

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



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

Next Resolution No. HA 2021-01

PURSUANT TO EXECUTIVE ORDER N-08-21 ISSUED BY GOVERNOR NEWSOM, THE PUBLIC AND COUNCIL MAY PARTICIPATE IN THIS MEETING VIA TELECONFERENCE. ALL VOTES TAKEN DURING THIS MEETING WILL BE BY ROLL CALL VOTE, AND THE VOTE WILL BE PUBLICLY REPORTED.

VIRTUAL/ELECTRONIC PUBLIC PARTICIPATION

The public may participate in the meeting via a computer or smart device by logging into ZOOM at the following link: <https://us02web.zoom.us/j/81861056906> If you do not have the audio feature on your device you will need to call (669) 900-6833 and enter ZOOM Meeting ID: 818 6105 6906 then press pound (#).

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

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

**AGENDA
REGULAR MEETING OF THE LOMITA HOUSING AUTHORITY
TUESDAY, JULY 6, 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) Regular Housing Authority Minutes of May 4, 2021

RECOMMENDED ACTION: Approve minutes.

- b) Lomita Manor April through May 2021 Financial Documents

RECOMMENDED ACTION: Approve the Monthly Financial documents.

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

RECOMMENDED ACTION: Receive and file the report.

- d) Amendment No. 1 to Management Agreement with HumanGood (formerly Beacon Communities) for Property Management Services at Lomita Manor

RECOMMENDED ACTION: 1) Approve Amendment No. 1 with HumanGood (formerly Beacon Communities) for Property Management Services at Lomita Manor and; 2) Authorize the Executive Director to execute Amendment No. 1 for a term of Ninety (90) days (establishing a new expiration date of October 3, 2021).

SCHEDULED ITEMS


None Scheduled.

5. ADJOURNMENT

The next regular meeting of the Lomita Housing Authority is scheduled for Tuesday, August 3, 2021, at 5:45 p.m.

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

Date Posted: July 2, 2021


Kathleen Horn Gregory, CMC, City Clerk

**MINUTES OF THE
LOMITA HOUSING AUTHORITY
REGULAR MEETING
TUESDAY, MAY 4, 2021**

PURSUANT TO STATE OF CALIFORNIA EXECUTIVE ORDER N-29-20 ISSUED ON MARCH 17, 2020, THE PUBLIC AND COMMISSION PARTICIPATED IN THIS MEEING IN PERSON AND VIA TELECONFERENCE.

1. OPENING CEREMONIES

a. Call Meeting to Order

The Lomita Housing Authority meeting was called to order by Chair Waronek at 5:45 p.m., on Tuesday, May 4, 2021.

c. Roll Call

PRESENT: Commissioners: Gazeley, Hart, Uphoff, Waite, Vice-Chair Segawa and Chair Waronek (*Commissioners Gazeley, Waite and Hart attended via Zoom.*)

ABSENT: Commissioner Louviere

STAFF PRESENT: Executive Director Smoot, Deputy Executive Director Sugano, General Counsel Rusin, Administrative Services Director Kamada, Administrative Analyst Contreras, 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 stated that there was a vaccine clinic held for the residents at Lomita Manor that were not able to get out. She also stated that the floor in the recreation room has been replaced and residents are eager to get back together. She also thanked the City and Council for hosting the food drive.

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 Waite to approve Consent Calendar Items 4 a-d.

MOTION CARRIED by the following roll call vote:

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

NOES: None

ABSENT: Commissioner Louviere

- 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

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

Administrative Analyst Contreras presented the staff report per the agenda material. She stated that the Housing Authority is required to submit a budget annually to HUD for Lomita Manor. The proposed Operating Budget details the anticipated revenues and expenses for the upcoming fiscal year. The projected cost of operating Lomita Manor for the upcoming fiscal year is \$446,230 with a contingency of \$14,818 for unplanned expenses during the course of the fiscal year. Any unused funding would remain within the budget at the end of the fiscal year if unspent in addition to the \$519,448 currently in the operating reserve.

Commissioner Uphoff made a motion, seconded by Commissioner Waite to approve the Lomita Manor Operating Budget for Fiscal Year (FY) 2021-2022.

MOTION CARRIED by the following roll call vote:

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

NOES: None

ABSENT: Commissioner Louviere

6. ADJOURNMENT

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

Respectfully Submitted,

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 #CC 4b

July 6, 2021

Housing Authority of the City of Lomita
Board of Commissioners

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

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

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

Amounts Received:

Rent - Current	24,978
HUD Operating Subsidy	11,690
CARES Fund Drawdown	10,421
Refund check	653
Interest earned on Operating Account	<u>72</u>

Total Receipts **47,814**

Disbursements:

A/P Checks Disbursement (Incl Contract Billing)	(41,270)
Misc Other/Bank fees	<u>(209)</u>

Total Disbursements **(41,480)**

Operating Cash - End of Month **525,782**

TOTAL CASH, END OF MONTH **525,782**

ACCOUNT TYPE	BANK NAME	BEGINNING BALANCE	DEPOSITS / INTEREST	CHECKS/DEBITS WITHDRAWAL	ENDING BALANCE
Operating	Wells Fargo	519,448	47,814	(41,480)	525,782
		<u>519,448</u>	<u>47,814</u>	<u>(41,480)</u>	<u>525,782</u>
Security Deposit	Wells Fargo	26,177	79		26,256
		<u>26,177</u>	<u>79</u>	<u>-</u>	<u>26,256</u>
TOTAL CASH		<u><u>545,625</u></u>	<u><u>47,892</u></u>	<u><u>(41,480)</u></u>	<u><u>552,037</u></u>

Prepared by: Audrey Fong
Title: Accountant
Date: 5/12/21

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

	CURRENT MONTH				YEAR TO DATE				Annual
	April 30, 2021				April 30, 2021				
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
Revenue									
Rental Revenue									
5120.000 - Rent Revenue - Gross Potential	25,144	23,544	1,600	6.79	249,417	235,440	13,977	5.93	282,528
5121.000 - Tenant Assistance Payments	11,691	14,667	(2,977)	(20.29)	301,002	146,666	154,336	105.22	176,000
5220.000 - Vacancies	0	(120)	121	100.00	(1,736)	(1,200)	(536)	(44.66)	(1,440)
Net Rental Income	36,835	38,091	(1,257)	(3.29)	548,683	380,906	167,777	44.04	457,088
Financial Revenue									
5410.000 - Interest Revenue - Project Operations	72	0	73	(100.00)	691	0	691	(100.00)	0
Total Financial Revenue	72	0	73	(100.00)	691	0	691	(100.00)	0
Miscellaneous Revenue									
5910.000 - Laundry Revenue	0	330	(330)	(100.00)	3,156	3,300	(144)	(4.36)	3,960
5920.001 - Damages & Cleaning Charges	0	0	0	0.00	1	0	1	(100.00)	0
5970.002 - Grant	10,421	0	10,421	(100.00)	12,207	0	12,207	(100.00)	0
5990.000 - Miscellaneous Revenue-Community	0	0	0	0.00	10,066	0	10,066	(100.00)	0
Total Miscellaneous Revenue	10,421	330	10,091	3,057.90	25,430	3,300	22,130	670.61	3,960
Total Revenue	47,328	38,421	8,907	23.18	574,804	384,206	190,598	49.60	461,048
Operating Expense									
Administrative Expenses									
6204.000 - Management Consultants	0	0	0	0.00	5,725	30,000	24,275	80.91	30,000
6205.000 - IT Support Services	389	479	90	18.78	4,447	4,790	343	7.15	5,748
6205.001 - IT Equipment	0	83	83	100.00	0	830	830	100.00	996
6210.000 - Advertising and Marketing	0	0	0	0.00	0	100	100	100.00	100
6250.000 - Other Renting Expenses	61	25	(36)	(141.04)	678	250	(428)	(171.04)	300
6311.000 - Office Supplies	58	250	192	76.52	7,297	2,500	(4,797)	(191.87)	3,000
6311.001 - Office Equipment Lease Expense	0	558	558	100.00	4,641	5,580	939	16.82	6,696
6311.002 - Telephone/Fax/Cell Phone/Elevator	160	572	412	72.16	5,526	5,720	194	3.39	6,864
6311.003 - Postage/FedEx/UPS	96	0	(96)	(100.00)	399	100	(299)	(298.56)	100
6311.004 - Dues & Fees	503	376	(127)	(33.71)	5,534	3,760	(1,774)	(47.19)	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)	(35.06)	1,506	1,070	(436)	(40.74)	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	100	100	100.00	120
6311.011 - Resident Activities	0	330	330	100.00	3,450	3,300	(150)	(4.54)	3,960
6320.000 - Management Fee	3,850	3,850	0	0.00	38,500	38,500	0	0.00	46,200
6330.000 - Manager Salaries	4,756	4,619	(137)	(2.95)	42,733	46,190	3,457	7.48	55,428
6330.001 - Manager Salaries - Non-prod (Vacation)	203	338	135	39.90	5,266	3,380	(1,886)	(55.79)	4,056
6350.000 - Audit/Tax Return Expense	0	125	125	100.00	0	1,250	1,250	100.00	1,500
6351.000 - Bookkeeping Fees	577	580	3	0.43	5,775	5,800	25	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
Total Administrative Expenses	10,797	12,302	1,505	12.23	133,704	153,350	19,646	12.81	177,954
Utilities									
6450.000 - Electricity	1,578	1,500	(78)	(5.17)	19,364	15,000	(4,364)	(29.09)	18,000

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

	CURRENT MONTH				YEAR TO DATE				Annual
	April 30, 2021				April 30, 2021				
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
6451.000 - Water	1,500	1,600	100	6.25	17,106	16,000	(1,106)	(6.91)	19,200
6452.000 - Gas	615	517	(98)	(18.89)	4,293	5,170	877	16.97	6,204
Total Utilities Expense	3,693	3,617	(76)	(2.08)	40,763	36,170	(4,593)	(12.69)	43,404
Maintenance Expenses									
6510.000 - Maintenance Salaries	3,436	4,191	755	17.99	39,250	41,910	2,660	6.34	50,292
6510.001 - Maintenance Salaries - Non-prod (Vacation)	735	378	(357)	(94.40)	3,128	3,780	652	17.23	4,536
6510.003 - Maintenance Salaries - Overtime, Double-Time	0	0	0	0.00	65	0	(65)	(100.00)	0
6515.000 - Janitorial/Cleaning Supplies	407	360	(47)	(12.93)	13,433	3,600	(9,833)	(273.14)	4,320
6515.003 - Maintenance Uniforms	0	0	0	0.00	651	600	(51)	(8.47)	600
6515.004 - Plumbing Supplies	340	380	40	10.44	6,385	3,800	(2,585)	(68.02)	4,560
6515.005 - Electrical Supplies	742	350	(392)	(111.88)	16,837	3,500	(13,337)	(381.06)	4,200
6525.000 - Garbage & Trash Removal	1,000	1,010	10	0.99	10,012	10,100	88	0.87	12,120
6546.000 - HVAC Repairs & Maintenance	250	0	(250)	(100.00)	12,106	3,300	(8,806)	(266.86)	3,960
Total Maintenance Expense	6,910	6,669	(241)	(3.61)	101,867	70,590	(31,277)	(44.30)	84,588
Maintenance Contracts									
6520.000 - Maintenance Contracts	(44,078)	3,750	47,828	1,275.39	60,963	37,500	(23,463)	(62.56)	45,000
6520.001 - Janitorial/Cleaning Contract	0	500	500	100.00	0	5,000	5,000	100.00	6,000
6520.002 - Elevator Contract	703	760	57	7.60	8,732	3,040	(5,692)	(187.22)	3,040
6520.003 - Exterminating Contract	0	192	192	100.00	3,295	1,920	(1,375)	(71.61)	2,304
6520.004 - Grounds Contract	350	360	10	2.77	6,400	3,600	(2,800)	(77.77)	4,320
Total Maintenance Contract Expense	(43,025)	5,562	48,587	873.55	79,390	51,060	(28,330)	(55.48)	60,664
Service Coordinator Expenses									
6935.000 - Service Coordinator Salary	1,058	1,598	540	33.74	14,654	15,980	1,326	8.29	19,176
6935.001 - Service Coordinator Salaries - Non-prod (Vacation)	0	129	129	100.00	0	1,290	1,290	100.00	1,548
6936.002 - Service Coordinator Expenses - Software License (Pangea)	0	0	0	0.00	595	800	205	25.62	800
Total Service Coordinator Expenses	1,058	1,727	669	38.69	15,249	18,070	2,821	15.61	21,524
Taxes and Insurance									
6711.000 - Payroll Taxes (FICA)	1,052	796	(256)	(32.09)	7,952	7,960	8	0.10	9,552
6720.000 - Property & Liability Insurance (Hazard)	2,492	1,365	(1,127)	(82.55)	17,668	13,650	(4,018)	(29.43)	16,380
6722.000 - Workman's Compensation	302	302	0	0.00	2,549	3,020	471	15.59	3,624
6723.000 - Health Insurance	1,281	1,490	209	14.00	14,018	14,900	882	5.91	17,880
6723.001 - Retirement	164	274	110	40.36	2,626	2,740	114	4.14	3,288
6723.002 - Unemployment Insurance	23	26	3	10.96	335	260	(75)	(28.90)	312
Total Taxes and Insurance	5,314	4,253	(1,061)	(24.92)	45,148	42,530	(2,618)	(6.15)	51,036
Total Operating Expense	(15,253)	34,130	49,383	144.69	416,121	371,770	(44,351)	(11.92)	439,170
Total Net Operating Income/(Loss)	62,581	4,291	58,290	1,358.43	158,683	12,436	146,247	1,175.99	21,878
Total Project Expenses	(15,254)	34,130	(49,384)	(144.69)	416,121	371,770	44,351	11.92	439,170
Total Project Net Income (before Reserves &	62,581	4,291	58,290	1,358.43	158,683	12,436	146,247	1,175.99	21,878

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

	CURRENT MONTH				YEAR TO DATE				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
CapEx)									
Capital Expenditures	46,802	0	46,802	100.00	46,802	0	46,802	100.00	0
Net Income (Loss) (on Operations)	15,779	4,291	11,488	267.72	111,880	12,436	99,444	799.64	21,878
Other Non-Cash Expenses & Revenue									
Depreciation Expense	6,372	916	5,456	595.59	14,620	9,160	5,460	59.60	10,992
GAAP Net Income/(Loss)	56,210	3,375	52,835	1,565.48	144,063	3,276	140,787	4,297.52	10,886
Cash Flow									
Total Project Net Income	62,581	4,291	58,290	1,358.43	158,683	12,436	146,247	1,175.99	21,878
Add (Subtract)	56,247	0	(56,247)	(100.00)	46,552	0	(46,552)	(100.00)	0
Increase (Decrease) in Operating Cash	6,334	4,291	2,043	47.60	112,131	12,436	99,695	801.66	21,878
Increase (decrease) in Ops Cash per Bal Sheet	6,334	0	6,334	100.00	112,131	0	112,131	100.00	0

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

	April 30, 2021	March 31, 2021	Period Difference
Assets			
Current Assets			
Cash			
1120.000 - Cash - Operating	525,781.53	519,447.65	6,333.88
Total Cash	525,781.53	519,447.65	6,333.88
Other Restricted Cash			
1191.000 - Cash - Security Deposits	26,255.51	26,177.07	78.44
Total Other Restricted Cash	26,255.51	26,177.07	78.44
Accounts Receivable Tenants & Other			
1130.000 - Accounts Receivable - Tenant Rent	653.00	0.00	653.00
Total Accounts Receivable Tenants & Other	653.00	0.00	653.00
Prepaid Expenses and Deposits			
1200.001 - Prepaid Expense - Property Insurance	5,551.65	6,661.98	(1,110.33)
Total Prepaid Expenses and Deposits	5,551.65	6,661.98	(1,110.33)
Reserves & Impounds - Restricted Cash			
1330.000 - Cash - Operating Reserve	147,457.26	147,457.26	0.00
Total Reserves & Impounds - Restricted Cash	147,457.26	147,457.26	0.00
Total Current Assets	705,698.95	699,743.96	5,954.99
Net Fixed Assets			
Fixed Assets			
1410.001 - Land Improvements	83,660.00	83,660.00	0.00
1420.001 - Building Improvements	122,253.46	75,451.26	46,802.20
1440.000 - Building Equipment	25,391.00	25,391.00	0.00
1465.000 - Office Furniture & Equipment	15,480.47	15,480.47	0.00
1470.000 - Maintenance Equipment	1,957.64	1,957.64	0.00
Total Fixed Assets	248,742.57	201,940.37	46,802.20
Accumulated Depreciation			
1495.000 - Accum. Depr. - Land Improvements	25,098.12	24,633.34	464.78
1495.002 - Accum. Depr. - Building Improvements	57,662.47	51,986.88	5,675.59
1495.003 - Accum. Depr. - Building Equipment	9,835.85	9,702.90	132.95
1495.004 - Accum. Depr. - Office Furniture & Equipment	8,892.07	8,793.73	98.34
1495.005 - Accum. Depr. - Maintenance Equipment	1,957.64	1,957.64	0.00
Total Accumulated Depreciation	103,446.15	97,074.49	6,371.66
Net Fixed Assets	145,296.42	104,865.88	40,430.54
Total Assets	850,995.37	804,609.84	46,385.53
Liabilities & Equity			
Liabilities			
Current Liabilities			
2109.000 - Accounts Payable - Accrued Expenses	4,684.64	1,500.00	3,184.64
2110.000 - Accounts Payable - Operations	16,542.69	33,712.35	(17,169.66)
2114.000 - Accounts Payable - Beacon Communities	22,836.73	15,757.74	7,078.99
2117.000 - Unapplied Cash	653.00	0.00	653.00
2118.000 - Escheat Checks Payable	150.00	150.00	0.00

Lomita Manor
Balance Sheet
April 30, 2021

	April 30, 2021	March 31, 2021	Period Difference
2120.000 - Accrued Vacation Payable	14,550.52	14,410.47	140.05
2126.000 - Accrued Payroll	0.00	3,878.68	(3,878.68)
Total Current Liabilities	59,417.58	69,409.24	(9,991.66)
Other Current Liabilities			
2210.000 - Prepaid Revenue	2,608.00	2,122.00	486.00
Total Other Current Liabilities	2,608.00	2,122.00	486.00
Other Liabilities			
2191.000 - Security Deposits Payable	22,051.00	22,370.00	(319.00)
2191.001 - Security Deposit Interest Payable	1,182.44	1,181.88	0.56
Total Other Liabilities	23,233.44	23,551.88	(318.44)
Total Liabilities	85,259.02	95,083.12	(9,824.10)
Equity			
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
Current Net Income	144,063.06	87,853.43	56,209.63
Total Equity	765,736.35	709,526.72	56,209.63
Total Liabilities & Equity	850,995.37	804,609.84	46,385.53

**Lomita Manor
CONTRACT BILLING
April 30, 2021**

DESCRIPTION	Amount
Employees' Wages/Salaries for the month	14,978.99
Work Comp, Unemployment Ins, Pension & Health Benefits	1,769.88
Computer Lease	389.00
Property Liability Insurance	1,381.57
Concur Purchases	96.40
Other-AP transactions-	181.46
Bookkeeping Fees (77 units* \$7.50)	577.50
Rental Housing Mgmt fees (\$50*77 units)	3,850.00
TOTAL DUE TO Beacon For the Month	23,224.80
Recap:	
Balance as of 6/30/2020	16,863.58
July Charges	17,048.01
July Repayment to Beacon	(17,251.65)
Ending Balance @ 07/31/20	16,659.94
August Charges	16,895.31
August Repayment to Beacon	(17,048.01)
Ending Balance @ 08/31/20	16,507.24
September Charges	17,011.16
September Repayment to Beacon	(16,895.31)
Ending Balance @ 09/30/20	16,623.09
October Charges	22,635.62
October Repayment to Beacon	(17,011.16)
Ending Balance @ 10/31/20	22,247.55
November Charges	18,534.74
November Repayment to Beacon	(22,635.62)
Ending Balance @ 11/30/20	18,146.67
December Charges	21,056.05
December Repayment to Beacon	(18,534.74)
Ending Balance @ 12/31/20	20,667.98
January Charges	19,189.73
January Repayment to Beacon	(21,056.05)
Ending Balance @ 01/31/21	18,801.66
February Charges	18,909.74
February Repayment to Beacon	(19,189.73)
Ending Balance @ 02/28/21	18,521.67
March Charges	16,145.81
March Repayment to Beacon	(18,909.74)
Ending Balance @ 03/31/21	15,757.74
April Charges	23,224.80
April Repayment to Beacon	(16,145.81)
Ending Balance @ 04/30/21	22,836.73

