-02. 21	No	03/24/2021	03/08/2021	04/07/2021	7	455.22	0.00	0.00	0.00	0.00	455.22	
	GASC91756	SoCal Gas	01350501 803/02-0	No	03/24/2021	03/08/2021	04/07/2021	7	79.72	0.00	0.00	0.00	0.00	79.72	
			3.21												
			11430501 061/02-0	No	03/24/2021	03/08/2021	04/07/2021	7	465.58	0.00	0.00	0.00	0.00	465.58	
			3.21												
	HDSU92150	HD Supply Ltd	91896974 43	No	03/24/2021	03/11/2021	04/10/2021	7	18.71	0.00	0.00	0.00	0.00	18.71	
			91897386 26	No	03/24/2021	03/12/2021	04/11/2021	7	144.59	0.00	0.00	0.00	0.00	144.59	
			91897386 25	No	03/24/2021	03/12/2021	04/11/2021	7	86.99	0.00	0.00	0.00	0.00	86.99	
			91896974 44	No	03/24/2021	03/11/2021	04/10/2021	7	135.35	0.00	0.00	0.00	0.00	135.35	
			91895462 04	No	03/24/2021	03/05/2021	04/04/2021	7	627.75	0.00	0.00	0.00	0.00	627.75	
	HGAH94588	Humangood Affordable Housing	74 Febru ary 2021	No	03/22/2021	03/17/2021	04/16/2021	9	18,909.74	0.00	0.00	0.00	0.00	18,909.74	
	HMCA90248	HM Carpet Inc - HM Flooring Group	97040	No	03/24/2021	03/16/2021	04/15/2021	7	2,452.50	0.00	0.00	0.00	0.00	2,452.50	
	JMPL90505	J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	60999	No	03/24/2021	03/11/2021	04/10/2021	7	267.50	0.00	0.00	0.00	0.00	267.50	
	OFDE85038	Office Depot - Phoenix Box 29248	15863940 8001	No	03/24/2021	02/21/2021	03/23/2021	7	18.60	0.00	0.00	0.00	0.00	18.60	
			15820615 2001	No	03/24/2021	02/25/2021	03/27/2021	7	65.13	0.00	0.00	0.00	0.00	65.13	
		15818986 3001	No	03/24/2021	02/25/2021	03/27/2021	7	78.24	0.00	0.00	0.00	0.00	78.24		
SCAQMD91765	South Coast AQMD	3781146	No	03/24/2021	03/02/2021	04/01/2021	7	136.40	0.00	0.00	0.00	0.00	136.40		
		3779247	No	03/24/2021	03/02/2021	04/01/2021	7	421.02	0.00	0.00	0.00	0.00	421.02		
SLSA90717	Smiths Lock Safe	5204	No	03/24/2021	03/02/2021	04/01/2021	7	150.00	0.00	0.00	0.00	0.00	150.00		
<b>Total for Normal</b>									<b>33,712.35</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>33,712.35</b>	
<b>Grand Totals</b>									<b>33,712.35</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>33,712.35</b>	