**Lomita Manor Senior Housing
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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
1120.000 - Cash - Operating (Balance Forward As of 04/01/2021)							519,447.65
04/01/2021	04/01/2021	51185	10/2021-400 Deposited 04/01/2021 Settlement:10893390646	OARB	1,617.00		521,064.65
04/01/2021	04/01/2021	51186	10/2021-401 Deposited 04/01/2021 Settlement:10893392130	OARB	2,399.00		523,463.65
04/02/2021	04/02/2021	51187	10/2021-402 Deposited 04/02/2021 Settlement:10909349886	OARB	7,799.00		531,262.65
04/02/2021	04/02/2021	AF	LOM 4.21 Subsidy Payment	GJ	11,690.50		542,953.15
04/03/2021	04/03/2021	51188	10/2021-403 Deposited 04/03/2021 Settlement:10942885530	OARB	613.00		543,566.15
04/03/2021	04/03/2021	51189	10/2021-404 Deposited 04/03/2021 Settlement:10937022222	OARB	8,932.00		552,498.15
04/07/2021	04/07/2021	51190	10/2021-405 Deposited 04/07/2021 Settlement:10969566378	OARB	327.00		552,825.15
04/07/2021	04/07/2021	51191	10/2021-406 Deposited 04/07/2021 Settlement:10969499478	OARB	226.00		553,051.15
04/08/2021	04/08/2021	51192	10/2021-407 Deposited 04/08/2021 Settlement:10981228174	OARB	4.00		553,055.15
04/12/2021	04/12/2021	51193	10/2021-408 Deposited 04/12/2021 Settlement:11008831926	OARB	235.00		553,290.15
04/14/2021	04/14/2021	24039	AP Pymt - Alvarez Refinishing Inc	DB		465.00	552,825.15
04/14/2021	04/14/2021	24040	AP Pymt - Amtech Elevator Services	DB		702.24	552,122.91
04/14/2021	04/14/2021	24041	AP Pymt - AT&T - Box 9011	DB		277.65	551,845.26
04/14/2021	04/14/2021	24042	AP Pymt - Best Tec	DB		250.00	551,595.26
04/14/2021	04/14/2021	24043	AP Pymt - Best Tec	DB		4,605.05	546,990.21
04/14/2021	04/14/2021	24044	AP Pymt - Bobs Lawn Service - Jesus Arias	DB		350.00	546,640.21
04/14/2021	04/14/2021	24045	AP Pymt - CallMet Services Inc	DB		1,086.47	545,553.74
04/14/2021	04/14/2021	24046	AP Pymt - City Lomita Water Dept	DB		2,765.14	542,788.60
04/14/2021	04/14/2021	24047	AP Pymt - City Lomita Water Dept	DB		455.22	542,333.38
04/14/2021	04/14/2021	24048	AP Pymt - Cleaner Image Inc	DB		2,250.00	540,083.38
04/14/2021	04/14/2021	24049	AP Pymt - Community Controls	DB		343.50	539,739.88
04/14/2021	04/14/2021	24050	AP Pymt - Cosco Fire Protection Inc - Brea	DB		475.00	539,264.88
04/14/2021	04/14/2021	24051	AP Pymt - Ferguson Facilities Supply - Atlanta	DB		50.64	539,214.24
04/14/2021	04/14/2021	24052	AP Pymt - HD Supply Ltd	DB		1,965.02	537,249.22
04/14/2021	04/14/2021	24053	AP Pymt - HM Carpet Inc - HM Flooring Group	DB		2,452.50	534,796.72
04/14/2021	04/14/2021	24054	AP Pymt - Home Depot Credit Services - Phoenix	DB		142.70	534,654.02
04/14/2021	04/14/2021	24055	AP Pymt - Humangood Affordable Housing	DB		18,909.74	515,744.28
04/14/2021	04/14/2021	24056	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	DB		267.50	515,476.78
04/14/2021	04/14/2021	24057	AP Pymt - Office Depot - Phoenix Box 29248	DB		220.67	515,256.11
04/14/2021	04/14/2021	24058	AP Pymt - RealPage Inc	DB		475.99	514,780.12
04/14/2021	04/14/2021	24059	AP Pymt - Smiths Lock Safe	DB		150.00	514,630.12
04/14/2021	04/14/2021	24060	AP Pymt - So Cal Edison	DB		31.11	514,599.01
04/14/2021	04/14/2021	24061	AP Pymt - So Cal Edison	DB		1,476.56	513,122.45
04/14/2021	04/14/2021	24062	AP Pymt - SoCal Gas	DB		465.58	512,656.87
04/14/2021	04/14/2021	24063	AP Pymt - SoCal Gas	DB		79.72	512,577.15
04/14/2021	04/14/2021	24064	AP Pymt - South Coast AQMD	DB		557.42	512,019.73
04/14/2021	04/14/2021	51194	10/2021-409 Deposited 04/14/2021 Settlement:11030268946	OARB	226.00		512,245.73
04/23/2021	04/23/2021	AF	LOM CARES Just Doors Dep 7,968.59	GJ	7,968.59		520,214.32
04/27/2021	04/27/2021	AF	LOM Cares Drawdown 2,452.50	GJ	2,452.50		522,666.82
04/30/2021	04/30/2021	51197	10/2021-411 Deposited 04/30/2021	OARB	2,599.00		525,265.82
04/30/2021	04/30/2021		Bank Interest Earned: LOM int earned op 4.21	DB	0.00		525,265.82
04/30/2021	04/30/2021		Bank Interest Earned: LOM int earned op 4.21	DB	72.02		525,337.84
04/30/2021	04/30/2021		Bank Service Charge: LOM bk fees 4.21	DB		144.52	525,193.32
04/30/2021	04/30/2021	AF	LOM RP fees 4.21	GJ		64.79	525,128.53
04/30/2021	04/30/2021	AF	LOM Rcl Bank Deposit 653.00 4.21	GJ	653.00		525,781.53
Totals for 1120.000 - Cash - Operating					47,813.61	41,479.73	525,781.53
1130.000 - Accounts Receivable - Tenant Rent (Balance Forward As of 04/01/2021)							0.00
04/01/2021	04/01/2021	FileID-4353388-2	Accounts Receivable - Tenant Rent	OARA	11,207.00		11,207.00
04/02/2021	04/02/2021	FileID-4359490-1	Accounts Receivable - Tenant Rent	OARA		9,008.00	2,199.00
04/03/2021	04/03/2021	FileID-4362915-1	Accounts Receivable - Tenant Rent	OARA		537.00	1,662.00
04/07/2021	04/07/2021	FileID-4368319-2	Accounts Receivable - Tenant Rent	OARA		544.00	1,118.00
04/08/2021	04/08/2021	FileID-4382087-1	Accounts Receivable - Tenant Rent	OARA		4.00	1,114.00
04/09/2021	04/09/2021	FileID-4382142-1	Accounts Receivable - Tenant Rent	OARA		235.00	879.00
04/14/2021	04/14/2021	FileID-4406631-1	Accounts Receivable - Tenant Rent	OARA		226.00	653.00
Totals for 1130.000 - Accounts Receivable - Tenant Rent					11,207.00	10,554.00	653.00
1191.000 - Cash - Security Deposits (Balance Forward As of 04/01/2021)							26,177.07

**Lomita Manor Senior Housing
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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
04/29/2021	04/29/2021	51195	10/2021-410 Deposited 04/29/2021 Settlement:11141050830	OARB	75.00		26,252.07
04/30/2021	04/30/2021		Bank Interest Earned: LOM int earned sd 4.21	DB	3.44		26,255.51
Totals for 1191.000 - Cash - Security Deposits					78.44	0.00	26,255.51
1200.001 - Prepaid Expense - Property Insurance (Balance Forward As of 04/01/2021)							6,661.98
04/30/2021	04/30/2021	AF	LOM Earthquake Insurance Exp	GJ		1,110.33	5,551.65
Totals for 1200.001 - Prepaid Expense - Property Insurance					0.00	1,110.33	5,551.65
1330.000 - Cash - Operating Reserve (Balance Forward As of 04/01/2021)							147,457.26
Totals for 1330.000 - Cash - Operating Reserve					0.00	0.00	147,457.26
1410.001 - Land Improvements (Balance Forward As of 04/01/2021)							83,660.00
Totals for 1410.001 - Land Improvements					0.00	0.00	83,660.00
1420.001 - Building Improvements (Balance Forward As of 04/01/2021)							75,451.26
04/30/2021	04/30/2021	AF	LOM Rcl CapEx AC Unit Bldg A 9,000.00 4.21	GJ	9,000.00		84,451.26
04/30/2021	04/30/2021	AF	LOM Rcl CapEx AC Unit Bldg B 8,000.00 4.21	GJ	8,000.00		92,451.26
04/30/2021	04/30/2021	AF	LOM Rcl CapEx Door - 101B 5248.17 4.21	GJ	5,248.17		97,699.43
04/30/2021	04/30/2021	AF	LOM Rcl CapEx Furnace - 101B 1,500.00 4.21	GJ	1,500.00		99,199.43
04/30/2021	04/30/2021	AF	LOM Rcl CapEx Main Entry Gate 9,149.85 4.21	GJ	9,149.00		108,348.43
04/30/2021	04/30/2021	AF	LOM Rcl CapEx Main Pipe Line - 104A 4,150.00 4.21	GJ	4,150.00		112,498.43
04/30/2021	04/30/2021	AF	LOM Rcl CapEx Office Door 1,786.44 4.21	GJ	1,786.44		114,284.87
04/30/2021	04/30/2021	AF	LOM Rcl CapEx Rec Room Doors 7,968.59 4.21	GJ	7,968.59		122,253.46
Totals for 1420.001 - Building Improvements					46,802.20	0.00	122,253.46
1440.000 - Building Equipment (Balance Forward As of 04/01/2021)							25,391.00
Totals for 1440.000 - Building Equipment					0.00	0.00	25,391.00
1465.000 - Office Furniture & Equipment (Balance Forward As of 04/01/2021)							15,480.47
Totals for 1465.000 - Office Furniture & Equipment					0.00	0.00	15,480.47
1470.000 - Maintenance Equipment (Balance Forward As of 04/01/2021)							1,957.64
Totals for 1470.000 - Maintenance Equipment					0.00	0.00	1,957.64
1495.000 - Accum. Depr. - Land Improvements (Balance Forward As of 04/01/2021)							(24,633.34)
04/01/2021	04/01/2021		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS-004914-161212	FA		464.78	(25,098.12)
Totals for 1495.000 - Accum. Depr. - Land Improvements					0.00	464.78	(25,098.12)
1495.002 - Accum. Depr. - Building Improvements (Balance Forward As of 04/01/2021)							(51,986.88)
04/01/2021	04/01/2021		Depreciation for asset LOM-Awning Replacement, serial FA number AS-004963-170410			122.50	(52,109.38)
04/01/2021	04/01/2021		Depreciation for asset LOM-Renovation Unit 307B, serialFA number AS-004794-160907			40.47	(52,149.85)
04/01/2021	04/01/2021		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	FA		57.39	(52,207.24)
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA		150.00	(52,357.24)
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA		150.00	(52,507.24)
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA		150.00	(52,657.24)
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA		150.00	(52,807.24)
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA		150.00	(52,957.24)
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA		150.00	(53,107.24)
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA		150.00	(53,257.24)
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA		150.00	(53,407.24)
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA		150.00	(53,557.24)
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA		133.33	(53,690.57)
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA		133.33	(53,823.90)
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA		133.33	(53,957.23)
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA		133.33	(54,090.56)
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA		133.33	(54,223.89)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA		133.33	(54,357.22)
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA		133.33	(54,490.55)
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA		133.33	(54,623.88)
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA		133.33	(54,757.21)
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA		133.33	(54,890.54)
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA		133.33	(55,023.87)
04/30/2021	04/30/2021		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA		87.47	(55,111.34)
04/30/2021	04/30/2021		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA		87.47	(55,198.81)
04/30/2021	04/30/2021		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA		87.47	(55,286.28)
04/30/2021	04/30/2021		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA		87.47	(55,373.75)
04/30/2021	04/30/2021		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA		87.47	(55,461.22)
04/30/2021	04/30/2021		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA		87.47	(55,548.69)
04/30/2021	04/30/2021		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA		87.47	(55,636.16)
04/30/2021	04/30/2021		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA		87.47	(55,723.63)
04/30/2021	04/30/2021		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA		25.00	(55,748.63)
04/30/2021	04/30/2021		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA		25.00	(55,773.63)
04/30/2021	04/30/2021		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA		25.00	(55,798.63)
04/30/2021	04/30/2021		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA		25.00	(55,823.63)
04/30/2021	04/30/2021		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA		25.00	(55,848.63)
04/30/2021	04/30/2021		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA		25.00	(55,873.63)
04/30/2021	04/30/2021		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA		25.00	(55,898.63)
04/30/2021	04/30/2021		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA		25.00	(55,923.63)
04/30/2021	04/30/2021		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427	FA		152.48	(56,076.11)
04/30/2021	04/30/2021		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427	FA		152.48	(56,228.59)
04/30/2021	04/30/2021		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427	FA		152.48	(56,381.07)
04/30/2021	04/30/2021		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427	FA		152.48	(56,533.55)
04/30/2021	04/30/2021		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427	FA		152.48	(56,686.03)
04/30/2021	04/30/2021		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427	FA		152.48	(56,838.51)
04/30/2021	04/30/2021		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427	FA		69.17	(56,907.68)
04/30/2021	04/30/2021		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427	FA		69.17	(56,976.85)
04/30/2021	04/30/2021		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427	FA		69.17	(57,046.02)
04/30/2021	04/30/2021		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427	FA		69.17	(57,115.19)
04/30/2021	04/30/2021		Depreciation for asset LOM-Office Door, serial number AS-019679-210427	FA		29.77	(57,144.96)
04/30/2021	04/30/2021		Depreciation for asset LOM-Office Door, serial number AS-019679-210427	FA		29.77	(57,174.73)
04/30/2021	04/30/2021		Depreciation for asset LOM-Office Door, serial number AS-019679-210427	FA		29.77	(57,204.50)
04/30/2021	04/30/2021		Depreciation for asset LOM-Office Door, serial number AS-019679-210427	FA		29.77	(57,234.27)
04/30/2021	04/30/2021		Depreciation for asset LOM-Office Door, serial number AS-019679-210427	FA		29.77	(57,264.04)
04/30/2021	04/30/2021		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427	FA		132.81	(57,396.85)
04/30/2021	04/30/2021		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427	FA		132.81	(57,529.66)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
04/30/2021	04/30/2021		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427	FA		132.81	(57,662.47)
Totals for 1495.002 - Accum. Depr. - Building Improvements					0.00	5,675.59	(57,662.47)
1495.003 - Accum. Depr. - Building Equipment (Balance Forward As of 04/01/2021)							(9,702.90)
04/01/2021	04/01/2021		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	FA		132.95	(9,835.85)
Totals for 1495.003 - Accum. Depr. - Building Equipment					0.00	132.95	(9,835.85)
1495.004 - Accum. Depr. - Office Furniture & Equipment (Balance Forward As of 04/01/2021)							(8,793.73)
04/01/2021	04/01/2021		Depreciation for asset LOM-Commonity Furniture, serial number AS-004912-161209	FA		98.34	(8,892.07)
Totals for 1495.004 - Accum. Depr. - Office Furniture & Equipment					0.00	98.34	(8,892.07)
1495.005 - Accum. Depr. - Maintenance Equipment (Balance Forward As of 04/01/2021)							(1,957.64)
Totals for 1495.005 - Accum. Depr. - Maintenance Equipment					0.00	0.00	(1,957.64)
2109.000 - Accounts Payable - Accrued Expenses (Balance Forward As of 04/01/2021)							(1,500.00)
04/01/2021	04/01/2021	Reversed - AF	Reversed -- LOM Accr Elec Exp 3.21	GJ	1,500.00		0.00
04/30/2021	04/30/2021	AF	LOM Accr Elec Exp 4.21	GJ		1,569.96	(1,569.96)
04/30/2021	04/30/2021	AF	LOM Accr Gas Exp 4.21	GJ		614.68	(2,184.64)
04/30/2021	04/30/2021	AF	LOM Accr Trash Exp 4.21	GJ		1,000.00	(3,184.64)
04/30/2021	04/30/2021	AF	LOM Accr Water Exp 4.21	GJ		1,500.00	(4,684.64)
Totals for 2109.000 - Accounts Payable - Accrued Expenses					1,500.00	4,684.64	(4,684.64)
2110.000 - Accounts Payable - Operations (Balance Forward As of 04/01/2021)							(33,712.35)
04/07/2021	03/29/2021	33121	AP Invoice - Bobs Lawn Service - Jesus Arias	APA		350.00	(34,062.35)
04/07/2021	03/17/2021	35790	AP Invoice - Cleaner Image Inc	APA		1,750.00	(35,812.35)
04/07/2021	03/19/2021	35851	AP Invoice - Cleaner Image Inc	APA		500.00	(36,312.35)
04/07/2021	03/15/2021	56426	AP Invoice - Best Tec	APA		250.00	(36,562.35)
04/07/2021	02/28/2021	3094101	AP Invoice - Home Depot Credit Services - Phoenix	APA		142.70	(36,705.05)
04/07/2021	03/19/2021	918995298	AP Invoice - HD Supply Ltd	APA		38.16	(36,743.21)
04/07/2021	03/29/2021	1000484380	AP Invoice - Cosco Fire Protection Inc - Brea	APA		475.00	(37,218.21)
04/07/2021	03/26/2021	9180124190	AP Invoice - HD Supply Ltd	APA		133.47	(37,351.68)
04/07/2021	03/26/2021	9190124184	AP Invoice - HD Supply Ltd	APA		168.68	(37,520.36)
04/07/2021	03/26/2021	9190124185	AP Invoice - HD Supply Ltd	APA		278.48	(37,798.84)
04/07/2021	03/26/2021	9190124186	AP Invoice - HD Supply Ltd	APA		119.62	(37,918.46)
04/07/2021	03/26/2021	9190124188	AP Invoice - HD Supply Ltd	APA		213.22	(38,131.68)
04/07/2021	03/10/2021	151400328245	AP Invoice - Amtech Elevator Services	APA		702.24	(38,833.92)
04/07/2021	03/16/2021	160972484001	AP Invoice - Office Depot - Phoenix Box 29248	APA		58.70	(38,892.62)
04/07/2021	03/23/2021	2340362789/2-3AP	Invoice - So Cal Edison	APA		1,476.56	(40,369.18)
04/07/2021	03/19/2021	2420561128/2-0AP	Invoice - So Cal Edison	APA		31.11	(40,400.29)
04/07/2021	03/29/2021	AAAO534910	AP Invoice - Community Controls	APA		343.50	(40,743.79)
04/07/2021	03/17/2021	I2103019895	AP Invoice - RealPage Inc	APA		475.99	(41,219.78)
04/07/2021	03/26/2021	WC405881	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		50.64	(41,270.42)
04/14/2021	04/14/2021	24039	AP Pymt - Alvarez Refinishing Inc: 1.00 465.00 110A Refinish Kitchen Counters Bath Tub	DB	465.00		(40,805.42)
04/14/2021	04/14/2021	24040	AP Pymt - Amtech Elevator Services: 1.00 702.24 Main-tenance Service 4.1.21-06.30.21	DB	702.24		(40,103.18)
04/14/2021	04/14/2021	24041	AP Pymt - AT&T - Box 9011: 1.00 277.65 Phone Service 01.28-21-02.27.21	DB	277.65		(39,825.53)
04/14/2021	04/14/2021	24042	AP Pymt - Best Tec: 1.00 250.00 Service Heater was of-fine	DB	250.00		(39,575.53)
04/14/2021	04/14/2021	24043	AP Pymt - Best Tec: 1.00 4605.05 Boiler Pump Motor Replace A Building	DB	4,605.05		(34,970.48)
04/14/2021	04/14/2021	24044	AP Pymt - Bobs Lawn Service - Jesus Arias: 1.00 350.00DB Landscaping Service	DB	350.00		(34,620.48)
04/14/2021	04/14/2021	24045	AP Pymt - CalMet Services Inc: 1.00 1086.47 Trash Service 03.21	DB	1,086.47		(33,534.01)
04/14/2021	04/14/2021	24046	AP Pymt - City Lomita Water Dept: 1.00 2765.14 Water Service 12.07.20-02.05.21	DB	2,765.14		(30,768.87)
04/14/2021	04/14/2021	24047	AP Pymt - City Lomita Water Dept: 1.00 455.22 Fire Me-ter 12.07.20-02.05.21	DB	455.22		(30,313.65)
04/14/2021	04/14/2021	24048	AP Pymt - Cleaner Image Inc: 1.00 1750.00 Cleaning Service March 1-24, 2021	DB	1,750.00		(28,563.65)
04/14/2021	04/14/2021	24048	AP Pymt - Cleaner Image Inc: 1.00 500.00 Cleaning Service March 25-31, 2021	DB	500.00		(28,063.65)
04/14/2021	04/14/2021	24049	AP Pymt - Community Controls: 1.00 343.50 Stock Key Cards/Remotes	DB	343.50		(27,720.15)
04/14/2021	04/14/2021	24050	AP Pymt - Cosco Fire Protection Inc - Brea: 1.00 475.00 DB Testing Backflow	DB	475.00		(27,245.15)
04/14/2021	04/14/2021	24051	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 50.64 Supplies Stock	DB	50.64		(27,194.51)
04/14/2021	04/14/2021	24052	AP Pymt - HD Supply Ltd: 1.00 119.62 Stock Light Bulbs	DB	119.62		(27,074.89)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
04/14/2021	04/14/2021	24052	AP Pymt - HD Supply Ltd: 1.00 133.47 Stock Supplies	DB	133.47		(26,941.42)
04/14/2021	04/14/2021	24052	AP Pymt - HD Supply Ltd: 1.00 135.35 Cleaning Supplies	DB	135.35		(26,806.07)
04/14/2021	04/14/2021	24052	AP Pymt - HD Supply Ltd: 1.00 144.59 Supplies Tools	DB	144.59		(26,661.48)
04/14/2021	04/14/2021	24052	AP Pymt - HD Supply Ltd: 1.00 168.68 Stock Plumbing Supplies	DB	168.68		(26,492.80)
04/14/2021	04/14/2021	24052	AP Pymt - HD Supply Ltd: 1.00 18.71 Supplies Tools	DB	18.71		(26,474.09)
04/14/2021	04/14/2021	24052	AP Pymt - HD Supply Ltd: 1.00 213.22 Stock Supplies	DB	213.22		(26,260.87)
04/14/2021	04/14/2021	24052	AP Pymt - HD Supply Ltd: 1.00 278.48 Stock Light Bulbs	DB	278.48		(25,982.39)
04/14/2021	04/14/2021	24052	AP Pymt - HD Supply Ltd: 1.00 38.16 110A Towel Bar	DB	38.16		(25,944.23)
04/14/2021	04/14/2021	24052	AP Pymt - HD Supply Ltd: 1.00 627.75 Plumbing Supplies	DB	627.75		(25,316.48)
04/14/2021	04/14/2021	24052	AP Pymt - HD Supply Ltd: 1.00 86.99 Cleaning Supplies	DB	86.99		(25,229.49)
04/14/2021	04/14/2021	24053	AP Pymt - HM Carpet Inc - HM Flooring Group: 1.00 2452.50 CARES Act-50% Deposit Replace Rec Room Carpet	DB	2,452.50		(22,776.99)
04/14/2021	04/14/2021	24054	AP Pymt - Home Depot Credit Services - Phoenix: 1.00 142.70 Stock Supplies	DB	142.70		(22,634.29)
04/14/2021	04/14/2021	24055	AP Pymt - Humangood Affordable Housing: Beacon Communities Advances For The Month of February 2021.	DB	18,909.74		(3,724.55)
04/14/2021	04/14/2021	24056	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 267.50 Bldg A Leak boiler Pump	DB	267.50		(3,457.05)
04/14/2021	04/14/2021	24057	AP Pymt - Office Depot - Phoenix Box 29248: 1.00 18.60 Office Supplies	DB	18.60		(3,438.45)
04/14/2021	04/14/2021	24057	AP Pymt - Office Depot - Phoenix Box 29248: 1.00 58.70 Office Supplies	DB	58.70		(3,379.75)
04/14/2021	04/14/2021	24057	AP Pymt - Office Depot - Phoenix Box 29248: 1.00 65.13 RSC Supplies	DB	65.13		(3,314.62)
04/14/2021	04/14/2021	24057	AP Pymt - Office Depot - Phoenix Box 29248: 1.00 78.24 RSC Supplies	DB	78.24		(3,236.38)
04/14/2021	04/14/2021	24058	AP Pymt - RealPage Inc: 1.00 124.80 05.21 Phone Emergency calls	DB	124.80		(3,111.58)
04/14/2021	04/14/2021	24058	AP Pymt - RealPage Inc: 1.00 290.93 05.21 Dues and Fees software fees	DB	290.93		(2,820.65)
04/14/2021	04/14/2021	24058	AP Pymt - RealPage Inc: 1.00 60.26 05.21 Other renting exp crdt cks	DB	60.26		(2,760.39)
04/14/2021	04/14/2021	24059	AP Pymt - Smiths Lock Safe: 1.00 150.00 Rekey 110A	DB	150.00		(2,610.39)
04/14/2021	04/14/2021	24060	AP Pymt - So Cal Edison: 1.00 31.11 Electric Service Managers Unit 02.17.21-03.18.21	DB	31.11		(2,579.28)
04/14/2021	04/14/2021	24061	AP Pymt - So Cal Edison: 1.00 1476.56 Electric Service 02.17.21-03.18.21	DB	1,476.56		(1,102.72)
04/14/2021	04/14/2021	24062	AP Pymt - SoCal Gas: 1.00 465.58 Gas Service Building B 02.02.21-03.04.21	DB	465.58		(637.14)
04/14/2021	04/14/2021	24063	AP Pymt - SoCal Gas: 1.00 79.72 Gas Service Building A 02.02.21-03.04.21	DB	79.72		(557.42)
04/14/2021	04/14/2021	24064	AP Pymt - South Coast AQMD: 1.00 136.40 FY 20-21 Annual Fee Emissions	DB	136.40		(421.02)
04/14/2021	04/14/2021	24064	AP Pymt - South Coast AQMD: 1.00 421.02 FY 20-21 Annual Fee Gen-Diesel	DB	421.02		0.00
04/30/2021	04/20/2021	75	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances For The Month of March 2021.	APA		16,145.81	(16,145.81)
04/30/2021	04/30/2021	116-37-446301-3-33	AP Invoice - Nielsen, Cora R	APA		396.88	(16,542.69)
Totals for 2110.000 - Accounts Payable - Operations					41,270.42	24,100.76	(16,542.69)
2114.000 - Accounts Payable - Beacon Communities (Balance Forward As of 04/01/2021)							(15,757.74)
04/01/2021	04/01/2021	RC	HGAH 4.2021 Prop Liab Ins	GJ		1,381.57	(17,139.31)
04/01/2021	04/01/2021	RC	HGAH 4.2021 Workers Comp	GJ		302.00	(17,441.31)
04/01/2021	04/01/2021	RC	HGAH Additional March 2021 Health Benefits	GJ		254.00	(17,695.31)
04/03/2021	04/03/2021	RC	HGAH 4.3.2021 Payroll	GJ		5,301.15	(22,996.46)
04/17/2021	04/17/2021	RC	HGAH 4.17.2021 Payroll	GJ		5,101.74	(28,098.20)
04/28/2021	04/28/2021	RC	HGAH HRC Health 80378 Post Acute Real-time Feedback	GJ		147.06	(28,245.26)
04/30/2021	04/20/2021	75	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances For The Month of March 2021.	APA	16,145.81		(12,099.45)
04/30/2021	04/30/2021	QN	04.2021 Mgmt & Bkcp Fees	GJ		4,427.50	(16,526.95)
04/30/2021	04/30/2021	RC	HGAH 4.2021 Benefits	GJ		1,213.88	(17,740.83)
04/30/2021	04/30/2021	RC	HGAH 4.2021 Computer Lease	GJ		389.00	(18,129.83)
04/30/2021	04/30/2021	RC	HGAH 4.2021 Concur	GJ		96.40	(18,226.23)
04/30/2021	04/30/2021	RC	HGAH 4.30.2021 Payroll	GJ		4,902.24	(23,128.47)
04/30/2021	04/30/2021	RC	HGAH ATT/COM CUST11909920210426	GJ		34.40	(23,162.87)
04/30/2021	04/30/2021	RC	HGAH Backout 5.1.21 in 4.30.21 Payroll	GJ	326.14		(22,836.73)
Totals for 2114.000 - Accounts Payable - Beacon Communities					16,471.95	23,550.94	(22,836.73)
2117.000 - Unapplied Cash (Balance Forward As of 04/01/2021)							0.00
04/30/2021	04/30/2021	AF	LOM Rcl Bank Deposit 653.00 4.21	GJ		653.00	(653.00)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
Totals for 2117.000 - Unapplied Cash					0.00	653.00	(653.00)
2118.000 - Escheat Checks Payable (Balance Forward As of 04/01/2021)							(150.00)
Totals for 2118.000 - Escheat Checks Payable					0.00	0.00	(150.00)
2120.000 - Accrued Vacation Payable (Balance Forward As of 04/01/2021)							(14,410.47)
04/01/2021	04/01/2021	Reversed - RC	Reversed -- HGAH 3.2021 Vacation Accruals	GJA	14,410.47		0.00
04/30/2021	04/30/2021	RC	HGAH 4.2021 Vacation Accruals	GJA		14,550.52	(14,550.52)
Totals for 2120.000 - Accrued Vacation Payable					14,410.47	14,550.52	(14,550.52)
2126.000 - Accrued Payroll (Balance Forward As of 04/01/2021)							(3,878.68)
04/01/2021	04/01/2021	Reversed - RC	Reversed -- HGAH 3.2021 Accrued Payroll	GJA	3,878.68		0.00
Totals for 2126.000 - Accrued Payroll					3,878.68	0.00	0.00
2190.000 - Deposit Refund in Transit (Balance Forward As of 04/01/2021)							0.00
04/30/2021	04/30/2021	116-37-446301-3-33	AP Invoice - Nielsen, Cora R: Deposit Refund Bldg LOM002 - Unit 305B	APA	396.88		396.88
04/30/2021	04/30/2021	FileID-4463016-3	Deposit Refund in Transit	OARA		396.88	0.00
Totals for 2190.000 - Deposit Refund in Transit					396.88	396.88	0.00
2191.000 - Security Deposits Payable (Balance Forward As of 04/01/2021)							(22,370.00)
04/29/2021	04/29/2021	51195	10/2021-410 Deposited 04/29/2021 Settlement:11141050830	OARB		75.00	(22,445.00)
04/30/2021	04/30/2021	51196	10/2021-935 Adjustment 04/30/2021	OARB		2.88	(22,447.88)
04/30/2021	04/30/2021	FileID-4463016-3	Security Deposits Payable	OARA	396.88		(22,051.00)
Totals for 2191.000 - Security Deposits Payable					396.88	77.88	(22,051.00)
2191.001 - Security Deposit Interest Payable (Balance Forward As of 04/01/2021)							(1,181.88)
04/30/2021	04/30/2021		Bank Interest Earned: Interest earned	DB		3.44	(1,185.32)
04/30/2021	04/30/2021	FileID-4463016-3	Security Deposit Interest Payable	OARA	2.88		(1,182.44)
Totals for 2191.001 - Security Deposit Interest Payable					2.88	3.44	(1,182.44)
2210.000 - Prepaid Revenue (Balance Forward As of 04/01/2021)							(2,122.00)
04/01/2021	04/01/2021	51185	10/2021-400 Deposited 04/01/2021 Settlement:10893390646	OARB		1,617.00	(3,739.00)
04/01/2021	04/01/2021	51186	10/2021-401 Deposited 04/01/2021 Settlement:10893392130	OARB		2,399.00	(6,138.00)
04/01/2021	04/01/2021	FileID-4353388-2	Prepaid Revenue	OARA	13,937.00		7,799.00
04/02/2021	04/02/2021	51187	10/2021-402 Deposited 04/02/2021 Settlement:10909349886	OARB		7,799.00	0.00
04/02/2021	04/02/2021	FileID-4359490-1	Prepaid Revenue	OARA	9,008.00		9,008.00
04/03/2021	04/03/2021	51188	10/2021-403 Deposited 04/03/2021 Settlement:10942885530	OARB		613.00	8,395.00
04/03/2021	04/03/2021	51189	10/2021-404 Deposited 04/03/2021 Settlement:10937022222	OARB		8,932.00	(537.00)
04/03/2021	04/03/2021	FileID-4362915-1	Prepaid Revenue	OARA	537.00		0.00
04/07/2021	04/07/2021	51190	10/2021-405 Deposited 04/07/2021 Settlement:10969566378	OARB		327.00	(327.00)
04/07/2021	04/07/2021	51191	10/2021-406 Deposited 04/07/2021 Settlement:10969499478	OARB		226.00	(553.00)
04/07/2021	04/07/2021	FileID-4368319-2	Prepaid Revenue	OARA	544.00		(9.00)
04/08/2021	04/08/2021	51192	10/2021-407 Deposited 04/08/2021 Settlement:10981228174	OARB		4.00	(13.00)
04/08/2021	04/08/2021	FileID-4382087-1	Prepaid Revenue	OARA	4.00		(9.00)
04/09/2021	04/09/2021	FileID-4382142-1	Prepaid Revenue	OARA	235.00		226.00
04/12/2021	04/12/2021	51193	10/2021-408 Deposited 04/12/2021 Settlement:11008831926	OARB		235.00	(9.00)
04/14/2021	04/14/2021	51194	10/2021-409 Deposited 04/14/2021 Settlement:11030268946	OARB		226.00	(235.00)
04/14/2021	04/14/2021	FileID-4406631-1	Prepaid Revenue	OARA	226.00		(9.00)
04/30/2021	04/30/2021	51196	10/2021-935 Adjustment 04/30/2021	OARB	2.88		(6.12)
04/30/2021	04/30/2021	51197	10/2021-411 Deposited 04/30/2021	OARB		2,599.00	(2,605.12)
04/30/2021	04/30/2021	FileID-4463016-3	Prepaid Revenue	OARA		2.88	(2,608.00)
Totals for 2210.000 - Prepaid Revenue					24,493.88	24,979.88	(2,608.00)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
3131.000 - Unrestricted Net Assets (Balance Forward As of 04/01/2021)							(147,457.26)
Totals for 3131.000 - Unrestricted Net Assets					0.00	0.00	(147,457.26)
3140.000 - Retained Earnings - Profit or Loss (Balance Forward As of 04/01/2021)							(474,216.03)
Totals for 3140.000 - Retained Earnings - Profit or Loss					0.00	0.00	(474,216.03)
5120.000 - Rent Revenue - Gross Potential (Balance Forward As of 04/01/2021)							(224,273.00)
04/01/2021	04/01/2021	FileID-4353388-2	Rent Revenue - Gross Potential	OARA		25,144.00	(249,417.00)
Totals for 5120.000 - Rent Revenue - Gross Potential					0.00	25,144.00	(249,417.00)
5121.000 - Tenant Assistance Payments (Balance Forward As of 04/01/2021)							(289,311.50)
04/02/2021	04/02/2021	AF	LOM 4.21 Subsidy Payment	GJ		11,690.50	(301,002.00)
Totals for 5121.000 - Tenant Assistance Payments					0.00	11,690.50	(301,002.00)
5220.000 - Vacancies (Balance Forward As of 04/01/2021)							1,736.00
Totals for 5220.000 - Vacancies					0.00	0.00	1,736.00
5410.000 - Interest Revenue - Project Operations (Balance Forward As of 04/01/2021)							(618.73)
04/30/2021	04/30/2021		Bank Interest Earned: Interest earned	DB		72.02	(690.75)
Totals for 5410.000 - Interest Revenue - Project Operations					0.00	72.02	(690.75)
5910.000 - Laundry Revenue (Balance Forward As of 04/01/2021)							(3,155.86)
Totals for 5910.000 - Laundry Revenue					0.00	0.00	(3,155.86)
5920.001 - Damages & Cleaning Charges (Balance Forward As of 04/01/2021)							(1.03)
Totals for 5920.001 - Damages & Cleaning Charges					0.00	0.00	(1.03)
5970.002 - Grant (Balance Forward As of 04/01/2021)							(1,786.44)
04/23/2021	04/23/2021	AF	LOM CARES Just Doors Dep 7,968.59	GJ		7,968.59	(9,755.03)
04/27/2021	04/27/2021	AF	LOM Cares Drawdown 2,452.50	GJ		2,452.50	(12,207.53)
Totals for 5970.002 - Grant					0.00	10,421.09	(12,207.53)
5990.000 - Miscellaneous Revenue-Community (Balance Forward As of 04/01/2021)							(10,065.85)
Totals for 5990.000 - Miscellaneous Revenue-Community					0.00	0.00	(10,065.85)
6204.000 - Management Consultants (Balance Forward As of 04/01/2021)							5,725.00
Totals for 6204.000 - Management Consultants					0.00	0.00	5,725.00
6205.000 - IT Support Services (Balance Forward As of 04/01/2021)							4,058.44
04/30/2021	04/30/2021	RC	HGAH 4.2021 Computer Lease	GJ	389.00		4,447.44
Totals for 6205.000 - IT Support Services					389.00	0.00	4,447.44
6250.000 - Other Renting Expenses (Balance Forward As of 04/01/2021)							617.34
04/07/2021	03/17/2021	I2103019895	AP Invoice - RealPage Inc: 1.00 60.26 05.21 Other rent- ing exp crdt cks	APA	60.26		677.60
Totals for 6250.000 - Other Renting Expenses					60.26	0.00	677.60
6311.000 - Office Supplies (Balance Forward As of 04/01/2021)							7,238.15
04/07/2021	03/16/2021	160972484001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 58.70 Office Supplies	APA	58.70		7,296.85
Totals for 6311.000 - Office Supplies					58.70	0.00	7,296.85
6311.001 - Office Equipment Lease Expense (Balance Forward As of 04/01/2021)							4,641.29
Totals for 6311.001 - Office Equipment Lease Expense					0.00	0.00	4,641.29
6311.002 - Telephone/Fax/Cell Phone/Elevator (Balance Forward As of 04/01/2021)							5,366.70
04/07/2021	03/17/2021	I2103019895	AP Invoice - RealPage Inc: 1.00 124.80 05.21 Phone Emergency calls	APA	124.80		5,491.50
04/30/2021	04/30/2021	RC	HGAH ATT/VCOM CUST11909920210426- Lesley Uribe	GJ	34.40		5,525.90
Totals for 6311.002 - Telephone/Fax/Cell Phone/Elevator					159.20	0.00	5,525.90
6311.003 - Postage/FedEx/UPS (Balance Forward As of 04/01/2021)							302.16
04/30/2021	04/30/2021	RC	HGAH 4.2021 Concur - Uribe-	GJ	10.20		312.36
04/30/2021	04/30/2021	RC	HGAH 4.2021 Concur - Uribe-	GJ	10.20		322.56
04/30/2021	04/30/2021	RC	HGAH 4.2021 Concur - Uribe-	GJ	76.00		398.56
Totals for 6311.003 - Postage/FedEx/UPS					96.40	0.00	398.56
6311.004 - Dues & Fees (Balance Forward As of 04/01/2021)							5,031.64
04/07/2021	03/17/2021	I2103019895	AP Invoice - RealPage Inc: 1.00 290.93 05.21 Dues and Fees software fees	APA	290.93		5,322.57
04/28/2021	04/28/2021	RC	HGAH HRC Health 80378 Post Acute Real-time Feed-	GJ	147.06		5,469.63