## Lomita Manor Senior Housing Check Register

Date	Vendor	Document No	Amount Cleared
	<b>Bank: LOM Operating - Wells Fargo Bank</b>	<b>Account No: 4124301342</b>	
03/05/2021	DGHE90065--Don Glenn Heating & Air Conditioning Co.	24005	3,000.00 03/31/2021
03/05/2021	HGAH94588--Humangood Affordable Housing	24006	19,189.73 03/31/2021
03/18/2021	TEMP255512930--ANDRE, DORCEL	24007	76.06 In Transit
03/26/2021	AESE91185--Amtech Elevator Services	24008	2,310.00 In Transit
03/26/2021	ATUV60197--AT&T Uverse - PO Box 5014	24009	110.95 In Transit
03/26/2021	BLSE90501--Bobs Lawn Service - Jesus Arias	24010	700.00 In Transit
03/26/2021	CASE90723--CalMet Services Inc	24011	1,103.71 In Transit
03/26/2021	CINTAS45263--Cintas - Cincinnati	24012	310.13 In Transit
03/26/2021	CLIM90277--Cleaner Image Inc	24013	2,000.00 In Transit
03/26/2021	CFPR92821--Cosco Fire Protection Inc - Brea	24014	75.00 In Transit
03/26/2021	DOKI90301--DoorKing Inc	24015	328.35 In Transit
03/26/2021	FFSU30384--Ferguson Facilities Supply - Atlanta	24016	414.82 In Transit
03/26/2021	HDSU92150--HD Supply Ltd	24017	171.25 In Transit
03/26/2021	HDSU92150--HD Supply Ltd	24018	153.92 In Transit
03/26/2021	HDSU92150--HD Supply Ltd	24019	447.92 In Transit
03/26/2021	HDSU92150--HD Supply Ltd	24020	727.13 In Transit
03/26/2021	HDSU92150--HD Supply Ltd	24021	795.96 In Transit
03/26/2021	HDSU92150--HD Supply Ltd	24022	132.19 In Transit
03/26/2021	HDSU92150--HD Supply Ltd	24023	134.42 In Transit
03/26/2021	HDCS85062--Home Depot Credit Services - Phoenix	24024	178.59 In Transit
03/26/2021	JUST91786--Just Doors	24025	7,968.59 In Transit
03/26/2021	OFDE85038--Office Depot - Phoenix Box 29248	24026	614.06 In Transit
03/26/2021	REPA75267--RealPage Inc	24027	490.99 In Transit
03/26/2021	RCPC91351--Round The Clock Pest Control Inc	24028	140.00 In Transit
03/26/2021	SLSA90717--Smiths Lock Safe	24029	225.00 In Transit
03/26/2021	SCED91772-0001--So Cal Edison	24030	1,438.58 In Transit
03/26/2021	SCED91771-0001--So Cal Edison	24031	32.39 In Transit
03/26/2021	GASC91756--SoCal Gas	24032	644.61 In Transit
03/26/2021	SWEL90621--Sweinhart Elect Co Inc	24033	282.00 In Transit
03/26/2021	SWGR75266--Swenson Group - Dallas	24034	402.30 In Transit
03/30/2021	ATTO60197-5014--AT&T - BOX 5014	24035	110.95 In Transit
03/30/2021	HDSU92150--HD Supply Ltd	24036	798.53 In Transit
03/30/2021	HDCS85062--Home Depot Credit Services - Phoenix	24037	73.73 In Transit
03/30/2021	OFDE85038--Office Depot - Phoenix Box 29248	24038	90.08 In Transit
	<b>Total for LOM Operating</b>		<b><u>45,671.94</u></b>
		<b>Total:</b>	<b><u>45,671.94</u></b>
		<b>Grand Total:</b>	<b><u>45,671.94</u></b>

# Commercial Checking Acct W Interest

Account number: [REDACTED] ■ March 1, 2021 - March 31, 2021 ■ Page 1 of 2



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

## Questions?

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

Online: [wellsfargo.com](http://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]	\$530,921.07	\$37,528.28	-\$26,916.33	\$541,533.02

## Interest summary

Annual percentage yield earned this period	0.16%
Interest earned during this period	\$75.78
Year to date interest and bonuses paid	\$221.41
Total interest and bonuses earned in 2020	\$753.45

## Credits

### Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	03/02	4,486.00	Lomita Manor Settlement 030221 000010603177526 Humangood Affordable H
	03/03	7,927.00	Lomita Manor Settlement 030321 000010631037502 Humangood Affordable H
	03/04	11,690.50	Hud Treas 310 Misc Pay 030421 xxxxx0103 RMT*VV*09901312586*****Hud Operating Fund CA13
	03/04	4,442.00	Lomita Manor Settlement 030421 000010647075338 Humangood Affordable H
	03/04	650.00	Lomita Manor Settlement 030421 000010615459470 Humangood Affordable H
	03/05	4,383.00	Lomita Manor Settlement 030521 000010662009934 Humangood Affordable H
	03/05	911.00	Lomita Manor Settlement 030521 000010635388774 Humangood Affordable H
	03/08	1,398.00	Lomita Manor Settlement 030821 000010674780674 Humangood Affordable H



**Electronic deposits/bank credits (continued)**

Effective date	Posted date	Amount	Transaction detail
	03/09	848.00	Lomita Manor Settlement 030921 000010665390386 Humangood Affordable H
	03/10	340.00	Lomita Manor Settlement 031021 000010680706878 Humangood Affordable H
	03/15	226.00	Lomita Manor Settlement 031521 000010739632142 Humangood Affordable H
	03/16	151.00	Lomita Manor Settlement 031621 000010729282586 Humangood Affordable H
	03/31	75.78	Interest Payment
		<b>\$37,528.28</b>	<b>Total electronic deposits/bank credits</b>
		<b>\$37,528.28</b>	<b>Total credits</b>