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
04/30/2021	04/30/2021	AF	back LOM RP fees 4.21	GJ	64.79		5,534.42
Totals for 6311.004 - Dues & Fees					502.78	0.00	5,534.42
6311.006 - Bank Fees (Balance Forward As of 04/01/2021)							1,361.40
04/30/2021	04/30/2021		Bank Service Charge: Service charge	DB	144.52		1,505.92
Totals for 6311.006 - Bank Fees					144.52	0.00	1,505.92
6311.007 - Employee Activities (Balance Forward As of 04/01/2021)							240.21
Totals for 6311.007 - Employee Activities					0.00	0.00	240.21
6311.011 - Resident Activities (Balance Forward As of 04/01/2021)							3,449.92
Totals for 6311.011 - Resident Activities					0.00	0.00	3,449.92
6320.000 - Management Fee (Balance Forward As of 04/01/2021)							34,650.00
04/30/2021	04/30/2021	QN	04.2021 Management Fee	GJ	3,850.00		38,500.00
Totals for 6320.000 - Management Fee					3,850.00	0.00	38,500.00
6330.000 - Manager Salaries (Balance Forward As of 04/01/2021)							37,977.22
04/01/2021	04/01/2021	Reversed - RC	Reversed -- HGAAH 3.2021 Accrued Payroll	GJA		1,585.27	36,391.95
04/03/2021	04/03/2021	RC	HGAAH 4.3.2021 Payroll	GJ	2,241.61		38,633.56
04/17/2021	04/17/2021	RC	HGAAH 4.17.2021 Payroll	GJ	2,017.61		40,651.17
04/30/2021	04/30/2021	RC	HGAAH 4.30.2021 Payroll	GJ	2,241.61		42,892.78
04/30/2021	04/30/2021	RC	HGAAH Backout 5.1.21 in 4.30.21 Payroll	GJ		160.12	42,732.66
Totals for 6330.000 - Manager Salaries					6,500.83	1,745.39	42,732.66
6330.001 - Manager Salaries - Non-prod (Vacation) (Balance Forward As of 04/01/2021)							5,062.86
04/01/2021	04/01/2021	Reversed - RC	Reversed -- HGAAH 3.2021 Accrued Payroll	GJA		176.00	4,886.86
04/01/2021	04/01/2021	Reversed - RC	Reversed -- HGAAH 3.2021 Vacation Accruals	GJA		5,175.52	(288.66)
04/17/2021	04/17/2021	RC	HGAAH 4.17.2021 Payroll	GJ	224.00		(64.66)
04/30/2021	04/30/2021	RC	HGAAH 4.2021 Vacation Accruals	GJA	5,330.64		5,265.98
Totals for 6330.001 - Manager Salaries - Non-prod (Vacation)					5,554.64	5,351.52	5,265.98
6351.000 - Bookkeeping Fees (Balance Forward As of 04/01/2021)							5,197.50
04/30/2021	04/30/2021	QN	04.2021 Bookkeeping Fee	GJ	577.50		5,775.00
Totals for 6351.000 - Bookkeeping Fees					577.50	0.00	5,775.00
6370.000 - Bad Debts Expense (Balance Forward As of 04/01/2021)							1,069.00
Totals for 6370.000 - Bad Debts Expense					0.00	0.00	1,069.00
6390.000 - Miscellaneous Administrative Expenses (Balance Forward As of 04/01/2021)							917.96
Totals for 6390.000 - Miscellaneous Administrative Expenses					0.00	0.00	917.96
6450.000 - Electricity (Balance Forward As of 04/01/2021)							17,786.31
04/01/2021	04/01/2021	Reversed - AF	Reversed -- LOM Accr Elec Exp 3.21	GJ		1,500.00	16,286.31
04/07/2021	03/23/2021		2340362789/2-3AP Invoice - So Cal Edison: 1.00 1476.56 Electric Ser- .18.21 vice 02.17.21-03.18.21	APA	1,476.56		17,762.87
04/07/2021	03/19/2021		2420561128/2-0AP Invoice - So Cal Edison: 1.00 31.11 Electric Service 31821 Managers Unit 02.17.21-03.18.21	APA	31.11		17,793.98
04/30/2021	04/30/2021	AF	LOM Accr Elec Exp 4.21	GJ	1,569.96		19,363.94
Totals for 6450.000 - Electricity					3,077.63	1,500.00	19,363.94
6451.000 - Water (Balance Forward As of 04/01/2021)							15,606.69
04/30/2021	04/30/2021	AF	LOM Accr Water Exp 4.21	GJ	1,500.00		17,106.69
Totals for 6451.000 - Water					1,500.00	0.00	17,106.69
6452.000 - Gas (Balance Forward As of 04/01/2021)							3,677.53
04/30/2021	04/30/2021	AF	LOM Accr Gas Exp 4.21	GJ	614.68		4,292.21
Totals for 6452.000 - Gas					614.68	0.00	4,292.21
6510.000 - Maintenance Salaries (Balance Forward As of 04/01/2021)							35,813.49
04/01/2021	04/01/2021	Reversed - RC	Reversed -- HGAAH 3.2021 Accrued Payroll	GJA		1,535.07	34,278.42
04/03/2021	04/03/2021	RC	HGAAH 4.3.2021 Payroll	GJ	1,759.31		36,037.73
04/17/2021	04/17/2021	RC	HGAAH 4.17.2021 Payroll	GJ	1,759.31		37,797.04
04/30/2021	04/30/2021	RC	HGAAH 4.30.2021 Payroll	GJ	1,564.89		39,361.93
04/30/2021	04/30/2021	RC	HGAAH Backout 5.1.21 in 4.30.21 Payroll	GJ		111.78	39,250.15
Totals for 6510.000 - Maintenance Salaries					5,083.51	1,646.85	39,250.15
6510.001 - Maintenance Salaries - Non-prod (Vacation) (Balance Forward As of 04/01/2021)							2,393.52
04/01/2021	04/01/2021	Reversed - RC	Reversed -- HGAAH 3.2021 Vacation Accruals	GJA		9,234.95	(6,841.43)
04/03/2021	04/03/2021	RC	HGAAH 4.3.2021 Payroll	GJ	194.42		(6,647.01)
04/17/2021	04/17/2021	RC	HGAAH 4.17.2021 Payroll	GJ	194.42		(6,452.59)
04/30/2021	04/30/2021	RC	HGAAH 4.2021 Vacation Accruals	GJA	9,219.88		2,767.29
04/30/2021	04/30/2021	RC	HGAAH 4.30.2021 Payroll	GJ	388.84		3,156.13

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04/30/2021	04/30/2021	RC	HGAH Backout 5.1.21 in 4.30.21 Payroll	GJ		27.77	3,128.36
Totals for 6510.001 - Maintenance Salaries - Non-prod (Vacation)					9,997.56	9,262.72	3,128.36
6510.003 - Maintenance Salaries - Overtime, Double-Time (Balance Forward As of 04/01/2021)							64.89
Totals for 6510.003 - Maintenance Salaries - Overtime, Double-Time					0.00	0.00	64.89
6515.000 - Janitorial/Cleaning Supplies (Balance Forward As of 04/01/2021)							13,026.80
04/07/2021	02/28/2021	3094101	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 142.70 Stock Supplies	APA	142.70		13,169.50
04/07/2021	03/26/2021	9190124188	AP Invoice - HD Supply Ltd: 1.00 213.22 Stock Supplies	APA	213.22		13,382.72
04/07/2021	03/26/2021	WC405881	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 50.64 Supplies Stock	APA	50.64		13,433.36
Totals for 6515.000 - Janitorial/Cleaning Supplies					406.56	0.00	13,433.36
6515.003 - Maintenance Uniforms (Balance Forward As of 04/01/2021)							650.85
Totals for 6515.003 - Maintenance Uniforms					0.00	0.00	650.85
6515.004 - Plumbing Supplies (Balance Forward As of 04/01/2021)							6,044.76
04/07/2021	03/19/2021	918995298	AP Invoice - HD Supply Ltd: 1.00 38.16 110A Towel Bar	APA	38.16		6,082.92
04/07/2021	03/26/2021	9180124190	AP Invoice - HD Supply Ltd: 1.00 133.47 Stock Supplies	APA	133.47		6,216.39
04/07/2021	03/26/2021	9190124184	AP Invoice - HD Supply Ltd: 1.00 168.68 Stock Plumbing Supplies	APA	168.68		6,385.07
Totals for 6515.004 - Plumbing Supplies					340.31	0.00	6,385.07
6515.005 - Electrical Supplies (Balance Forward As of 04/01/2021)							16,095.66
04/07/2021	03/26/2021	9190124185	AP Invoice - HD Supply Ltd: 1.00 278.48 Stock Light Bulbs	APA	278.48		16,374.14
04/07/2021	03/26/2021	9190124186	AP Invoice - HD Supply Ltd: 1.00 119.62 Stock Light Bulbs	APA	119.62		16,493.76
04/07/2021	03/29/2021	AAAO534910	AP Invoice - Community Controls: 1.00 343.50 Stock Key Cards/Remotes	APA	343.50		16,837.26
Totals for 6515.005 - Electrical Supplies					741.60	0.00	16,837.26
6520.000 - Maintenance Contracts (Balance Forward As of 04/01/2021)							105,040.03
04/07/2021	03/17/2021	35790	AP Invoice - Cleaner Image Inc: 1.00 1750.00 Cleaning Service March 1-24, 2021	APA	1,750.00		106,790.03
04/07/2021	03/19/2021	35851	AP Invoice - Cleaner Image Inc: 1.00 500.00 Cleaning Service March 25-31, 2021	APA	500.00		107,290.03
04/07/2021	03/29/2021	1000484380	AP Invoice - Cosco Fire Protection Inc - Brea: 1.00 475.00 Testing Backflow	APA	475.00		107,765.03
04/30/2021	04/30/2021	AF	LOM Rcl CapEx AC Unit Bldg A 9,000.00 4.21	GJ		9,000.00	98,765.03
04/30/2021	04/30/2021	AF	LOM Rcl CapEx AC Unit Bldg B 8,000.00 4.21	GJ		8,000.00	90,765.03
04/30/2021	04/30/2021	AF	LOM Rcl CapEx Door - 101B 5248.17 4.21	GJ		5,248.17	85,516.86
04/30/2021	04/30/2021	AF	LOM Rcl CapEx Furnace - 101B 1,500.00 4.21	GJ		1,500.00	84,016.86
04/30/2021	04/30/2021	AF	LOM Rcl CapEx Main Entry Gate 9,149.85 4.21	GJ		9,149.00	74,867.86
04/30/2021	04/30/2021	AF	LOM Rcl CapEx Main Pipe Line - 104A 4,150.00 4.21	GJ		4,150.00	70,717.86
04/30/2021	04/30/2021	AF	LOM Rcl CapEx Office Door 1,786.44 4.21	GJ		1,786.44	68,931.42
04/30/2021	04/30/2021	AF	LOM Rcl CapEx Rec Room Doors 7,968.59 4.21	GJ		7,968.59	60,962.83
Totals for 6520.000 - Maintenance Contracts					2,725.00	46,802.20	60,962.83
6520.002 - Elevator Contract (Balance Forward As of 04/01/2021)							8,029.37
04/07/2021	03/10/2021	151400328245	AP Invoice - Amtech Elevator Services: 1.00 702.24 Maintenance Service 4.1.21-06.30.21	APA	702.24		8,731.61
Totals for 6520.002 - Elevator Contract					702.24	0.00	8,731.61
6520.003 - Exterminating Contract (Balance Forward As of 04/01/2021)							3,295.00
Totals for 6520.003 - Exterminating Contract					0.00	0.00	3,295.00
6520.004 - Grounds Contract (Balance Forward As of 04/01/2021)							6,050.00
04/07/2021	03/29/2021	33121	AP Invoice - Bobs Lawn Service - Jesus Arias: 1.00 350.00 Landscaping Service	APA	350.00		6,400.00
Totals for 6520.004 - Grounds Contract					350.00	0.00	6,400.00
6525.000 - Garbage & Trash Removal (Balance Forward As of 04/01/2021)							9,011.41
04/30/2021	04/30/2021	AF	LOM Accr Trash Exp 4.21	GJ	1,000.00		10,011.41
Totals for 6525.000 - Garbage & Trash Removal					1,000.00	0.00	10,011.41
6546.000 - HVAC Repairs & Maintenance (Balance Forward As of 04/01/2021)							11,856.42
04/07/2021	03/15/2021	56426	AP Invoice - Best Tec: 1.00 250.00 Service Heater was offline	APA	250.00		12,106.42
Totals for 6546.000 - HVAC Repairs & Maintenance					250.00	0.00	12,106.42
6600.000 - Depr. Expense - Land Improvements (Balance Forward As of 04/01/2021)							4,183.02
04/01/2021	04/01/2021		Depreciation for asset LOM-Replacem Fire Line/Pipe,	FA	464.78		4,647.80

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
			serial number AS-004914-161212				
Totals for 6600.000 - Depr. Expense - Land Improvements					464.78	0.00	4,647.80
6600.002 - Depr. Expense - Building Improvements (Balance Forward As of 04/01/2021)							1,983.24
04/01/2021	04/01/2021		Depreciation for asset LOM-Awning Replacement, serial FA number AS-004963-170410		122.50		2,105.74
04/01/2021	04/01/2021		Depreciation for asset LOM-Renovation Unit 307B, serialFA number AS-004794-160907		40.47		2,146.21
04/01/2021	04/01/2021		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	FA	57.39		2,203.60
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA	150.00		2,353.60
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA	150.00		2,503.60
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA	150.00		2,653.60
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA	150.00		2,803.60
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA	150.00		2,953.60
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA	150.00		3,103.60
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA	150.00		3,253.60
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA	150.00		3,403.60
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA	150.00		3,553.60
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA	133.33		3,686.93
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA	133.33		3,820.26
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA	133.33		3,953.59
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA	133.33		4,086.92
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA	133.33		4,220.25
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA	133.33		4,353.58
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA	133.33		4,486.91
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA	133.33		4,620.24
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA	133.33		4,753.57
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA	133.33		4,886.90
04/30/2021	04/30/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA	133.33		5,020.23
04/30/2021	04/30/2021		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA	87.47		5,107.70
04/30/2021	04/30/2021		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA	87.47		5,195.17
04/30/2021	04/30/2021		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA	87.47		5,282.64
04/30/2021	04/30/2021		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA	87.47		5,370.11
04/30/2021	04/30/2021		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA	87.47		5,457.58
04/30/2021	04/30/2021		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA	87.47		5,545.05
04/30/2021	04/30/2021		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA	87.47		5,632.52
04/30/2021	04/30/2021		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA	87.47		5,719.99
04/30/2021	04/30/2021		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA	25.00		5,744.99
04/30/2021	04/30/2021		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA	25.00		5,769.99
04/30/2021	04/30/2021		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA	25.00		5,794.99
04/30/2021	04/30/2021		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA	25.00		5,819.99
04/30/2021	04/30/2021		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA	25.00		5,844.99
04/30/2021	04/30/2021		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA	25.00		5,869.99

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
04/30/2021	04/30/2021		ber AS-019680-210427 Depreciation for asset LOM-Furnace - 101B, serial num- FA		25.00		5,894.99
04/30/2021	04/30/2021		ber AS-019680-210427 Depreciation for asset LOM-Furnace - 101B, serial num- FA		25.00		5,919.99
04/30/2021	04/30/2021		ber AS-019680-210427 Depreciation for asset LOM-Main Entry Gate Upgrade, FA		152.48		6,072.47
04/30/2021	04/30/2021		serial number AS-019675-210427 Depreciation for asset LOM-Main Entry Gate Upgrade, FA		152.48		6,224.95
04/30/2021	04/30/2021		serial number AS-019675-210427 Depreciation for asset LOM-Main Entry Gate Upgrade, FA		152.48		6,377.43
04/30/2021	04/30/2021		serial number AS-019675-210427 Depreciation for asset LOM-Main Entry Gate Upgrade, FA		152.48		6,529.91
04/30/2021	04/30/2021		serial number AS-019675-210427 Depreciation for asset LOM-Main Entry Gate Upgrade, FA		152.48		6,682.39
04/30/2021	04/30/2021		serial number AS-019675-210427 Depreciation for asset LOM-Main Entry Gate Upgrade, FA		152.48		6,834.87
04/30/2021	04/30/2021		Depreciation for asset LOM-Main Pipeline Replacement FA		69.17		6,904.04
04/30/2021	04/30/2021		- 104A, serial number AS-019674-210427 Depreciation for asset LOM-Main Pipeline Replacement FA		69.17		6,973.21
04/30/2021	04/30/2021		- 104A, serial number AS-019674-210427 Depreciation for asset LOM-Main Pipeline Replacement FA		69.17		7,042.38
04/30/2021	04/30/2021		- 104A, serial number AS-019674-210427 Depreciation for asset LOM-Main Pipeline Replacement FA		69.17		7,111.55
04/30/2021	04/30/2021		- 104A, serial number AS-019674-210427 Depreciation for asset LOM-Office Door, serial number FA		29.77		7,141.32
04/30/2021	04/30/2021		AS-019679-210427 Depreciation for asset LOM-Office Door, serial number FA		29.77		7,171.09
04/30/2021	04/30/2021		AS-019679-210427 Depreciation for asset LOM-Office Door, serial number FA		29.77		7,200.86
04/30/2021	04/30/2021		AS-019679-210427 Depreciation for asset LOM-Office Door, serial number FA		29.77		7,230.63
04/30/2021	04/30/2021		AS-019679-210427 Depreciation for asset LOM-Office Door, serial number FA		29.77		7,260.40
04/30/2021	04/30/2021		AS-019679-210427 Depreciation for asset LOM-Rec Room Doors, serial FA		132.81		7,393.21
04/30/2021	04/30/2021		number AS-019678-210427 Depreciation for asset LOM-Rec Room Doors, serial FA		132.81		7,526.02
04/30/2021	04/30/2021		number AS-019678-210427 Depreciation for asset LOM-Rec Room Doors, serial FA		132.81		7,658.83
04/30/2021	04/30/2021		number AS-019678-210427 Totals for 6600.002 - Depr. Expense - Building Improvements		5,675.59	0.00	7,658.83
6600.003 - Depr. Expense - Building Equipment (Balance Forward As of 04/01/2021)							1,196.55
04/01/2021	04/01/2021		Depreciation for asset LOM-Fire Alarm System, serial FA		132.95		1,329.50
			number AS-004532-160504 Totals for 6600.003 - Depr. Expense - Building Equipment		132.95	0.00	1,329.50
6600.004 - Depr. Expense - Office Furniture & Equipment (Balance Forward As of 04/01/2021)							885.06
04/01/2021	04/01/2021		Depreciation for asset LOM-Community Furniture, serial FA		98.34		983.40
			number AS-004912-161209 Totals for 6600.004 - Depr. Expense - Office Furniture & Equipment		98.34	0.00	983.40
6711.000 - Payroll Taxes (FICA) (Balance Forward As of 04/01/2021)							6,900.34
04/03/2021	04/03/2021	RC	HGAH 4.3.2021 Payroll	GJ	364.65		7,264.99
04/17/2021	04/17/2021	RC	HGAH 4.17.2021 Payroll	GJ	350.52		7,615.51
04/30/2021	04/30/2021	RC	HGAH 4.30.2021 Payroll	GJ	336.32		7,951.83
			Totals for 6711.000 - Payroll Taxes (FICA)		1,051.49	0.00	7,951.83
6720.000 - Property & Liability Insurance (Hazard) (Balance Forward As of 04/01/2021)							15,176.03
04/01/2021	04/01/2021	RC	HGAH 4.2021 Prop Liab Ins	GJ	1,381.57		16,557.60
04/30/2021	04/30/2021	AF	LOM Earthquake Insurance EXPENSE	GJ	1,110.33		17,667.93
			Totals for 6720.000 - Property & Liability Insurance (Hazard)		2,491.90	0.00	17,667.93
6722.000 - Workman's Compensation (Balance Forward As of 04/01/2021)							2,247.00
04/01/2021	04/01/2021	RC	HGAH 4.2021 Workers Comp	GJ	302.00		2,549.00
			Totals for 6722.000 - Workman's Compensation		302.00	0.00	2,549.00
6723.000 - Health Insurance (Balance Forward As of 04/01/2021)							12,737.00
04/01/2021	04/01/2021	RC	HGAH Additional March 2021 Health Benefits	GJ	254.00		12,991.00
04/30/2021	04/30/2021	RC	HGAH 4.2021 Benefits	GJ	1,027.34		14,018.34
			Totals for 6723.000 - Health Insurance		1,281.34	0.00	14,018.34
6723.001 - Retirement (Balance Forward As of 04/01/2021)							2,463.00
04/30/2021	04/30/2021	RC	HGAH 4.2021 Benefits	GJ	163.39		2,626.39
			Totals for 6723.001 - Retirement		163.39	0.00	2,626.39

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (04/01/2021 to 04/30/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
6723.002 - Unemployment Insurance (Balance Forward As of 04/01/2021)							312.00
04/30/2021	04/30/2021	RC	HGAH 4.2021 Benefits	GJ	23.15		335.15
Totals for 6723.002 - Unemployment Insurance					23.15	0.00	335.15
6935.000 - Service Coordinator Salary (Balance Forward As of 04/01/2021)							13,595.22
04/01/2021	04/01/2021	Reversed - RC	Reversed -- HGAH 3.2021 Accrued Payroll	GJA		582.34	13,012.88
04/03/2021	04/03/2021	RC	HGAH 4.3.2021 Payroll	GJ	741.16		13,754.04
04/17/2021	04/17/2021	RC	HGAH 4.17.2021 Payroll	GJ	555.88		14,309.92
04/30/2021	04/30/2021	RC	HGAH 4.30.2021 Payroll	GJ	370.58		14,680.50
04/30/2021	04/30/2021	RC	HGAH Backout 5.1.21 in 4.30.21 Payroll	GJ		26.47	14,654.03
Totals for 6935.000 - Service Coordinator Salary					1,667.62	608.81	14,654.03
6936.002 - Service Coordinator Expenses - Software License (Pangea) (Balance Forward As of 04/01/2021)							595.00
Totals for 6936.002 - Service Coordinator Expenses - Software License (Pangea)					0.00	0.00	595.00
Grand Total					266,758.76	266,758.76	0.00

Lomita Manor Senior Housing Vendor Aging Report

Based on: GL posting Date As of: 04/30/2021

Payment Priority	Vendor ID	Vendor Name	AP Invoice	AP Invoices On Hold	GL Posting Date	AP Invoice Date	Due Date	Days aged	0-30	31-60	61-90	91-120	121-	Total
Normal	HGAH94588	Humangood Affordable Housing	75	No	04/30/2021	04/20/2021	05/20/2021	0	16,145.81	0.00	0.00	0.00	0.00	16,145.81
	TEMP255512931	Nielsen, Cora R	116-37-4 463013-3 3	No	04/30/2021	04/30/2021	05/05/2021	0	396.88	0.00	0.00	0.00	0.00	396.88
Total for Normal									16,542.69	0.00	0.00	0.00	0.00	16,542.69
Grand Totals									16,542.69	0.00	0.00	0.00	0.00	16,542.69

Lomita Manor Senior Housing Check Register

Date	Vendor	Document No	Amount Cleared
	Bank: LOM Operating - Wells Fargo Bank	Account No: 4124301342	
04/14/2021	ALRE92836--Alvarez Refinishing Inc	24039	465.00 04/30/2021
04/14/2021	AESE91185--Amtech Elevator Services	24040	702.24 04/30/2021
04/14/2021	ATT60197-9011--AT&T - Box 9011	24041	277.65 04/30/2021
04/14/2021	BETE92211--Best Tec	24042	250.00 04/30/2021
04/14/2021	BETE92211--Best Tec	24043	4,605.05 04/30/2021
04/14/2021	BLSE90501--Bobs Lawn Service - Jesus Arias	24044	350.00 04/30/2021
04/14/2021	CASE90723--CalMet Services Inc	24045	1,086.47 04/30/2021
04/14/2021	CLWD90717--City Lomita Water Dept	24046	2,765.14 04/30/2021
04/14/2021	CLWD90717--City Lomita Water Dept	24047	455.22 04/30/2021
04/14/2021	CLIM90277--Cleaner Image Inc	24048	2,250.00 04/30/2021
04/14/2021	COCO84120--Community Controls	24049	343.50 04/30/2021
04/14/2021	CFPR92821--Cosco Fire Protection Inc - Brea	24050	475.00 04/30/2021
04/14/2021	FFSU30384--Ferguson Facilities Supply - Atlanta	24051	50.64 04/30/2021
04/14/2021	HDSU92150--HD Supply Ltd	24052	1,965.02 04/30/2021
04/14/2021	HMCA90248--HM Carpet Inc - HM Flooring Group	24053	2,452.50 04/30/2021
04/14/2021	HDCS85062--Home Depot Credit Services - Phoenix	24054	142.70 04/30/2021
04/14/2021	HGAH94588--Humangood Affordable Housing	24055	18,909.74 In Transit
04/14/2021	JMPL90505--J. McKeeve Plumbing, Inc. Sewer & Drain Clean- ing	24056	267.50 04/30/2021
04/14/2021	OFDE85038--Office Depot - Phoenix Box 29248	24057	220.67 04/30/2021
04/14/2021	REPA75267--RealPage Inc	24058	475.99 04/30/2021
04/14/2021	SLSA90717--Smiths Lock Safe	24059	150.00 04/30/2021
04/14/2021	SCED91771-0001--So Cal Edison	24060	31.11 In Transit
04/14/2021	SCED91772-0001--So Cal Edison	24061	1,476.56 04/30/2021
04/14/2021	GASC91756--SoCal Gas	24062	465.58 04/30/2021
04/14/2021	GASC91756--SoCal Gas	24063	79.72 04/30/2021
04/14/2021	SCAQMD91765--South Coast AQMD	24064	557.42 In Transit
	Total for LOM Operating		<u>41,270.42</u>
		Total:	<u>41,270.42</u>
		Grand Total:	<u>41,270.42</u>

Commercial Checking Acct W Interest

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



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

Questions?

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

Online: wellsfargo.com

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

Account summary

Commercial Checking Acct W Interest

Account number	Beginning balance	Total credits	Total debits	Ending balance
[REDACTED]	\$541,533.02	\$47,276.61	-\$45,387.61	\$543,422.02

Interest summary

Annual percentage yield earned this period	0.16%
Interest earned during this period	\$72.02
Year to date interest and bonuses paid	\$293.43

Credits

Deposits

Effective date	Posted date	Amount	Transaction detail
	04/06	653.00	Deposit
		\$653.00	Total deposits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
04/01		2,062.00	Lomita Manor Settlement 040121 000010871414814 Humangood Affordable H
04/02		2,399.00	Lomita Manor Settlement 040221 000010893392130 Humangood Affordable H
04/05		7,799.00	Lomita Manor Settlement 040521 000010909349886 Humangood Affordable H
04/06		11,690.50	Hud Treas 310 Misc Pay 040621 xxxxx0103 RMT*VV*09901320856*****Hud Operating Fund CA13
04/06		8,932.00	Lomita Manor Settlement 040621 000010937022222 Humangood Affordable H
04/06		1,617.00	Lomita Manor Settlement 040621 000010893390646 Humangood Affordable H



Electronic deposits/bank credits (continued)

Effective date	Posted date	Amount	Transaction detail
	04/08	613.00	Lomita Manor Settlement 040821 000010942885530 Humangood Affordable H
	04/08	226.00	Lomita Manor Settlement 040821 000010969499478 Humangood Affordable H
	04/09	4.00	Lomita Manor Settlement 040921 000010981228174 Humangood Affordable H
	04/12	327.00	Lomita Manor Settlement 041221 000010969566378 Humangood Affordable H
	04/15	235.00	Lomita Manor Settlement 041521 000011008831926 Humangood Affordable H
	04/15	226.00	Lomita Manor Settlement 041521 000011030268946 Humangood Affordable H
	04/23	7,968.59	Hud Treas 310 Misc Pay 042321 xxxxx0103 RMT*VV*09901324021*****Hud Operating Fund CA13
	04/27	2,452.50	Hud Treas 310 Misc Pay 042721 xxxxx0103 RMT*VV*09901324272*****Hud Operating Fund CA13
	04/30	72.02	Interest Payment
		\$46,623.61	Total electronic deposits/bank credits
		\$47,276.61	Total credits

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	04/12	144.52	Client Analysis Srvc Chrg 210409 Svc Chge 0321 000004124301342
	04/19	64.79	Rpi Transbilling Sigonfile 041921 St4WD7 Lomita Manor
		\$209.31	Total electronic debits/bank debits

Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
24008	2,310.00	04/02	24024	178.59	04/05	24040	702.24	04/19
24009	110.95	04/05	24025	7,968.59	04/06	24041	277.65	04/22
24010	700.00	04/01	24026	614.06	04/06	24042	250.00	04/19
24011	1,103.71	04/02	24027	490.99	04/08	24043	4,605.05	04/19
24012	310.13	04/09	24028	140.00	04/01	24044	350.00	04/23
24013	2,000.00	04/08	24029	225.00	04/05	24045	1,086.47	04/19
24014	75.00	04/06	24030	1,438.58	04/09	24046	2,765.14	04/20
24015	328.35	04/01	24031	32.39	04/09	24047	455.22	04/20
24016	414.82	04/08	24032	644.61	04/08	24048	2,250.00	04/23
24017	171.25	04/01	24033	282.00	04/02	24049	343.50	04/20
24018	153.92	04/01	24034	402.30	04/09	24050	475.00	04/22
24019	447.92	04/08	24035	110.95	04/05	24051	50.64	04/19
24020	727.13	04/01	24036	798.53	04/02	24052	1,965.02	04/21
24021	795.96	04/01	24037	73.73	04/05	24053	2,452.50	04/19
24022	132.19	04/01	24038	90.08	04/06	24054	142.70	04/22
24023	134.42	04/01	24039	465.00	04/26	24056 *	267.50	04/21



Checks paid (continued)

<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>
24057	220.67	04/21	24059	150.00	04/26	24062	465.58	04/23
24058	475.99	04/22	24061 *	1,476.56	04/26	24063	79.72	04/23
\$45,178.30			Total checks paid					

* Gap in check sequence.

\$45,387.61 Total debits

Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
03/31	541,533.02	04/09	554,122.37	04/22	538,165.77
04/01	540,311.80	04/12	554,304.85	04/23	542,989.06
04/02	538,216.56	04/15	554,765.85	04/26	540,897.50
04/05	545,316.34	04/19	545,554.16	04/27	543,350.00
04/06	559,461.11	04/20	541,990.30	04/30	543,422.02
04/08	556,301.77	04/21	539,537.11		
Average daily ledger balance		\$547,614.36			

Lomita Manor Senior Housing Reconciliation Report

As Of 04/30/2021
Account: Cash - Operating

Statement Ending Balance	543,422.02
Deposits in Transit	2,599.00
Outstanding Checks and Charges	(20,239.49)
Excluded amount	0.00
Adjusted Bank Balance	525,781.53
Book Balance	525,781.53
Adjustments*	0.00
Adjusted Book Balance	525,781.53

Total Checks and Charges Cleared	45,387.61	Total Deposits Cleared	47,276.61
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Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
General Ledger Entry	09/2021-412 Deposited 03/31/2021 Settlement:10871414814	03/31/2021	51184	2,062.00	
General Ledger Entry	10/2021-400 Deposited 04/01/2021 Settlement:10893390646	04/01/2021	51185	1,617.00	
General Ledger Entry	10/2021-401 Deposited 04/01/2021 Settlement:10893392130	04/01/2021	51186	2,399.00	
General Ledger Entry	10/2021-402 Deposited 04/02/2021 Settlement:10909349886	04/02/2021	51187	7,799.00	
General Ledger Entry	LOM 4.21 Subsidy Payment	04/02/2021		11,690.50	
General Ledger Entry	10/2021-403 Deposited 04/03/2021 Settlement:10942885530	04/03/2021	51188	613.00	
General Ledger Entry	10/2021-404 Deposited 04/03/2021 Settlement:10937022222	04/03/2021	51189	8,932.00	
General Ledger Entry	10/2021-405 Deposited 04/07/2021 Settlement:10969566378	04/07/2021	51190	327.00	
General Ledger Entry	10/2021-406 Deposited 04/07/2021 Settlement:10969499478	04/07/2021	51191	226.00	
General Ledger Entry	10/2021-407 Deposited 04/08/2021 Settlement:10981228174	04/08/2021	51192	4.00	
General Ledger Entry	10/2021-408 Deposited 04/12/2021 Settlement:11008831926	04/12/2021	51193	235.00	
General Ledger Entry	10/2021-409 Deposited 04/14/2021 Settlement:11030268946	04/14/2021	51194	226.00	
General Ledger Entry	LOM CARES Just Doors Dep 7,968.59	04/23/2021		7,968.59	
General Ledger Entry	LOM Cares Drawdown 2,452.50	04/27/2021		2,452.50	
General Ledger Entry	10/2021-411 Deposited 04/30/2021	04/30/2021	51197		2,599.00
General Ledger Entry	LOM Rcl Bank Deposit 653.00 4.21	04/30/2021		653.00	
	LOM int earned op 4.21	04/30/2021			0.00
	LOM int earned op 4.21	04/30/2021		72.02	
Total Deposits				47,276.61	2,599.00

Checks and Charges

Name	Memo	Date	Check No	Cleared	Outstanding
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Lomita Manor Senior Housing Reconciliation Report

As Of 04/30/2021

Account: Cash - Operating

AT&T Uverse - PO Box 5014	12/17/2019	23562	13.39
Ferguson Facilities Supply - Atlanta	12/17/2019	23565	289.03
Office Depot - Phoenix Box 29248	12/17/2019	23569	362.74
ANDRE, DORCEL Unit -LOM001-110A	03/18/2021	24007	76.06
Amtech Elevator Services	03/26/2021	24008	2,310.00
AT&T Uverse - PO Box 5014	03/26/2021	24009	110.95
Bobs Lawn Service - Jesus 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 Supply - 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 Services - 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 Services - Phoenix	03/30/2021	24037	73.73
Office Depot - Phoenix Box 29248	03/30/2021	24038	90.08
Alvarez Refinishing Inc	04/14/2021	24039	465.00
Amtech Elevator Services	04/14/2021	24040	702.24
AT&T - Box 9011	04/14/2021	24041	277.65
Best Tec	04/14/2021	24042	250.00
Best Tec	04/14/2021	24043	4,605.05
Bobs Lawn Service - Jesus Arias	04/14/2021	24044	350.00
CalMet Services Inc	04/14/2021	24045	1,086.47
City Lomita Water Dept	04/14/2021	24046	2,765.14
City Lomita Water Dept	04/14/2021	24047	455.22
Cleaner Image Inc	04/14/2021	24048	2,250.00
Community Controls	04/14/2021	24049	343.50
Cosco Fire Protection Inc - Brea	04/14/2021	24050	475.00
Ferguson Facilities Supply - Atlanta	04/14/2021	24051	50.64
HD Supply Ltd	04/14/2021	24052	1,965.02
HM Carpet Inc - HM Flooring Group	04/14/2021	24053	2,452.50

Lomita Manor Senior Housing Reconciliation Report

As Of 04/30/2021

Account: Cash - Operating

Home Depot Credit Services - Phoenix	04/14/2021	24054	142.70	
Humangood Affordable Housing	04/14/2021	24055		18,909.74
J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	04/14/2021	24056	267.50	
Office Depot - Phoenix Box 29248	04/14/2021	24057	220.67	
RealPage Inc	04/14/2021	24058	475.99	
Smiths Lock Safe	04/14/2021	24059	150.00	
So Cal Edison	04/14/2021	24060		31.11
So Cal Edison	04/14/2021	24061	1,476.56	
SoCal Gas	04/14/2021	24062	465.58	
SoCal Gas	04/14/2021	24063	79.72	
South Coast AQMD	04/14/2021	24064		557.42
General Ledger Entry	04/30/2021		64.79	
LOM RP fees 4.21	04/30/2021		144.52	
LOM bk fees 4.21	04/30/2021		144.52	
Total Checks and Charges			45,387.61	20,239.49

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

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

Operating Cash - Beginning of Month **525,782**

Amounts Received:

Rent - Current	23,326
HUD Operating Subsidy	28,317
CARES Fund Drawdown	2,453
Refund check	653
Interest earned on Operating Account	<u>77</u>

Total Receipts **54,826**

Disbursements:

A/P Checks Disbursement (Incl Contract Billing)	(39,923)
Misc Other/Bank fees	<u>(193)</u>

Total Disbursements **(40,117)**

Operating Cash - End of Month **540,490**

TOTAL CASH, END OF MONTH **540,490**

ACCOUNT TYPE	BANK NAME	BEGINNING BALANCE	DEPOSITS / INTEREST	CHECKS/DEBITS WITHDRAWAL	ENDING BALANCE
Operating	Wells Fargo	525,782	54,826	(40,117)	540,490
		<u>525,782</u>	<u>54,826</u>	<u>(40,117)</u>	<u>540,490</u>
Security Deposit	Wells Fargo	26,256	4		26,259
		<u>26,256</u>	<u>4</u>	<u>-</u>	<u>26,259</u>
TOTAL CASH		<u><u>552,037</u></u>	<u><u>54,829</u></u>	<u><u>(40,117)</u></u>	<u><u>566,749</u></u>

Prepared by: Audrey Fong
Title: Accountant
Date: 6/9/21

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

	CURRENT MONTH				YEAR TO DATE				Annual
	May 31, 2021				May 31, 2021				
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
Revenue									
Rental Revenue									
5120.000 - Rent Revenue - Gross Potential	25,016	23,544	1,472	6.25	274,433	258,984	15,449	5.96	282,528
5121.000 - Tenant Assistance Payments	28,317	14,667	13,650	93.06	329,319	161,333	167,986	104.12	176,000
5220.000 - Vacancies	(320)	(120)	(200)	(166.66)	(2,056)	(1,320)	(736)	(55.75)	(1,440)
Net Rental Income	53,013	38,091	14,922	39.17	601,696	418,997	182,699	43.60	457,088
Financial Revenue									
5410.000 - Interest Revenue - Project Operations	77	0	77	(100.00)	768	0	768	(100.00)	0
Total Financial Revenue	77	0	77	(100.00)	768	0	768	(100.00)	0
Miscellaneous Revenue									
5910.000 - Laundry Revenue	0	330	(330)	(100.00)	3,156	3,630	(474)	(13.06)	3,960
5920.001 - Damages & Cleaning Charges	0	0	0	0.00	1	0	1	(100.00)	0
5970.002 - Grant	2,453	0	2,453	(100.00)	14,660	0	14,660	(100.00)	0
5990.000 - Miscellaneous Revenue-Community	0	0	0	0.00	10,066	0	10,066	(100.00)	0
Total Miscellaneous Revenue	2,453	330	2,123	643.18	27,883	3,630	24,253	668.12	3,960
Total Revenue	55,543	38,421	17,122	44.56	630,347	422,627	207,720	49.14	461,048
Operating Expense									
Administrative Expenses									
6204.000 - Management Consultants	0	0	0	0.00	5,725	30,000	24,275	80.91	30,000
6205.000 - IT Support Services	389	479	90	18.83	4,837	5,269	432	8.21	5,748
6205.001 - IT Equipment	0	83	83	100.00	0	913	913	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)	723	275	(448)	(162.85)	300
6311.000 - Office Supplies	702	250	(452)	(181.14)	7,999	2,750	(5,249)	(190.89)	3,000
6311.001 - Office Equipment Lease Expense	602	558	(44)	(7.77)	5,243	6,138	895	14.58	6,696
6311.002 - Telephone/Fax/Cell Phone/Elevator	828	572	(256)	(44.81)	6,354	6,292	(62)	(0.98)	6,864
6311.003 - Postage/FedEx/UPS	6	0	(6)	(100.00)	405	100	(305)	(304.36)	100
6311.004 - Dues & Fees	595	376	(219)	(58.35)	6,129	4,136	(1,993)	(48.20)	4,512
6311.005 - Tax Return Fees	0	0	0	0.00	0	130	130	100.00	130
6311.006 - Bank Fees	152	107	(45)	(41.46)	1,658	1,177	(481)	(40.80)	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	110	110	100.00	120
6311.011 - Resident Activities	0	330	330	100.00	3,450	3,630	180	4.96	3,960
6320.000 - Management Fee	3,850	3,850	0	0.00	42,350	42,350	0	0.00	46,200
6330.000 - Manager Salaries	4,963	4,619	(344)	(7.45)	47,696	50,809	3,113	6.12	55,428
6330.001 - Manager Salaries - Non-prod (Vacation)	569	338	(231)	(68.24)	5,835	3,718	(2,117)	(56.93)	4,056
6350.000 - Audit/Tax Return Expense	0	125	125	100.00	0	1,375	1,375	100.00	1,500
6351.000 - Bookkeeping Fees	577	580	3	0.43	6,352	6,380	28	0.43	6,960
6370.000 - Bad Debts Expense	154	0	(154)	(100.00)	1,223	0	(1,223)	(100.00)	0
6390.000 - Miscellaneous Administrative Expenses	0	0	0	0.00	918	0	(918)	(100.00)	0
6390.001 - Business Travel & Entertainment	34	0	(34)	(100.00)	33	0	(33)	(100.00)	0
Total Administrative Expenses	13,467	12,302	(1,165)	(9.46)	147,170	165,652	18,482	11.15	177,954
Utilities									