**Debits**

**Electronic debits/bank debits**

Effective date	Posted date	Amount	Transaction detail
	03/08	617.00	< Business to Business ACH Debit - Lomita Manor Return 030821 000010676707634 Humangood Affordable H
	03/11	141.81	Client Analysis Svc Chrg 210310 Svc Chge 0221 000004124301342
	03/17	64.79	Rpi Transbilling Sigonfile 031721 9Hyp97 Lomita Manor
		<b>\$823.60</b>	<b>Total electronic debits/bank debits</b>

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

**Checks paid**

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
23985	110.95	03/01	24000	4.48	03/03	24005	3,000.00	03/11
23997*	460.99	03/01	24001	1,566.76	03/05	24006	19,189.73	03/31
23999*	1,102.93	03/01	24004*	656.89	03/01			
		<b>\$26,092.73</b>	<b>Total checks paid</b>					

\* Gap in check sequence.

		<b>\$26,916.33</b>	<b>Total debits</b>
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**Daily ledger balance summary**

Date	Balance	Date	Balance	Date	Balance
02/28	530,921.07	03/05	561,507.57	03/15	560,560.76
03/01	528,589.31	03/08	562,288.57	03/16	560,711.76
03/02	533,075.31	03/09	563,136.57	03/17	560,646.97
03/03	540,997.83	03/10	563,476.57	03/31	541,533.02
03/04	557,780.33	03/11	560,334.76		
<b>Average daily ledger balance</b>		<b>\$557,647.39</b>			

# Lomita Manor Senior Housing Reconciliation Report

As Of 03/31/2021  
Account: Cash - Operating

Statement Ending Balance	541,533.02
Deposits in Transit	2,062.00
Outstanding Checks and Charges	(24,147.37)
Excluded amount	0.00
Adjusted Bank Balance	519,447.65
Book Balance	519,447.65
Adjustments*	0.00
Adjusted Book Balance	519,447.65

<b>Total Checks and Charges Cleared</b>	<b>26,916.33</b>	<b>Total Deposits Cleared</b>	<b>37,528.28</b>
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## Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
General Ledger Entry	08/2021-409 Deposited 02/28/2021	02/28/2021	51170	2,599.00	
General Ledger Entry	09/2021-400 Deposited 03/01/2021 Settlement:10615459470	03/01/2021	51171	650.00	
General Ledger Entry	09/2021-401 Deposited 03/01/2021 Settlement:10603177526	03/01/2021	51172	1,887.00	
General Ledger Entry	09/2021-402 Deposited 03/02/2021 Settlement:10635388774	03/02/2021	51173	911.00	
General Ledger Entry	09/2021-403 Deposited 03/02/2021 Settlement:10631037502	03/02/2021	51174	7,927.00	
General Ledger Entry	09/2021-404 Deposited 03/03/2021 Settlement:10647075338	03/03/2021	51175	4,442.00	
General Ledger Entry	09/2021-405 Deposited 03/04/2021 Settlement:10665390386	03/04/2021	51176	848.00	
General Ledger Entry	09/2021-406 Deposited 03/04/2021 Settlement:10662009934	03/04/2021	51177	4,383.00	
General Ledger Entry	LOM 3.21 Subsidy Payment	03/04/2021		11,690.50	
General Ledger Entry	09/2021-407 Deposited 03/05/2021 Settlement:10680706878	03/05/2021	51179	340.00	
General Ledger Entry	09/2021-408 Deposited 03/05/2021 Settlement:10674780674	03/05/2021	51180	1,398.00	
General Ledger Entry	09/2021-410 Deposited 03/11/2021 Settlement:10729282586	03/11/2021	51182	151.00	
General Ledger Entry	09/2021-411 Deposited 03/12/2021 Settlement:10739632142	03/12/2021	51183	226.00	
General Ledger Entry	09/2021-412 Deposited 03/31/2021 Settlement:10871414814	03/31/2021	51184		2,062.00
	LOM int earned on 3.21	03/31/2021		75.78	
<b>Total Deposits</b>				<b>37,528.28</b>	<b>2,062.00</b>