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

	CURRENT MONTH				YEAR TO DATE				Annual
	May 31, 2021				May 31, 2021				
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
6450.000 - Electricity	1,570	1,500	(70)	(4.66)	20,934	16,500	(4,434)	(26.87)	18,000
6451.000 - Water	1,500	1,600	100	6.25	18,607	17,600	(1,007)	(5.71)	19,200
6452.000 - Gas	512	517	5	0.89	4,805	5,687	882	15.51	6,204
Total Utilities Expense	3,582	3,617	35	0.95	44,346	39,787	(4,559)	(11.45)	43,404
Maintenance Expenses									
6510.000 - Maintenance Salaries	4,299	4,191	(108)	(2.57)	43,549	46,101	2,552	5.53	50,292
6510.001 - Maintenance Salaries - Non-prod (Vacation)	43	378	335	88.66	3,171	4,158	987	23.73	4,536
6510.003 - Maintenance Salaries - Overtime, Double-Time	0	0	0	0.00	65	0	(65)	(100.00)	0
6515.000 - Janitorial/Cleaning Supplies	324	360	36	10.03	13,757	3,960	(9,797)	(247.40)	4,320
6515.003 - Maintenance Uniforms	0	0	0	0.00	651	600	(51)	(8.47)	600
6515.004 - Plumbing Supplies	2,603	380	(2,223)	(585.14)	8,989	4,180	(4,809)	(115.03)	4,560
6515.005 - Electrical Supplies	1,845	350	(1,495)	(427.00)	18,681	3,850	(14,831)	(385.24)	4,200
6525.000 - Garbage & Trash Removal	1,189	1,010	(179)	(17.72)	11,201	11,110	(91)	(0.81)	12,120
6546.000 - HVAC Repairs & Maintenance	1,180	660	(520)	(78.79)	13,286	3,960	(9,326)	(235.51)	3,960
Total Maintenance Expense	11,483	7,329	(4,154)	(56.67)	113,350	77,919	(35,431)	(45.47)	84,588
Maintenance Contracts									
6520.000 - Maintenance Contracts	6,033	3,750	(2,283)	(60.88)	66,996	41,250	(25,746)	(62.41)	45,000
6520.001 - Janitorial/Cleaning Contract	2,250	500	(1,750)	(350.00)	2,250	5,500	3,250	59.09	6,000
6520.002 - Elevator Contract	0	0	0	0.00	8,732	3,040	(5,692)	(187.22)	3,040
6520.003 - Exterminating Contract	280	192	(88)	(45.83)	3,575	2,112	(1,463)	(69.27)	2,304
6520.004 - Grounds Contract	350	360	10	2.77	6,750	3,960	(2,790)	(70.45)	4,320
Total Maintenance Contract Expense	8,913	4,802	(4,111)	(85.61)	88,303	55,862	(32,441)	(58.07)	60,664
Service Coordinator Expenses									
6935.000 - Service Coordinator Salary	27	1,598	1,571	98.34	14,680	17,578	2,898	16.48	19,176
6935.001 - Service Coordinator Salaries - Non-prod (Vacation)	0	129	129	100.00	0	1,419	1,419	100.00	1,548
6936.002 - Service Coordinator Expenses - Software License (Pangea)	0	0	0	0.00	595	800	205	25.62	800
Total Service Coordinator Expenses	27	1,727	1,700	98.46	15,275	19,797	4,522	22.83	21,524
Taxes and Insurance									
6711.000 - Payroll Taxes (FICA)	616	796	180	22.61	8,568	8,756	188	2.14	9,552
6720.000 - Property & Liability Insurance (Hazard)	2,491	1,365	(1,126)	(82.55)	20,160	15,015	(5,145)	(34.26)	16,380
6722.000 - Workman's Compensation	302	302	0	0.00	2,851	3,322	471	14.17	3,624
6723.000 - Health Insurance	1,356	1,490	134	8.99	15,374	16,390	1,016	6.19	17,880
6723.001 - Retirement	201	274	73	26.64	2,828	3,014	186	6.19	3,288
6723.002 - Unemployment Insurance	29	26	(3)	(11.53)	364	286	(78)	(27.32)	312
Total Taxes and Insurance	4,995	4,253	(742)	(17.46)	50,145	46,783	(3,362)	(7.18)	51,036
Total Operating Expense	42,467	34,030	(8,437)	(24.79)	458,589	405,800	(52,789)	(13.00)	439,170
Total Net Operating Income/(Loss)	13,076	4,391	8,685	197.77	171,758	16,827	154,931	920.72	21,878
Total Project Expenses	42,467	34,030	8,437	24.79	458,588	405,800	52,788	13.00	439,170

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

	CURRENT MONTH				YEAR TO DATE				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
Total Project Net Income (before Reserves & CapEx)	13,076	4,391	8,685	197.77	171,758	16,827	154,931	920.72	21,878
Capital Expenditures	0	0	0	0.00	46,802	0	46,802	100.00	0
Net Income (Loss) (on Operations)	13,076	4,391	8,685	197.77	124,956	16,827	108,129	642.59	21,878
Other Non-Cash Expenses & Revenue									
Depreciation Expense	1,696	916	780	85.20	16,316	10,076	6,240	61.92	10,992
GAAP Net Income/(Loss)	11,379	3,475	7,904	227.45	155,442	6,751	148,691	2,202.50	10,886
Cash Flow									
Total Project Net Income	13,076	4,391	8,685	197.77	171,758	16,827	154,931	920.72	21,878
Add (Subtract)	(1,633)	0	1,633	(100.00)	44,918	0	(44,918)	(100.00)	0
Increase (Decrease) in Operating Cash	14,709	4,391	10,318	234.97	126,840	16,827	110,013	653.78	21,878
Increase (decrease) in Ops Cash per Bal Sheet	14,709	0	14,709	100.00	126,840	0	126,840	100.00	0

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

	May 31, 2021	April 30, 2021	Period Difference
Assets			
Current Assets			
Cash			
1120.000 - Cash - Operating	540,490.32	525,781.53	14,708.79
Total Cash	540,490.32	525,781.53	14,708.79
Other Restricted Cash			
1191.000 - Cash - Security Deposits	26,259.08	26,255.51	3.57
Total Other Restricted Cash	26,259.08	26,255.51	3.57
Accounts Receivable Tenants & Other			
1130.000 - Accounts Receivable - Tenant Rent	0.00	653.00	(653.00)
Total Accounts Receivable Tenants & Other	0.00	653.00	(653.00)
Prepaid Expenses and Deposits			
1200.001 - Prepaid Expense - Property Insurance	4,441.32	5,551.65	(1,110.33)
Total Prepaid Expenses and Deposits	4,441.32	5,551.65	(1,110.33)
Reserves & Impounds - Restricted Cash			
1330.000 - Cash - Operating Reserve	147,457.26	147,457.26	0.00
Total Reserves & Impounds - Restricted Cash	147,457.26	147,457.26	0.00
Total Current Assets	718,647.98	705,698.95	12,949.03
Net Fixed Assets			
Fixed Assets			
1410.001 - Land Improvements	83,660.00	83,660.00	0.00
1420.001 - Building Improvements	122,253.46	122,253.46	0.00
1440.000 - Building Equipment	25,391.00	25,391.00	0.00
1465.000 - Office Furniture & Equipment	15,480.47	15,480.47	0.00
1470.000 - Maintenance Equipment	1,957.64	1,957.64	0.00
Total Fixed Assets	248,742.57	248,742.57	0.00
Accumulated Depreciation			
1495.000 - Accum. Depr. - Land Improvements	25,562.90	25,098.12	464.78
1495.002 - Accum. Depr. - Building Improvements	58,662.86	57,662.47	1,000.39
1495.003 - Accum. Depr. - Building Equipment	9,968.80	9,835.85	132.95
1495.004 - Accum. Depr. - Office Furniture & Equipment	8,990.41	8,892.07	98.34
1495.005 - Accum. Depr. - Maintenance Equipment	1,957.64	1,957.64	0.00
Total Accumulated Depreciation	105,142.61	103,446.15	1,696.46
Net Fixed Assets	143,599.96	145,296.42	(1,696.46)
Total Assets	862,247.94	850,995.37	11,252.57
Liabilities & Equity			
Liabilities			
Current Liabilities			
2109.000 - Accounts Payable - Accrued Expenses	3,512.38	4,684.64	(1,172.26)
2110.000 - Accounts Payable - Operations	23,427.70	16,542.69	6,885.01
2114.000 - Accounts Payable - Beacon Communities	17,229.66	22,836.73	(5,607.07)
2117.000 - Unapplied Cash	0.00	653.00	(653.00)
2118.000 - Escheat Checks Payable	150.00	150.00	0.00

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

	May 31, 2021	April 30, 2021	Period Difference
2120.000 - Accrued Vacation Payable	15,134.27	14,550.52	583.75
2126.000 - Accrued Payroll	599.42	0.00	599.42
Total Current Liabilities	60,053.43	59,417.58	635.85
Other Current Liabilities			
2210.000 - Prepaid Revenue	2,045.00	2,608.00	(563.00)
Total Other Current Liabilities	2,045.00	2,608.00	(563.00)
Other Liabilities			
2191.000 - Security Deposits Payable	21,851.00	22,051.00	(200.00)
2191.001 - Security Deposit Interest Payable	1,183.11	1,182.44	0.67
Total Other Liabilities	23,034.11	23,233.44	(199.33)
Total Liabilities	85,132.54	85,259.02	(126.48)
Equity			
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
Current Net Income	155,442.11	144,063.06	11,379.05
Total Equity	777,115.40	765,736.35	11,379.05
Total Liabilities & Equity	862,247.94	850,995.37	11,252.57

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

DESCRIPTION	Amount
Employees' Wages/Salaries for the month	9,333.41
Work Comp, Unemployment Ins, Pension & Health Benefits	1,888.00
Computer Lease	388.76
Property Liability Insurance	1,381.57
Concur Purchases	39.09
Other-AP transactions-	159.40
Bookkeeping Fees (77 units* \$7.50)	577.50
Rental Housing Mgmt fees (\$50*77 units)	3,850.00
TOTAL DUE TO Beacon For the Month	17,617.73
Recap:	
Balance as of 6/30/2020	16,863.58
July Charges	17,048.01
July Repayment to Beacon	(17,251.65)
Ending Balance @ 07/31/20	16,659.94
August Charges	16,895.31
August Repayment to Beacon	(17,048.01)
Ending Balance @ 08/31/20	16,507.24
September Charges	17,011.16
September Repayment to Beacon	(16,895.31)
Ending Balance @ 09/30/20	16,623.09
October Charges	22,635.62
October Repayment to Beacon	(17,011.16)
Ending Balance @ 10/31/20	22,247.55
November Charges	18,534.74
November Repayment to Beacon	(22,635.62)
Ending Balance @ 11/30/20	18,146.67
December Charges	21,056.05
December Repayment to Beacon	(18,534.74)
Ending Balance @ 12/31/20	20,667.98
January Charges	19,189.73
January Repayment to Beacon	(21,056.05)
Ending Balance @ 01/31/21	18,801.66
February Charges	18,909.74
February Repayment to Beacon	(19,189.73)
Ending Balance @ 02/28/21	18,521.67
March Charges	16,145.81
March Repayment to Beacon	(18,909.74)
Ending Balance @ 03/31/21	15,757.74
April Charges	23,224.80
April Repayment to Beacon	(16,145.81)
Ending Balance @ 04/30/21	22,836.73
May Charges	17,617.73
May Repayment to Beacon	(23,224.80)
Ending Balance @ 05/31/21	17,229.66

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (05/01/2021 to 05/31/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
1120.000 - Cash - Operating (Balance Forward As of 05/01/2021)							525,781.53
05/01/2021	05/01/2021	Reversed - AF	Reversed -- LOM Rcl Bank Deposit 653.00 4.21	GJ		653.00	525,128.53
05/03/2021	05/03/2021	51198	11/2021-1 Deposited 05/03/2021	OARB	653.00		525,781.53
05/03/2021	05/03/2021	51199	11/2021-400 Deposited 05/03/2021 Settlement:11194174526	OARB	1,954.00		527,735.53
05/03/2021	05/03/2021	51200	11/2021-401 Deposited 05/03/2021 Settlement:11184305214	OARB	15,002.00		542,737.53
05/04/2021	05/04/2021	51201	11/2021-402 Deposited 05/04/2021 Settlement:11215950026	OARB	327.00		543,064.53
05/04/2021	05/04/2021	51202	11/2021-403 Deposited 05/04/2021 Settlement:11206054894	OARB	3,784.00		546,848.53
05/05/2021	05/05/2021	24065	AP Pymt - Humangood Affordable Housing	DB		16,145.81	530,702.72
05/05/2021	05/05/2021	24066	AP Pymt - Nielsen, Cora R: Unit -LOM002-305B	DB		396.88	530,305.84
05/05/2021	05/05/2021	51203	11/2021-404 Deposited 05/05/2021 Settlement:11226660878	OARB	613.00		530,918.84
05/05/2021	05/05/2021	51204	11/2021-405 Deposited 05/05/2021 Settlement:11221430766	OARB	459.00		531,377.84
05/05/2021	05/05/2021	AF	LOM 5.21 Subsidy Payment	GJ	28,317.00		559,694.84
05/14/2021	05/14/2021	24067	AP Pymt - AT&T - Box 9011	DB		277.66	559,417.18
05/14/2021	05/14/2021	24068	AP Pymt - AT&T Uverse - PO Box 5014	DB		111.34	559,305.84
05/14/2021	05/14/2021	24069	AP Pymt - CalMet Services Inc	DB		1,102.55	558,203.29
05/14/2021	05/14/2021	24070	AP Pymt - Cleaner Image Inc	DB		2,250.00	555,953.29
05/14/2021	05/14/2021	24071	AP Pymt - Community Controls	DB		140.00	555,813.29
05/14/2021	05/14/2021	24072	AP Pymt - Ferguson Facilities Supply - Atlanta	DB		1,529.89	554,283.40
05/14/2021	05/14/2021	24073	AP Pymt - HD Supply Ltd	DB		270.61	554,012.79
05/14/2021	05/14/2021	24074	AP Pymt - HD Supply Ltd	DB		36.14	553,976.65
05/14/2021	05/14/2021	24075	AP Pymt - HD Supply Ltd	DB		334.04	553,642.61
05/14/2021	05/14/2021	24076	AP Pymt - HD Supply Ltd	DB		260.65	553,381.96
05/14/2021	05/14/2021	24077	AP Pymt - HD Supply Ltd	DB		249.62	553,132.34
05/14/2021	05/14/2021	24078	AP Pymt - HD Supply Ltd	DB		234.14	552,898.20
05/14/2021	05/14/2021	24079	AP Pymt - HM Carpet Inc - HM Flooring Group	DB		3,882.50	549,015.70
05/14/2021	05/14/2021	24080	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	DB		1,251.66	547,764.04
05/14/2021	05/14/2021	24081	AP Pymt - Office Depot - Phoenix Box 29248	DB		196.17	547,567.87
05/14/2021	05/14/2021	24082	AP Pymt - Round The Clock Pest Control Inc	DB		140.00	547,427.87
05/14/2021	05/14/2021	24083	AP Pymt - So Cal Edison	DB		1,569.96	545,857.91
05/14/2021	05/14/2021	24084	AP Pymt - SoCal Gas	DB		79.44	545,778.47
05/14/2021	05/14/2021	24085	AP Pymt - SoCal Gas	DB		535.24	545,243.23
05/14/2021	05/14/2021	24086	AP Pymt - Sweinhart Elect Co Inc	DB		899.01	544,344.22
05/14/2021	05/14/2021	24087	AP Pymt - Swenson Group - Dallas	DB		601.40	543,742.82
05/20/2021	05/20/2021	AF	LOM Cares Drawdown 2,452.50 5.20.21	GJ	2,452.50		546,195.32
05/26/2021	05/26/2021	24088	AP Pymt - AT&T - Box 9011	DB		280.14	545,915.18
05/26/2021	05/26/2021	24089	AP Pymt - Bobs Lawn Service - Jesus Arias	DB		350.00	545,565.18
05/26/2021	05/26/2021	24090	AP Pymt - CalMet Services Inc	DB		1,086.47	544,478.71
05/26/2021	05/26/2021	24091	AP Pymt - Ferguson Facilities Supply - Atlanta	DB		502.61	543,976.10
05/26/2021	05/26/2021	24092	AP Pymt - HD Supply Ltd	DB		373.06	543,603.04
05/26/2021	05/26/2021	24093	AP Pymt - HD Supply Ltd	DB		528.72	543,074.32
05/26/2021	05/26/2021	24094	AP Pymt - HD Supply Ltd	DB		983.50	542,090.82
05/26/2021	05/26/2021	24095	AP Pymt - HD Supply Ltd	DB		298.42	541,792.40
05/26/2021	05/26/2021	24096	AP Pymt - Home Depot Credit Services - Phoenix	DB		210.60	541,581.80
05/26/2021	05/26/2021	24097	AP Pymt - Office Depot - Phoenix Box 29248	DB		506.68	541,075.12
05/26/2021	05/26/2021	24098	AP Pymt - RealPage Inc	DB		460.99	540,614.13
05/26/2021	05/26/2021	24099	AP Pymt - Round The Clock Pest Control Inc	DB		140.00	540,474.13
05/26/2021	05/26/2021	24100	AP Pymt - So Cal Edison	DB		1,569.96	538,904.17
05/26/2021	05/26/2021	24101	AP Pymt - South Coast AQMD	DB		137.63	538,766.54
05/31/2021	05/31/2021	51206	11/2021-406 Deposited 05/31/2021	OARB	1,840.00		540,606.54
05/31/2021	05/31/2021		Bank Interest Earned: LOM int earned op 5.21	DB	77.02		540,683.56
05/31/2021	05/31/2021		Bank Service Charge: LOM bk fees 5.21	DB		151.37	540,532.19
05/31/2021	05/31/2021	AF	LOM RP fees 5.21	GJ		41.87	540,490.32
Totals for 1120.000 - Cash - Operating					55,478.52	40,769.73	540,490.32
1130.000 - Accounts Receivable - Tenant Rent (Balance Forward As of 05/01/2021)							653.00
05/01/2021	05/01/2021	FileID-4474047-1	Accounts Receivable - Tenant Rent	OARA	22,088.00		22,741.00
05/01/2021	05/01/2021	FileID-4477666-3	Accounts Receivable - Tenant Rent	OARA		8,750.00	13,991.00
05/03/2021	05/03/2021	FileID-4477666-1	Accounts Receivable - Tenant Rent	OARA		8,768.00	5,223.00
05/03/2021	05/03/2021	FileID-4481421-4	Accounts Receivable - Tenant Rent	OARA		3,313.00	1,910.00
05/04/2021	05/04/2021	FileID-4481421-2	Accounts Receivable - Tenant Rent	OARA		838.00	1,072.00
05/04/2021	05/04/2021	FileID-4485562-1	Accounts Receivable - Tenant Rent	OARA		1,072.00	0.00
Totals for 1130.000 - Accounts Receivable - Tenant Rent					22,088.00	22,741.00	0.00
1191.000 - Cash - Security Deposits (Balance Forward As of 05/01/2021)							26,255.51

**Lomita Manor Senior Housing
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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
05/31/2021	05/31/2021		Bank Interest Earned: LOM int earned sd 5.21	DB	3.57		26,259.08
Totals for 1191.000 - Cash - Security Deposits					3.57	0.00	26,259.08
1200.001 - Prepaid Expense - Property Insurance (Balance Forward As of 05/01/2021)							5,551.65
05/31/2021	05/31/2021	AF	LOM Earthquake Insurance Exp	GJ		1,110.33	4,441.32
Totals for 1200.001 - Prepaid Expense - Property Insurance					0.00	1,110.33	4,441.32
1330.000 - Cash - Operating Reserve (Balance Forward As of 05/01/2021)							147,457.26
Totals for 1330.000 - Cash - Operating Reserve					0.00	0.00	147,457.26
1410.001 - Land Improvements (Balance Forward As of 05/01/2021)							83,660.00
Totals for 1410.001 - Land Improvements					0.00	0.00	83,660.00
1420.001 - Building Improvements (Balance Forward As of 05/01/2021)							122,253.46
Totals for 1420.001 - Building Improvements					0.00	0.00	122,253.46
1440.000 - Building Equipment (Balance Forward As of 05/01/2021)							25,391.00
Totals for 1440.000 - Building Equipment					0.00	0.00	25,391.00
1465.000 - Office Furniture & Equipment (Balance Forward As of 05/01/2021)							15,480.47
Totals for 1465.000 - Office Furniture & Equipment					0.00	0.00	15,480.47
1470.000 - Maintenance Equipment (Balance Forward As of 05/01/2021)							1,957.64
Totals for 1470.000 - Maintenance Equipment					0.00	0.00	1,957.64
1495.000 - Accum. Depr. - Land Improvements (Balance Forward As of 05/01/2021)							(25,098.12)
05/01/2021	05/01/2021		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS-004914-161212	FA		464.78	(25,562.90)
Totals for 1495.000 - Accum. Depr. - Land Improvements					0.00	464.78	(25,562.90)
1495.002 - Accum. Depr. - Building Improvements (Balance Forward As of 05/01/2021)							(57,662.47)
05/01/2021	05/01/2021		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA		150.00	(57,812.47)
05/01/2021	05/01/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA		133.33	(57,945.80)
05/01/2021	05/01/2021		Depreciation for asset LOM-Awning Replacement, serial number AS-004963-170410	FA		122.50	(58,068.30)
05/01/2021	05/01/2021		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA		87.47	(58,155.77)
05/01/2021	05/01/2021		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA		25.00	(58,180.77)
05/01/2021	05/01/2021		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427	FA		152.48	(58,333.25)
05/01/2021	05/01/2021		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427	FA		69.17	(58,402.42)
05/01/2021	05/01/2021		Depreciation for asset LOM-Office Door, serial number AS-019679-210427	FA		29.77	(58,432.19)
05/01/2021	05/01/2021		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427	FA		132.81	(58,565.00)
05/01/2021	05/01/2021		Depreciation for asset LOM-Renovation Unit 307B, serial number AS-004794-160907	FA		40.47	(58,605.47)
05/01/2021	05/01/2021		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	FA		57.39	(58,662.86)
Totals for 1495.002 - Accum. Depr. - Building Improvements					0.00	1,000.39	(58,662.86)
1495.003 - Accum. Depr. - Building Equipment (Balance Forward As of 05/01/2021)							(9,835.85)
05/01/2021	05/01/2021		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	FA		132.95	(9,968.80)
Totals for 1495.003 - Accum. Depr. - Building Equipment					0.00	132.95	(9,968.80)
1495.004 - Accum. Depr. - Office Furniture & Equipment (Balance Forward As of 05/01/2021)							(8,892.07)
05/01/2021	05/01/2021		Depreciation for asset LOM-Commonity Furniture, serial number AS-004912-161209	FA		98.34	(8,990.41)
Totals for 1495.004 - Accum. Depr. - Office Furniture & Equipment					0.00	98.34	(8,990.41)
1495.005 - Accum. Depr. - Maintenance Equipment (Balance Forward As of 05/01/2021)							(1,957.64)
Totals for 1495.005 - Accum. Depr. - Maintenance Equipment					0.00	0.00	(1,957.64)
2109.000 - Accounts Payable - Accrued Expenses (Balance Forward As of 05/01/2021)							(4,684.64)
05/01/2021	05/01/2021	Reversed - AF	Reversed -- LOM Accr Elec Exp 4.21	GJ	1,569.96		(3,114.68)
05/01/2021	05/01/2021	Reversed - AF	Reversed -- LOM Accr Gas Exp 4.21	GJ	614.68		(2,500.00)
05/01/2021	05/01/2021	Reversed - AF	Reversed -- LOM Accr Trash Exp 4.21	GJ	1,000.00		(1,500.00)
05/01/2021	05/01/2021	Reversed - AF	Reversed -- LOM Accr Water Exp 4.21	GJ	1,500.00		0.00
05/31/2021	05/31/2021	AF	LOM Accr Gas Exp 5.21	GJ		512.38	(512.38)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
05/31/2021	05/31/2021	AF	LOM Accr Water Exp 5.21	GJ		3,000.00	(3,512.38)
Totals for 2109.000 - Accounts Payable - Accrued Expenses					4,684.64	3,512.38	(3,512.38)
2110.000 - Accounts Payable - Operations (Balance Forward As of 05/01/2021)							(16,542.69)
05/04/2021	03/28/2021	22932	AP Invoice - Sweinhart Elect Co Inc	APA		617.01	(17,159.70)
05/04/2021	04/24/2021	23090	AP Invoice - Sweinhart Elect Co Inc	APA		282.00	(17,441.70)
05/04/2021	04/19/2021	35938	AP Invoice - Cleaner Image Inc	APA		1,750.00	(19,191.70)
05/04/2021	04/19/2021	35939	AP Invoice - Cleaner Image Inc	APA		500.00	(19,691.70)
05/04/2021	04/13/2021	61140	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	APA		1,251.66	(20,943.36)
05/04/2021	04/05/2021	70957	AP Invoice - Round The Clock Pest Control Inc	APA		140.00	(21,083.36)
05/04/2021	04/08/2021	96818	AP Invoice - HM Carpet Inc - HM Flooring Group	APA		1,430.00	(22,513.36)
05/04/2021	04/13/2021	97957	AP Invoice - HM Carpet Inc - HM Flooring Group	APA		2,452.50	(24,965.86)
05/04/2021	04/22/2021	271575	AP Invoice - Swenson Group - Dallas	APA		111.00	(25,076.86)
05/04/2021	04/03/2021	8194690	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		1,529.89	(26,606.75)
05/04/2021	03/31/2021	14197068	AP Invoice - CalMet Services Inc	APA		1,102.55	(27,709.30)
05/04/2021	03/28/2021	16237912	AP Invoice - AT&T - Box 9011	APA		277.66	(27,986.96)
05/04/2021	04/01/2021	29049246	AP Invoice - Swenson Group - Dallas	APA		490.40	(28,477.36)
05/04/2021	04/23/2021	919041294	AP Invoice - HD Supply Ltd	APA		260.65	(28,738.01)
05/04/2021	03/30/2021	9190215398	AP Invoice - HD Supply Ltd	APA		21.20	(28,759.21)
05/04/2021	04/07/2021	9190470765	AP Invoice - HD Supply Ltd	APA		234.14	(28,993.35)
05/04/2021	04/14/2021	9190679620	AP Invoice - HD Supply Ltd	APA		55.95	(29,049.30)
05/04/2021	04/21/2021	9190885376	AP Invoice - HD Supply Ltd	APA		270.61	(29,319.91)
05/04/2021	04/22/2021	9190925919	AP Invoice - HD Supply Ltd	APA		36.14	(29,356.05)
05/04/2021	04/23/2021	9190941292	AP Invoice - HD Supply Ltd	APA		334.04	(29,690.09)
05/04/2021	04/23/2021	9190941293	AP Invoice - HD Supply Ltd	APA		61.61	(29,751.70)
05/04/2021	04/23/2021	9190941295	AP Invoice - HD Supply Ltd	APA		110.86	(29,862.56)
05/04/2021	04/25/2021	163060519001	AP Invoice - Office Depot - Phoenix Box 29248	APA		41.99	(29,904.55)
05/04/2021	04/25/2021	164746307001	AP Invoice - Office Depot - Phoenix Box 29248	APA		98.88	(30,003.43)
05/04/2021	04/08/2021	166673012001	AP Invoice - Office Depot - Phoenix Box 29248	APA		40.32	(30,043.75)
05/04/2021	04/09/2021	166676205001	AP Invoice - Office Depot - Phoenix Box 29248	APA		14.98	(30,058.73)
05/04/2021	04/06/2021	01350501803/3-04.21	AP Invoice - SoCal Gas	APA		79.44	(30,138.17)
05/04/2021	04/06/2021	11430501061/3-04.21	AP Invoice - SoCal Gas	APA		535.24	(30,673.41)
05/04/2021	04/06/2021	285398576/4-0504.21	AP Invoice - AT&T Uverse - PO Box 5014	APA		111.34	(30,784.75)
05/04/2021	04/17/2021	70043436846/3-04.21	AP Invoice - So Cal Edison	APA		1,569.96	(32,354.71)
05/04/2021	03/29/2021	AAAO534906	AP Invoice - Community Controls	APA		140.00	(32,494.71)
05/05/2021	05/05/2021	24065	AP Pymt - Humangood Affordable Housing: Beacon Communities Advances For The Month of March 2021.	DB	16,145.81		(16,348.90)
05/05/2021	05/05/2021	24066	AP Pymt - Nielsen, Cora R: Deposit Refund Bldg LOM002 - Unit 305B	DB	396.88		(15,952.02)
05/14/2021	05/14/2021	24067	AP Pymt - AT&T - Box 9011: 1.00 277.66 Phone Service 02.28.21-03.27.21	DB	277.66		(15,674.36)
05/14/2021	05/14/2021	24068	AP Pymt - AT&T Uverse - PO Box 5014: 1.00 111.34 Internet Service 04.03.21-05.06.21	DB	111.34		(15,563.02)
05/14/2021	05/14/2021	24069	AP Pymt - CalMet Services Inc: 1.00 1102.55 Trash Service 04.21	DB	1,102.55		(14,460.47)
05/14/2021	05/14/2021	24070	AP Pymt - Cleaner Image Inc: 1.00 1750.00 Cleaning Service April 1-23,2021	DB	1,750.00		(12,710.47)
05/14/2021	05/14/2021	24070	AP Pymt - Cleaner Image Inc: 1.00 500.00 Cleaning Service April 27-30,2021	DB	500.00		(12,210.47)
05/14/2021	05/14/2021	24071	AP Pymt - Community Controls: 1.00 140.00 Repairs Gate Drive Gate Stuck	DB	140.00		(12,070.47)
05/14/2021	05/14/2021	24072	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 1529.89 Stainless Stain Pipe Roof	DB	1,529.89		(10,540.58)
05/14/2021	05/14/2021	24073	AP Pymt - HD Supply Ltd: 1.00 270.61 Plumbing Supplies Stock	DB	270.61		(10,269.97)
05/14/2021	05/14/2021	24074	AP Pymt - HD Supply Ltd: 1.00 36.14 Cleaning Supplies	DB	36.14		(10,233.83)
05/14/2021	05/14/2021	24075	AP Pymt - HD Supply Ltd: 1.00 334.04 Supplies Annual Inspection	DB	334.04		(9,899.79)
05/14/2021	05/14/2021	24076	AP Pymt - HD Supply Ltd: 1.00 260.65 Supplies Stock	DB	260.65		(9,639.14)
05/14/2021	05/14/2021	24077	AP Pymt - HD Supply Ltd: 1.00 110.86 Supplies Stock	DB	110.86		(9,528.28)
05/14/2021	05/14/2021	24077	AP Pymt - HD Supply Ltd: 1.00 21.20 Stock Supplies	DB	21.20		(9,507.08)
05/14/2021	05/14/2021	24077	AP Pymt - HD Supply Ltd: 1.00 55.95 Cleaning Supplies	DB	55.95		(9,451.13)
05/14/2021	05/14/2021	24077	AP Pymt - HD Supply Ltd: 1.00 61.61 Supplies Annual Inspections	DB	61.61		(9,389.52)
05/14/2021	05/14/2021	24078	AP Pymt - HD Supply Ltd: 1.00 234.14 Plumbing Supplies Stock	DB	234.14		(9,155.38)
05/14/2021	05/14/2021	24079	AP Pymt - HM Carpet Inc - HM Flooring Group: 1.00 1430.00 110A Carpet VCT	DB	1,430.00		(7,725.38)
05/14/2021	05/14/2021	24079	AP Pymt - HM Carpet Inc - HM Flooring Group: 1.00 2452.50 CARES Act-50% Remaining Bal Replace Rec Rm Floor	DB	2,452.50		(5,272.88)
05/14/2021	05/14/2021	24080	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain	DB	1,251.66		(4,021.22)

**Lomita Manor Senior Housing
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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
05/14/2021	05/14/2021	24081	Cleaning: 1.00 1251.66 Building A B Drain Pipe Repairs AP Pymt - Office Depot - Phoenix Box 29248: 1.00 14.98DB Office Supplies		14.98		(4,006.24)
05/14/2021	05/14/2021	24081	AP Pymt - Office Depot - Phoenix Box 29248: 1.00 40.32DB Office Supplies		40.32		(3,965.92)
05/14/2021	05/14/2021	24081	AP Pymt - Office Depot - Phoenix Box 29248: 1.00 41.99DB RSC Supplies		41.99		(3,923.93)
05/14/2021	05/14/2021	24081	AP Pymt - Office Depot - Phoenix Box 29248: 1.00 98.88DB Office Supplies		98.88		(3,825.05)
05/14/2021	05/14/2021	24082	AP Pymt - Round The Clock Pest Control Inc: 1.00 DB 140.00 Pest Control Service	DB	140.00		(3,685.05)
05/14/2021	05/14/2021	24083	AP Pymt - So Cal Edison: 1.00 1569.96 Electric Service DB 03.18.21-04.15.21	DB	1,569.96		(2,115.09)
05/14/2021	05/14/2021	24084	AP Pymt - SoCal Gas: 1.00 79.44 Gas Service A build- DB ing 03.04.21-04.02.21	DB	79.44		(2,035.65)
05/14/2021	05/14/2021	24085	AP Pymt - SoCal Gas: 1.00 535.24 Gas Service B bu- DB lidng 03.04.21-04.02.21	DB	535.24		(1,500.41)
05/14/2021	05/14/2021	24086	AP Pymt - Sweinhart Elect Co Inc: 1.00 282.00 Monthly DB Service ER Power System	DB	282.00		(1,218.41)
05/14/2021	05/14/2021	24086	AP Pymt - Sweinhart Elect Co Inc: 1.00 617.01 Major DB Service Emergency Repair System	DB	617.01		(601.40)
05/14/2021	05/14/2021	24087	AP Pymt - Swenson Group - Dallas: 1.00 111.00 Copier DB Supplies	DB	111.00		(490.40)
05/14/2021	05/14/2021	24087	AP Pymt - Swenson Group - Dallas: 1.00 490.40 Leased DB Copy Machine Fee	DB	490.40		0.00
05/18/2021	04/26/2021	43021	AP Invoice - Bobs Lawn Service - Jesus Arias	APA		350.00	(350.00)
05/18/2021	05/03/2021	72393	AP Invoice - Round The Clock Pest Control Inc	APA		140.00	(490.00)
05/18/2021	05/05/2021	7110251	AP Invoice - Home Depot Credit Services - Phoenix	APA		210.60	(700.60)
05/18/2021	04/16/2021	10048964	AP Invoice - South Coast AQMD	APA		137.63	(838.23)
05/18/2021	04/30/2021	14232619	AP Invoice - CalMet Services Inc	APA		1,086.47	(1,924.70)
05/18/2021	04/28/2021	16380986	AP Invoice - AT&T - Box 9011	APA		280.14	(2,204.84)
05/18/2021	04/29/2021	919127757	AP Invoice - HD Supply Ltd	APA		298.42	(2,503.26)
05/18/2021	04/26/2021	9190990126	AP Invoice - HD Supply Ltd	APA		195.84	(2,699.10)
05/18/2021	04/26/2021	9190990127	AP Invoice - HD Supply Ltd	APA		134.93	(2,834.03)
05/18/2021	04/28/2021	9191084118	AP Invoice - HD Supply Ltd	APA		128.49	(2,962.52)
05/18/2021	05/03/2021	9191190317	AP Invoice - HD Supply Ltd	APA		373.06	(3,335.58)
05/18/2021	05/03/2021	9191190319	AP Invoice - HD Supply Ltd	APA		983.50	(4,319.08)
05/18/2021	05/06/2021	9191316330	AP Invoice - HD Supply Ltd	APA		69.46	(4,388.54)
05/18/2021	04/22/2021	169323700001	AP Invoice - Office Depot - Phoenix Box 29248	APA		26.89	(4,415.43)
05/18/2021	04/20/2021	1679044247001	AP Invoice - Office Depot - Phoenix Box 29248	APA		479.79	(4,895.22)
05/18/2021	04/17/2021	700434346846/ 3-4.21	AP Invoice - So Cal Edison	APA		1,569.96	(6,465.18)
05/18/2021	04/18/2021	I2104020120	AP Invoice - RealPage Inc	APA		460.99	(6,926.17)
05/18/2021	05/01/2021	WC421495	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		502.61	(7,428.78)
05/20/2021	05/19/2021	76 April 2021	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances For The Month of April 2021.	APA		23,224.80	(30,653.58)
05/26/2021	05/26/2021	24088	AP Pymt - AT&T - Box 9011: 1.00 280.14 Phone Service DB 03.28.21-04.27.21	DB	280.14		(30,373.44)
05/26/2021	05/26/2021	24089	AP Pymt - Bobs Lawn Service - Jesus Arias: 1.00 350.00DB Landscaping Service	DB	350.00		(30,023.44)
05/26/2021	05/26/2021	24090	AP Pymt - CalMet Services Inc: 1.00 1086.47 Trash Ser- DB vice 05.21	DB	1,086.47		(28,936.97)
05/26/2021	05/26/2021	24091	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 DB 502.61 305B Range	DB	502.61		(28,434.36)
05/26/2021	05/26/2021	24092	AP Pymt - HD Supply Ltd: 1.00 373.06 312A 301B Sink DB	DB	373.06		(28,061.30)
05/26/2021	05/26/2021	24093	AP Pymt - HD Supply Ltd: 1.00 128.49 Stock Refrig Gas-DB ket	DB	128.49		(27,932.81)
05/26/2021	05/26/2021	24093	AP Pymt - HD Supply Ltd: 1.00 134.93 Stock Supplies DB HVAC	DB	134.93		(27,797.88)
05/26/2021	05/26/2021	24093	AP Pymt - HD Supply Ltd: 1.00 195.84 Stock Supplies DB Plumbing	DB	195.84		(27,602.04)
05/26/2021	05/26/2021	24093	AP Pymt - HD Supply Ltd: 1.00 69.46 Stock Light Bulbs DB	DB	69.46		(27,532.58)
05/26/2021	05/26/2021	24094	AP Pymt - HD Supply Ltd: 1.00 983.50 205B HVAC DB	DB	983.50		(26,549.08)
05/26/2021	05/26/2021	24095	AP Pymt - HD Supply Ltd: 1.00 298.42 Stock Refrig DB Evap Fan	DB	298.42		(26,250.66)
05/26/2021	05/26/2021	24096	AP Pymt - Home Depot Credit Services - Phoenix: 1.00 DB 210.60 Stock Supplies	DB	210.60		(26,040.06)
05/26/2021	05/26/2021	24097	AP Pymt - Office Depot - Phoenix Box 29248: 1.00 26.89DB Office Supplies	DB	26.89		(26,013.17)
05/26/2021	05/26/2021	24097	AP Pymt - Office Depot - Phoenix Box 29248: 1.00 DB 479.79 Common Area Supply	DB	479.79		(25,533.38)
05/26/2021	05/26/2021	24098	AP Pymt - RealPage Inc: 1.00 124.80 06.21 Phone DB emergency calls	DB	124.80		(25,408.58)
05/26/2021	05/26/2021	24098	AP Pymt - RealPage Inc: 1.00 290.93 06.21 Dues and DB Fees software fees	DB	290.93		(25,117.65)
05/26/2021	05/26/2021	24098	AP Pymt - RealPage Inc: 1.00 45.26 06.21 Other renting DB exp crd cks	DB	45.26		(25,072.39)
05/26/2021	05/26/2021	24099	AP Pymt - Round The Clock Pest Control Inc: 1.00 DB	DB	140.00		(24,932.39)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
05/26/2021	05/26/2021	24100	140.00 Pest Control Service AP Pymt - So Cal Edison: 1.00 1569.96 Electric Service DB		1,569.96		(23,362.43)
05/26/2021	05/26/2021	24101	03.18.21-04.15.21 AP Pymt - South Coast AQMD: 1.00 137.63 AQMD Fee DB		137.63		(23,224.80)
05/31/2021	05/31/2021	13-37-4584574-34	July 2020-June 2021 AP Invoice - FAN, FAN	APA		76.09	(23,300.89)
05/31/2021	05/31/2021	31-37-4584653-35	AP Invoice - FLETCHER, DONNA T	APA		126.81	(23,427.70)
Totals for 2110.000 - Accounts Payable - Operations					39,923.49	46,808.50	(23,427.70)
2114.000 - Accounts Payable - Beacon Communities (Balance Forward As of 05/01/2021)							(22,836.73)
05/01/2021	05/01/2021	RC	HGAH 4.2021 Workers Comp	GJ		302.00	(23,138.73)
05/01/2021	05/01/2021	RC	HGAH 5.2021 Prop Liab Ins	GJ		1,381.57	(24,520.30)
05/01/2021	05/01/2021	Reversed - RC	Reversed -- HGAH Backout 5.1.21 in 4.30.21 Payroll	GJ		326.14	(24,846.44)
05/15/2021	05/15/2021	RC	HGAH 5.15.21 Payroll	GJ		4,503.31	(29,349.75)
05/20/2021	05/19/2021	76 April 2021	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances For The Month of April 2021.	APA	23,224.80		(6,124.95)
05/27/2021	05/27/2021	RC	HGAH Marketspark Setup Fee 1004561	GJ		125.00	(6,249.95)
05/29/2021	05/29/2021	RC	HGAH 5.29.21 Payroll	GJ		4,503.96	(10,753.91)
05/31/2021	05/31/2021	QN	05.2021 Mgmt & Bkpk Fees	GJ		4,427.50	(15,181.41)
05/31/2021	05/31/2021	RC	HGAH 5.2021 Benefits	GJ		1,586.00	(16,767.41)
05/31/2021	05/31/2021	RC	HGAH 5.2021 Computer Lease	GJ		388.76	(17,156.17)
05/31/2021	05/31/2021	RC	HGAH 5.2021 Concur	GJ		5.80	(17,161.97)
05/31/2021	05/31/2021	RC	HGAH ATT VCOM CUST11909920210526	GJ		34.40	(17,196.37)
05/31/2021	05/31/2021	RC	HGAH R/C 5.2021 Concur	GJ		33.29	(17,229.66)
Totals for 2114.000 - Accounts Payable - Beacon Communities					23,224.80	17,617.73	(17,229.66)
2117.000 - Unapplied Cash (Balance Forward As of 05/01/2021)							(653.00)
05/01/2021	05/01/2021	Reversed - AF	Reversed -- LOM Rcl Bank Deposit 653.00 4.21	GJ	653.00		0.00
Totals for 2117.000 - Unapplied Cash					653.00	0.00	0.00
2118.000 - Escheat Checks Payable (Balance Forward As of 05/01/2021)							(150.00)
Totals for 2118.000 - Escheat Checks Payable					0.00	0.00	(150.00)
2120.000 - Accrued Vacation Payable (Balance Forward As of 05/01/2021)							(14,550.52)
05/01/2021	05/01/2021	Reversed - RC	Reversed -- HGAH 4.2021 Vacation Accruals	GJA	14,550.52		0.00
05/31/2021	05/31/2021	RC	HGAH 5.2021 Vacation Accruals	GJA		15,134.27	(15,134.27)
Totals for 2120.000 - Accrued Vacation Payable					14,550.52	15,134.27	(15,134.27)
2126.000 - Accrued Payroll (Balance Forward As of 05/01/2021)							0.00
05/31/2021	05/31/2021	RC	HGAH 5.2021 Payroll Accruals	GJA		599.42	(599.42)
Totals for 2126.000 - Accrued Payroll					0.00	599.42	(599.42)
2190.000 - Deposit Refund in Transit (Balance Forward As of 05/01/2021)							0.00
05/31/2021	05/31/2021	13-37-4584574-34	AP Invoice - FAN, FAN: Deposit Refund Bldg LOM001 - Unit 304A	APA	76.09		76.09
05/31/2021	05/31/2021	31-37-4584653-35	AP Invoice - FLETCHER, DONNA T: Deposit Refund Bldg LOM001 - Unit 303A	APA	126.81		202.90
05/31/2021	05/31/2021	FileID-4584655-3	Deposit Refund in Transit	OARA		202.90	0.00
Totals for 2190.000 - Deposit Refund in Transit					202.90	202.90	0.00
2191.000 - Security Deposits Payable (Balance Forward As of 05/01/2021)							(22,051.00)
05/31/2021	05/31/2021	51205	11/2021-935 Adjustment 05/31/2021	OARB		2.90	(22,053.90)
05/31/2021	05/31/2021	FileID-4584655-3	Security Deposits Payable	OARA	202.90		(21,851.00)
Totals for 2191.000 - Security Deposits Payable					202.90	2.90	(21,851.00)
2191.001 - Security Deposit Interest Payable (Balance Forward As of 05/01/2021)							(1,182.44)
05/31/2021	05/31/2021		Bank Interest Earned: Interest earned	DB		3.57	(1,186.01)
05/31/2021	05/31/2021	FileID-4584655-3	Security Deposit Interest Payable	OARA	2.90		(1,183.11)
Totals for 2191.001 - Security Deposit Interest Payable					2.90	3.57	(1,183.11)
2210.000 - Prepaid Revenue (Balance Forward As of 05/01/2021)							(2,608.00)
05/01/2021	05/01/2021	FileID-4474047-1	Prepaid Revenue	OARA	2,608.00		0.00
05/01/2021	05/01/2021	FileID-4477666-3	Prepaid Revenue	OARA	8,750.00		8,750.00
05/03/2021	05/03/2021	51198	11/2021-1 Deposited 05/03/2021	OARB		653.00	8,097.00
05/03/2021	05/03/2021	51199	11/2021-400 Deposited 05/03/2021 Settlement:11194174526	OARB		1,954.00	6,143.00
05/03/2021	05/03/2021	51200	11/2021-401 Deposited 05/03/2021 Settlement:11184305214	OARB		15,002.00	(8,859.00)