## Checks and Charges

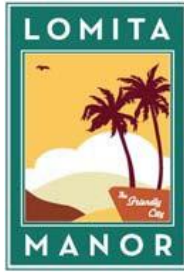
Name	Memo	Date	Check No	Cleared	Outstanding
AT&T Uverse - PO Box 5014		12/17/2019	23562		13.39
Ferguson Facilities Supply - Atlanta		12/17/2019	23565		289.03

# Lomita Manor Senior Housing Reconciliation Report

As Of 03/31/2021

Account: Cash - Operating

Office Depot - Phoenix Box 29248	12/17/2019	23569		362.74
AT&T Uverse - PO Box 5014	02/19/2021	23985	110.95	
RealPage Inc	02/19/2021	23997	460.99	
Smiths Lock Safe	02/19/2021	23999	1,102.93	
So Cal Edison	02/19/2021	24000	4.48	
So Cal Edison	02/19/2021	24001	1,566.76	
Swenson Group - Dallas	02/19/2021	24004	656.89	
Don Glenn Heating & Air Conditioning Co.	03/05/2021	24005	3,000.00	
Humangood Affordable Housing	03/05/2021	24006	19,189.73	
General Ledger Entry   Unable To Locate Ac- count (R03)	03/05/2021	51174	617.00	
ANDRE, DORCEL       Unit -LOM001-110A	03/18/2021	24007		76.06
Amtech Elevator Ser- vices	03/26/2021	24008		2,310.00
AT&T Uverse - PO Box 5014	03/26/2021	24009		110.95
Bobs Lawn Service - Je- sus Arias	03/26/2021	24010		700.00
CalMet Services Inc	03/26/2021	24011		1,103.71
Cintas - Cincinnati	03/26/2021	24012		310.13
Cleaner Image Inc	03/26/2021	24013		2,000.00
Cosco Fire Protection Inc - Brea	03/26/2021	24014		75.00
DoorKing Inc	03/26/2021	24015		328.35
Ferguson Facilities Sup- ply - Atlanta	03/26/2021	24016		414.82
HD Supply Ltd	03/26/2021	24017		171.25
HD Supply Ltd	03/26/2021	24018		153.92
HD Supply Ltd	03/26/2021	24019		447.92
HD Supply Ltd	03/26/2021	24020		727.13
HD Supply Ltd	03/26/2021	24021		795.96
HD Supply Ltd	03/26/2021	24022		132.19
HD Supply Ltd	03/26/2021	24023		134.42
Home Depot Credit Ser- vices - Phoenix	03/26/2021	24024		178.59
Just Doors	03/26/2021	24025		7,968.59
Office Depot - Phoenix Box 29248	03/26/2021	24026		614.06
RealPage Inc	03/26/2021	24027		490.99
Round The Clock Pest Control Inc	03/26/2021	24028		140.00
Smiths Lock Safe	03/26/2021	24029		225.00
So Cal Edison	03/26/2021	24030		1,438.58
So Cal Edison	03/26/2021	24031		32.39
SoCal Gas	03/26/2021	24032		644.61
Sweinhart Elect Co Inc	03/26/2021	24033		282.00
Swenson Group - Dallas	03/26/2021	24034		402.30
AT&T - BOX 5014	03/30/2021	24035		110.95
HD Supply Ltd	03/30/2021	24036		798.53
Home Depot Credit Ser- vices - Phoenix	03/30/2021	24037		73.73
Office Depot - Phoenix Box 29248	03/30/2021	24038		90.08
General Ledger Entry   LOM bk fees 3.21	03/31/2021		141.81	
General Ledger Entry   LOM RP fees 3.21	03/31/2021		64.79	
<b>Total Checks and Charges</b>			<b>26,916.33</b>	<b>24,147.37</b>



## Housing Authority of the City of Lomita

### Lomita Manor

March & April 2021

#### **VACANCIES**

- 305B

#### **ACTIVITIES**

- Regular social activities have been postponed until further notice due to the pandemic (such as birthday cake celebrations, exercise and art classes)
- Monthly Newsletters
- St Patrick's door decorations craft
- April 5<sup>th</sup> on site CV-19 vaccination clinic

#### **MAINTENANCE / PROJECTS**

- Annual and REAC Inspections have been postponed until further notice due to the pandemic
- Cares Act funding utilized for upgrades at the property including entrance door/intercom, office, recreation room, and exit doors





## CITY OF LOMITA HOUSING AUTHORITY REPORT

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

**FROM:** Ryan Smoot, Executive Director

**PREPARED BY:** Daniella Contreras, Administrative Analyst

**MEETING DATE:** May 4, 2021

**SUBJECT:** Approval and submission of the Annual PHA Plan and Annual Certification Forms to HUD

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### **RECOMMENDATION**

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

### **BACKGROUND**

#### Annual Certification Forms for FY 2019-2020

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

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

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

#### Annual PHA Plan for FY 2021-2022

The PHA Plan provides details about the PHA's operations, policies, programs and strategies for serving the needs of low-income residents. Staff has prepared the Annual PHA Plan that covers fiscal year 2021-2022 consistent with the Board approved Five-Year PHA Plan.

**OPTIONS:**

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

**FISCAL IMPACT**

Adopting the Lomita Manor Operating Budget will not have any fiscal impact to the Lomita Manor Operating Reserve.

**ATTACHMENTS**

1. Form HUD-50077-SL, Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan
2. Form HUD-50077-CR, Civil Rights Certification
3. Form HUD-50070, Certification of a Drug-Free Workplace
4. Form HUD-50071, Certification of Payments to Influence Federal Transactions
5. Form HUD-50075.1 Annual PHA Plan

Reviewed by:



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Gary Y. Sugano  
Assistant City Manager

Approved by:



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Ryan Smoot  
Executive Director

Prepared by:



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Daniella Contreras  
Administrative Analyst

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

U. S Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 2/29/2016

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

I, \_\_\_\_\_, the \_\_\_\_\_  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

\_\_\_\_\_  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
 Impediments (AI) to Fair Housing Choice of the

\_\_\_\_\_  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State  
 Consolidated Plan and the AI.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Name of Authorized Official	Title
Signature	Date

**Civil Rights Certification**  
*(Qualified PHAs)*

 U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB Approval No. 2577-0226  
 Expires 02/29/2016

**Civil Rights Certification**
**Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Housing Authority of the city of Lomita  
 PHA Name

CA139  
 PHA Number/HA Code

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

Name of Authorized Official	Title
Mark Waronek	Board Chairperson
Signature	Date

# Certification for a Drug-Free Workplace

Applicant Name \_\_\_\_\_

Program/Activity Receiving Federal Grant Funding \_\_\_\_\_

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

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

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

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

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

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

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

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
- e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

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

- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

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

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

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

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

Name of Authorized Official	Title
Signature	Date
X	

# Certification of Payments to Influence Federal Transactions

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

OMB Approval No. 2577-0157 (Exp. 01/31/2017)

Attachment No. 4

Applicant Name

Program/Activity Receiving Federal Grant Funding

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

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

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

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

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

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

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

Name of Authorized Official

Title

Signature

Date (mm/dd/yyyy)

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

**Applicability.** Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																																
A.1	<p> <b>PHA Name:</b> <u>Housing Authority of the City of Lomita</u> <b>PHA Code:</b> <u>CA139</u>  <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2020</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>78</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>0-N/A</u> <b>Total Combined Units/Vouchers</b> <u>78</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission                 </p> <p> <b>Availability of Information.</b> PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.                 </p> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)                 </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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		PH	HCV																														
Lead PHA:																																	

<b>B. Annual Plan Elements</b>						
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>					
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>					
<b>B.3</b>	<p><b>Civil Rights Certification.</b></p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>					
<b>B.4</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>					



<b>B.5</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>The Lomita PHA intends to continue to house 77 tenants with the 78 unit complex completed in 1986, including one property management staff member residing on site. In addition, the Lomita PHA intends to maximize the modernization grant funding potential through the Capital Fund program by continuing with the strategic Green Physical Needs Assessment for Lomita Manor done by EMG in October 15 2015. The Lomita PHA staff along with the current property management company, Human Good intends to review the results of each REAC inspection score resulting from the PHAS process in order to continually address the highest priority needs that will ensure a safe, suitable living housing development. Pursuant to this objective, the PHA ensures a practical and efficient maintenance schedule to minimize any deficiencies and reduce or eliminate major deficiencies from ever developing by adhering to appropriate and routine maintenance schedules.</p> <p>Lomita PHA and Human Good have updated the ACOP to include <b>The Violence Against Women Act (VAWA)</b> provides protections to women or men who are applicant to or residents of any “covered housing program” and who are the victims of domestic violence, dating violence, sexual assault and/or stalking – collectively referred to as VAWA crimes. The owner/agent understands that, regardless of whether state or local laws protect victims of VAWA crimes, people who have been victims of violence have certain rights under federal fair housing regulation. This policy is intended to support or assist victims of VAWA crimes and protect victims, as well as affiliated persons, from being denied housing or from losing their HUD assisted housing as a consequence of their status as a victim of VAWA crimes.</p>
<b>B.6</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y    N  <input type="checkbox"/>   <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>B.7</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>B.8</b>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?  Y    N    N/A  <input type="checkbox"/>   <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>C.</b>	<p><b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
<b>C.1</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>CFP Five Year Action Plan was approved by HUD July 20<sup>th</sup> 2017, a new CFP Five Action Plan 2021-2025 was submitted to HUD on February 5, 2020. Pending HUD Approval.</p> <p>Housing Authority of the City of Lomita and the contracted property management Human Good, modernized/upgraded the fire sprinklers, elevators, fire panel, common areas such the lobby and the recreation room. Several items listed from the previous 5 Year PHA Plan and the Immediate Report/Assessment from EMG for Lomita Manor continue to be deferred due to funding issues and new priorities contingent upon the REAC inspection done in 2017 and 2020 and updated urgent needs of the grounds.</p>

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## Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

### A. PHA Information. All PHAs must complete this section.

**A.1** Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type,** and the **Availability of Information,** specific location(s) of all information relevant to the public hearing and proposed PHA Plan. [\(24 CFR §903.23\(4\)\(e\)\)](#)

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. [\(24 CFR §943.128\(a\)\)](#)

### B. Annual Plan. All PHAs must complete this section.

#### B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” [\(24 CFR §903.7\)](#)

**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. [\(24 CFR §903.7\(a\)\(1\)\)](#) Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. [\(24 CFR §903.7\(a\)\(2\)\(ii\)\)](#)

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2.](#) [\(24 CFR §903.23\(b\)\)](#) Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. [\(24 CFR §903.7\(b\)\)](#) Describe the PHA’s procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. [\(24 CFR §903.7\(b\)\)](#). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. [\(24 CFR §903.7\(b\)\)](#) Describe the unit assignment policies for public housing. [\(24 CFR §903.7\(b\)\)](#)

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. [\(24 CFR §903.7\(c\)\)](#)

**Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. [\(24 CFR §903.7\(d\)\)](#)

**Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. [\(24 CFR §903.7\(e\)\)](#)

**Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. [\(24 CFR §903.7\(f\)\)](#)

**Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. [\(24 CFR §903.7\(k\)\)](#)

**Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. [\(24 CFR §903.7\(l\)\)](#) A description of: **1)** Any programs relating to services and amenities provided or offered to assisted families; and **2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS. [\(24 CFR §903.7\(l\)\)](#)

**Safety and Crime Prevention.** Describe the PHA’s plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public

housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

**Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

**Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

**Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

**Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define 'significant amendment/modification', HUD will consider the following to be 'significant amendments or modifications': a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: [Notice PIH 1999-51](#). (24 CFR §903.7(r)(2)(ii))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

**Hope VI or Choice Neighborhoods.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

**Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

**Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

**Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

**Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

**Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32](#)

**Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: **(1)** There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; **(2)** The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; **(3)** The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; **(4)** The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and **(5)** The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.503) (24 CFR 903.7(b))

**Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of

their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A “police officer” means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD’s website at: [Notice PIH 2011-7. \(24 CFR 960.505\)](#) (24 CFR 903.7(b))

**Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD’s website at: [Notice PIH 2009-21. \(24 CFR §903.7\(e\)\)](#)

**Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. [\(24 CFR §903.7\(b\)\)](#)

**Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

**Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

- B.3 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. [\(24 CFR §903.7\(o\)\)](#)
- B.4 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. [\(24 CFR §903.7\(p\)\)](#)
- B.5 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. [\(24 CFR §903.7\(r\)\(1\)\)](#)
- B.6 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. [\(24 CFR §903.13\(c\), 24 CFR §903.19\)](#)
- B.7 Certification by State of Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. [\(24 CFR §903.15\)](#). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.
- B.8 Troubled PHA.** If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark “yes,” and describe that plan. If the PHA is troubled, but does not have any of these items, mark “no.” If the PHA is not troubled, mark “N/A.” [\(24 CFR §903.9\)](#)

**C. Statement of Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. [\(24 CFR 903.7 \(g\)\)](#)

- C.1 Capital Improvements.** In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form- 50075.2 approved by HUD on XX/XX/XXXX.”

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 9.2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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



## CITY OF LOMITA HOUSING AUTHORITY REPORT

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

**FROM:** Ryan Smoot, Executive Director

**PREPARED BY:** Daniella Contreras, Administrative Analyst

**MEETING DATE:** May 4, 2021

**SUBJECT:** Discussion and Consideration to Approve the Lomita Manor Operating Budget for Fiscal Year 2021-2022

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### **RECOMMENDATION**

Approve the Lomita Manor Operating Budget for Fiscal Year (FY) 2021-2022.

### **BACKGROUND**

The Housing Authority of the City of Lomita is required to annually prepare and submit a budget to the Department of Housing and Urban Development (HUD) for Lomita Manor. The attached Lomita Manor Operating Budget details the anticipated revenues and expenses for FY 2021-2022, which will begin on July 1, 2021, and ends on June 30, 2022. The projected cost of operating Lomita Manor for FY 2021-2022 is \$446,230. The proposed budget also has a recommended operating contingency of \$14,818 for unplanned expenses during the course of the fiscal year.

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

Part of the anticipated revenue for the budget is based on the Operating Subsidy. The Housing Authority must submit an annual Operating Subsidy request to HUD, which is separate from the Lomita Manor Operating Budget. The Operating Subsidy (HUD Form 52723) is required to be submitted to HUD in October of each year, and covers a calendar year, not a fiscal year. Therefore, the CY 2020 Operating Subsidy will be included in both FY 2021-2022 and 2022-2023.

Rental income provides a majority of the revenues for the annual budget (approximately \$282,528). The Operating subsidy from HUD is estimated at \$176,000. A final number for the operating subsidy will be released by HUD in late 2021.

Operating Reserve for Housing Authority of the City of Lomita

The Housing Authority of the City of Lomita's Operating Reserve is currently \$519,448. Expenditures from the Operating Reserve must be approved by the Board. Currently, there are no requests to expend any portion of Operating Reserve.

**OPTIONS**

1. Approve the Lomita Manor Operating Budget for FY 2021-2022
2. Provide further direction.

**FISCAL IMPACT**

As stated in the attached draft budget, an unused operating contingency of \$14,818 would remain within the budget at Fiscal Year End 2021-2022 if unspent in addition to the \$519,448 in the operating reserve.

**ATTACHMENT**

1. Lomita Manor Budget for FY 2021-2022

Reviewed by:



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Gary Y. Sugano  
Assistant City Manager

Approved by:



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Ryan Smoot  
Executive Director

Prepared by:



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Daniella Contreras  
Administrative Analyst

**Lomita Manor Annual Operating Budget FY 2021-2022**

REVENUE		FY 20-21	FY 21-22
5120.000	Rent Revenue - Gross Potential	\$ 282,528	\$ 282,528
5121.000	Operating Subsidy	\$ 176,000	\$ 176,000
5910.000	Laundry Revenue	\$ 3,960	\$ 3,960
5220.000	Vacancy Loss	\$ (1,440)	\$ (1,440)
<b>Total Revenue</b>		<b>\$ 461,048</b>	<b>\$ 461,048</b>

**OPERATING EXPENSES**

Administrative Expenses		FY 20-21	FY 21-22
6203.000	Conventions and Meetings	\$-	
6204.000	Management Consultants	\$ 30,000	\$ 30,000
6205.000	IT Support Services	\$ 5,748	\$ 5,748
6205.001	IT Equipment	\$ 996	\$ 996
6210.000	Advertising and Marketing	\$ 100	\$ 100
6210.001	Recruitment	\$ -	
6250.000	Other Renting Expenses	\$ 300	\$ 300
6311.000	Office Supplies	\$ 3,000	\$ 3,000
6311.001	Office Equipment Lease Expense	\$ 6,696	\$ 6,696
6311.002	Telephone/Fax/Cell/Elevator	\$ 6,864	\$ 6,864
6311.003	Postage/FedEx/UPS	\$ 100	\$ 100
6311.004	Dues & Fees	\$ 4,512	\$ 4,512
6311.005	Tax return	\$ 130	\$ 130
6311.006	Bank Fees	\$ 1,284	\$ 1,284
6311.007	Employee Activities	\$-	
6311.008	Payroll Fees	\$ 120	\$ 120
6311.009	Miscellaneous Supplies	\$-	
6311.011	Resident Activities	\$ 3,960	\$ 3,960
6320.000	Management Fee	\$ 46,200	\$ 46,200
6330.000	Manager Salaries	\$ 55,428	\$ 58,240
6330.001	Manager Salaries - Vacation	\$ 4,056	\$ 4,592
6330.002	Manager Salaries - Incentive, Bonus, Award	\$-	
6340.000	Legal Expenses	\$-	
6350.000	Audit Expense	\$ 1,500	\$ 1,500
6351.000	Bookkeeping Fees	\$ 6,960	\$ 6,960
6390.000	Misc. Administrative Expenses	\$-	
<b>Total Administrative Expenses</b>		<b>\$ 177,954</b>	<b>\$ 181,302</b>

Utilities		FY 20-21	FY 21-22
6450.000	Electricity	\$ 18,000	\$ 18,000
6451.000	Water	\$ 19,200	\$ 19,200
6452.000	Gas	\$ 6,204	\$ 6,204
<b>Total Utilities Expenses</b>		<b>\$ 43,404</b>	<b>\$ 43,404</b>

Maintenance Expenses		FY 20-21	FY 21-22
6510.000	Maintenance Salaries	\$ 50,292	\$ 50,544

6510.001	Maintenance Salaries - Vacation	\$ 4,536	\$ 4,860
6515.000	Janitorial/Cleaning Supplies	\$ 4,320	\$ 4,320
6515.003	Maintenance Uniforms	\$ 600	\$ 600
6515.004	Plumbing Supplies	\$ 4,560	\$ 4,560
6515.005	Electrical Supplies	\$ 4,200	\$ 4,200
6515.006	Decorating Supplies	\$-	
6515.008	Misc. Maintenance Supplies	\$-	
6525.000	Trash Removal	\$ 12,120	\$ 12,120
6546.000	HVAC Repairs/Maintenance	\$ 3,960	\$ 3,960
<b>Total Maintenance Expenses</b>		<b>\$ 84,588</b>	<b>\$ 85,164</b>

<b>Maintenance Contracts</b>		<b>FY 20-21</b>	<b>FY 21-22</b>
6520.000	Maintenance Contracts	\$ 45,000	\$ 45,000
6520.001	Janitorial Contract	\$ 6,000	\$ 6,000
6520.002	Elevator Contract	\$ 3,040	\$ 3,040
6520.003	Exterminating Contract	\$ 2,304	\$ 2,304
6520.005	Decorating Contract	\$-	
6520.004	Grounds Contract	\$ 4,320	\$ 4,320
<b>Total Maintenance Contracts</b>		<b>\$ 60,664</b>	<b>\$ 60,664</b>

<b>Apartment Turnover Expenses</b>		<b>FY 20-21</b>	<b>FY 21-22</b>
6516.000	Unit Turnover Expenses	\$-	\$-
<b>Total Apartment Turnover Expenses</b>		<b>\$-</b>	<b>\$-</b>

<b>Service Coordinator Expenses</b>		<b>FY 20-21</b>	<b>FY 21-22</b>
6935.000	Service Coordinator Salary-(RSC)	\$ 19,176	\$ 19,269
6935.001	RSC Salaries - Vacation	\$ 1,548	\$ 1,853
6936.000	RSC - Office Supplies	\$-	
6936.001	RSC- Travel (Hotel, Air, etc.)	\$-	
6936.002	RSC- Software License (Pangea)	\$ 800	\$ 800
<b>Total Service Coordinator Expenses</b>		<b>\$ 21,524</b>	<b>\$ 21,922</b>

<b>Taxes and Insurance Expenses</b>		<b>FY 20-21</b>	<b>FY 21-22</b>
6711.000	Payroll Taxes (FICA)	\$ 9,552	\$ 10,213
6720.000	Property & Liability Insurance	\$ 16,380	\$ 16,993
6720.001	D&O Insurance	\$-	
6722.000	Workman's Compensation	\$ 3,624	\$ 3,834
6723.000	Health Insurance	\$ 17,880	\$ 18,915
6723.001	Retirement	\$ 3,288	\$ 3,454
6723.002	Unemployment Insurance	\$ 312	\$ 366
<b>Total Taxes and Insurance Expenses</b>		<b>\$ 51,036</b>	<b>\$ 53,774</b>

<b>Total Operating Expenses</b>		<b>\$ 439,170</b>	<b>\$ 446,230</b>
<b>Net Surplus (Deficit) Expense -Income=</b>		<b>\$ 21,878</b>	<b>\$ 14,818</b>