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05/03/2021	05/03/2021	FileID-4477666-1	Prepaid Revenue	OARA	8,661.00		(198.00)
05/03/2021	05/03/2021	FileID-4481421-4	Prepaid Revenue	OARA	3,313.00		3,115.00
05/04/2021	05/04/2021	51201	11/2021-402 Deposited 05/04/2021 Settlement:11215950026	OARB		327.00	2,788.00
05/04/2021	05/04/2021	51202	11/2021-403 Deposited 05/04/2021 Settlement:11206054894	OARB		3,784.00	(996.00)
05/04/2021	05/04/2021	FileID-4481421-2	Prepaid Revenue	OARA	791.00		(205.00)
05/04/2021	05/04/2021	FileID-4485562-1	Prepaid Revenue	OARA	1,072.00		867.00
05/05/2021	05/05/2021	51203	11/2021-404 Deposited 05/05/2021 Settlement:11226660878	OARB		613.00	254.00
05/05/2021	05/05/2021	51204	11/2021-405 Deposited 05/05/2021 Settlement:11221430766	OARB		459.00	(205.00)
05/31/2021	05/31/2021	51205	11/2021-935 Adjustment 05/31/2021	OARB	2.90		(202.10)
05/31/2021	05/31/2021	51206	11/2021-406 Deposited 05/31/2021	OARB		1,840.00	(2,042.10)
05/31/2021	05/31/2021	FileID-4584655-3	Prepaid Revenue	OARA		2.90	(2,045.00)
Totals for 2210.000 - Prepaid Revenue					25,197.90	24,634.90	(2,045.00)
3131.000 - Unrestricted Net Assets (Balance Forward As of 05/01/2021)							(147,457.26)
Totals for 3131.000 - Unrestricted Net Assets					0.00	0.00	(147,457.26)
3140.000 - Retained Earnings - Profit or Loss (Balance Forward As of 05/01/2021)							(474,216.03)
Totals for 3140.000 - Retained Earnings - Profit or Loss					0.00	0.00	(474,216.03)
5120.000 - Rent Revenue - Gross Potential (Balance Forward As of 05/01/2021)							(249,417.00)
05/01/2021	05/01/2021	FileID-4474047-1	Rent Revenue - Gross Potential	OARA		24,696.00	(274,113.00)
05/31/2021	05/31/2021	FileID-4584655-3	Rent Revenue - Gross Potential	OARA		320.00	(274,433.00)
Totals for 5120.000 - Rent Revenue - Gross Potential					0.00	25,016.00	(274,433.00)
5121.000 - Tenant Assistance Payments (Balance Forward As of 05/01/2021)							(301,002.00)
05/05/2021	05/05/2021	AF	LOM 5.21 Subsidy Payment	GJ		28,317.00	(329,319.00)
Totals for 5121.000 - Tenant Assistance Payments					0.00	28,317.00	(329,319.00)
5220.000 - Vacancies (Balance Forward As of 05/01/2021)							1,736.00
05/31/2021	05/31/2021	FileID-4584655-3	Vacancies	OARA	320.00		2,056.00
Totals for 5220.000 - Vacancies					320.00	0.00	2,056.00
5410.000 - Interest Revenue - Project Operations (Balance Forward As of 05/01/2021)							(690.75)
05/31/2021	05/31/2021		Bank Interest Earned: Interest earned	DB		77.02	(767.77)
Totals for 5410.000 - Interest Revenue - Project Operations					0.00	77.02	(767.77)
5910.000 - Laundry Revenue (Balance Forward As of 05/01/2021)							(3,155.86)
Totals for 5910.000 - Laundry Revenue					0.00	0.00	(3,155.86)
5920.001 - Damages & Cleaning Charges (Balance Forward As of 05/01/2021)							(1.03)
Totals for 5920.001 - Damages & Cleaning Charges					0.00	0.00	(1.03)
5970.002 - Grant (Balance Forward As of 05/01/2021)							(12,207.53)
05/20/2021	05/20/2021	AF	LOM Cares Drawdown 2,452.50 5.20.21	GJ		2,452.50	(14,660.03)
Totals for 5970.002 - Grant					0.00	2,452.50	(14,660.03)
5990.000 - Miscellaneous Revenue-Community (Balance Forward As of 05/01/2021)							(10,065.85)
Totals for 5990.000 - Miscellaneous Revenue-Community					0.00	0.00	(10,065.85)
6204.000 - Management Consultants (Balance Forward As of 05/01/2021)							5,725.00
Totals for 6204.000 - Management Consultants					0.00	0.00	5,725.00
6205.000 - IT Support Services (Balance Forward As of 05/01/2021)							4,447.44
05/31/2021	05/31/2021	RC	HGAH 5.2021 Computer Lease	GJ	388.76		4,836.20
Totals for 6205.000 - IT Support Services					388.76	0.00	4,836.20
6250.000 - Other Renting Expenses (Balance Forward As of 05/01/2021)							677.60
05/18/2021	04/18/2021	I2104020120	AP Invoice - RealPage Inc: 1.00 45.26 06.21 Other rent- ing exp crd cks	APA	45.26		722.86
Totals for 6250.000 - Other Renting Expenses					45.26	0.00	722.86
6311.000 - Office Supplies (Balance Forward As of 05/01/2021)							7,296.85

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05/04/2021	04/25/2021	163060519001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 41.99 RSC Supplies	APA	41.99		7,338.84
05/04/2021	04/25/2021	164746307001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 98.88 Office Supplies	APA	98.88		7,437.72
05/04/2021	04/08/2021	166673012001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 40.32 Office Supplies	APA	40.32		7,478.04
05/04/2021	04/09/2021	166676205001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 14.98 Office Supplies	APA	14.98		7,493.02
05/18/2021	04/22/2021	169323700001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 26.89 Office Supplies	APA	26.89		7,519.91
05/18/2021	04/20/2021	1679044247001	AP Invoice - Office Depot - Phoenix Box 29248: 1.00 479.79 Common Area Supply	APA	479.79		7,999.70
Totals for 6311.000 - Office Supplies					702.85	0.00	7,999.70
6311.001 - Office Equipment Lease Expense (Balance Forward As of 05/01/2021)							4,641.29
05/04/2021	04/22/2021	271575	AP Invoice - Swenson Group - Dallas: 1.00 111.00 Copier Supplies	APA	111.00		4,752.29
05/04/2021	04/01/2021	29049246	AP Invoice - Swenson Group - Dallas: 1.00 490.40 Leased Copy Machine Fee	APA	490.40		5,242.69
Totals for 6311.001 - Office Equipment Lease Expense					601.40	0.00	5,242.69
6311.002 - Telephone/Fax/Cell Phone/Elevator (Balance Forward As of 05/01/2021)							5,525.90
05/04/2021	03/28/2021	16237912	AP Invoice - AT&T - Box 9011: 1.00 277.66 Phone Ser- vice 02.28.21-03.27.21	APA	277.66		5,803.56
05/04/2021	04/06/2021	285398576/4-05 .21	AP Invoice - AT&T Uverse - PO Box 5014: 1.00 111.34 Internet Service 04.03.21-05.06.21	APA	111.34		5,914.90
05/18/2021	04/28/2021	16380986	AP Invoice - AT&T - Box 9011: 1.00 280.14 Phone Ser- vice 03.28.21-04.27.21	APA	280.14		6,195.04
05/18/2021	04/18/2021	I2104020120	AP Invoice - RealPage Inc: 1.00 124.80 06.21 Phone emergency calls	APA	124.80		6,319.84
05/31/2021	05/31/2021	RC	HGAH ATT VCOM CUST11909920210526 - Lesley Uribe	GJ	34.40		6,354.24
Totals for 6311.002 - Telephone/Fax/Cell Phone/Elevator					828.34	0.00	6,354.24
6311.003 - Postage/FedEx/UPS (Balance Forward As of 05/01/2021)							398.56
05/31/2021	05/31/2021	RC	HGAH 5.2021 Concur - Uribe	GJ	5.80		404.36
Totals for 6311.003 - Postage/FedEx/UPS					5.80	0.00	404.36
6311.004 - Dues & Fees (Balance Forward As of 05/01/2021)							5,534.42
05/18/2021	04/16/2021	10048964	AP Invoice - South Coast AQMD: 1.00 137.63 AQMD Fee July 2020-June 2021	APA	137.63		5,672.05
05/18/2021	04/18/2021	I2104020120	AP Invoice - RealPage Inc: 1.00 290.93 06.21 Dues and Fees software fees	APA	290.93		5,962.98
05/27/2021	05/27/2021	RC	HGAH Marketspark Setup Fee 1004561	GJ	125.00		6,087.98
05/31/2021	05/31/2021	AF	LOM RP fees 5.21	GJ	41.87		6,129.85
Totals for 6311.004 - Dues & Fees					595.43	0.00	6,129.85
6311.006 - Bank Fees (Balance Forward As of 05/01/2021)							1,505.92
05/31/2021	05/31/2021		Bank Service Charge: Service charge	DB	151.37		1,657.29
Totals for 6311.006 - Bank Fees					151.37	0.00	1,657.29
6311.007 - Employee Activities (Balance Forward As of 05/01/2021)							240.21
Totals for 6311.007 - Employee Activities					0.00	0.00	240.21
6311.011 - Resident Activities (Balance Forward As of 05/01/2021)							3,449.92
Totals for 6311.011 - Resident Activities					0.00	0.00	3,449.92
6320.000 - Management Fee (Balance Forward As of 05/01/2021)							38,500.00
05/31/2021	05/31/2021	QN	05.2021 Management Fee	GJ	3,850.00		42,350.00
Totals for 6320.000 - Management Fee					3,850.00	0.00	42,350.00
6330.000 - Manager Salaries (Balance Forward As of 05/01/2021)							42,732.66
05/01/2021	05/01/2021	Reversed - RC	Reversed -- HGAH Backout 5.1.21 in 4.30.21 Payroll	GJ	160.12		42,892.78
05/15/2021	05/15/2021	RC	HGAH 5.15.21 Payroll	GJ	2,241.61		45,134.39
05/29/2021	05/29/2021	RC	HGAH 5.29.21 Payroll	GJ	2,241.61		47,376.00
05/31/2021	05/31/2021	RC	HGAH 5.2021 Payroll Accruals	GJA	320.23		47,696.23
Totals for 6330.000 - Manager Salaries					4,963.57	0.00	47,696.23
6330.001 - Manager Salaries - Non-prod (Vacation) (Balance Forward As of 05/01/2021)							5,265.98
05/01/2021	05/01/2021	Reversed - RC	Reversed -- HGAH 4.2021 Vacation Accruals	GJA		5,330.64	(64.66)
05/31/2021	05/31/2021	RC	HGAH 5.2021 Vacation Accruals	GJA	5,899.32		5,834.66
Totals for 6330.001 - Manager Salaries - Non-prod (Vacation)					5,899.32	5,330.64	5,834.66
6351.000 - Bookkeeping Fees (Balance Forward As of 05/01/2021)							5,775.00
05/31/2021	05/31/2021	QN	05.2021 Bookkeeping Fee	GJ	577.50		6,352.50

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
Totals for 6351.000 - Bookkeeping Fees					577.50	0.00	6,352.50
6370.000 - Bad Debts Expense (Balance Forward As of 05/01/2021)							1,069.00
05/03/2021	05/03/2021	FileID-4477666-1	Bad Debts Expense	OARA	107.00		1,176.00
05/04/2021	05/04/2021	FileID-4481421-2	Bad Debts Expense	OARA	47.00		1,223.00
Totals for 6370.000 - Bad Debts Expense					154.00	0.00	1,223.00
6390.000 - Miscellaneous Administrative Expenses (Balance Forward As of 05/01/2021)							917.96
Totals for 6390.000 - Miscellaneous Administrative Expenses					0.00	0.00	917.96
6390.001 - Business Travel & Entertainment (Balance Forward As of 05/01/2021)							0.00
05/31/2021	05/31/2021	RC	HGAH R/C 5.2021 Concur	GJ	33.29		33.29
Totals for 6390.001 - Business Travel & Entertainment					33.29	0.00	33.29
6450.000 - Electricity (Balance Forward As of 05/01/2021)							19,363.94
05/01/2021	05/01/2021	Reversed - AF	Reversed -- LOM Accr Elec Exp 4.21	GJ		1,569.96	17,793.98
05/04/2021	04/17/2021	70043436846/3-AP Invoice - So Cal Edison: 1.00 1569.96 Electric Service 03.18.21-04.15.21		APA	1,569.96		19,363.94
05/18/2021	04/17/2021	700434346846/3-4.21 AP Invoice - So Cal Edison: 1.00 1569.96 Electric Service 03.18.21-04.15.21		APA	1,569.96		20,933.90
Totals for 6450.000 - Electricity					3,139.92	1,569.96	20,933.90
6451.000 - Water (Balance Forward As of 05/01/2021)							17,106.69
05/01/2021	05/01/2021	Reversed - AF	Reversed -- LOM Accr Water Exp 4.21	GJ		1,500.00	15,606.69
05/31/2021	05/31/2021	AF	LOM Accr Water Exp 5.21	GJ	1,500.00		17,106.69
05/31/2021	05/31/2021	AF	LOM Reaccr Water Exp 4.21	GJ	1,500.00		18,606.69
Totals for 6451.000 - Water					3,000.00	1,500.00	18,606.69
6452.000 - Gas (Balance Forward As of 05/01/2021)							4,292.21
05/01/2021	05/01/2021	Reversed - AF	Reversed -- LOM Accr Gas Exp 4.21	GJ		614.68	3,677.53
05/04/2021	04/06/2021	01350501803/3-AP Invoice - SoCal Gas: 1.00 79.44 Gas Service A build-AP 04.21 ing 03.04.21-04.02.21		APA	79.44		3,756.97
05/04/2021	04/06/2021	11430501061/3-AP Invoice - SoCal Gas: 1.00 535.24 Gas Service B bu- 4.21 lidng 03.04.21-04.02.21		APA	535.24		4,292.21
05/31/2021	05/31/2021	AF	LOM Accr Gas Exp 5.21	GJ	512.38		4,804.59
Totals for 6452.000 - Gas					1,127.06	614.68	4,804.59
6510.000 - Maintenance Salaries (Balance Forward As of 05/01/2021)							39,250.15
05/01/2021	05/01/2021	Reversed - RC	Reversed -- HGAH Backout 5.1.21 in 4.30.21 Payroll	GJ	111.78		39,361.93
05/15/2021	05/15/2021	RC	HGAH 5.15.21 Payroll	GJ	1,953.73		41,315.66
05/29/2021	05/29/2021	RC	HGAH 5.29.21 Payroll	GJ	1,954.32		43,269.98
05/31/2021	05/31/2021	RC	HGAH 5.2021 Payroll Accruals	GJA	279.19		43,549.17
Totals for 6510.000 - Maintenance Salaries					4,299.02	0.00	43,549.17
6510.001 - Maintenance Salaries - Non-prod (Vacation) (Balance Forward As of 05/01/2021)							3,128.36
05/01/2021	05/01/2021	Reversed - RC	Reversed -- HGAH Backout 5.1.21 in 4.30.21 Payroll	GJ	27.77		3,156.13
05/01/2021	05/01/2021	Reversed - RC	Reversed -- HGAH 4.2021 Vacation Accruals	GJA		9,219.88	(6,063.75)
05/31/2021	05/31/2021	RC	HGAH 5.2021 Vacation Accruals	GJA	9,234.95		3,171.20
Totals for 6510.001 - Maintenance Salaries - Non-prod (Vacation)					9,262.72	9,219.88	3,171.20
6510.003 - Maintenance Salaries - Overtime, Double-Time (Balance Forward As of 05/01/2021)							64.89
Totals for 6510.003 - Maintenance Salaries - Overtime, Double-Time					0.00	0.00	64.89
6515.000 - Janitorial/Cleaning Supplies (Balance Forward As of 05/01/2021)							13,433.36
05/04/2021	03/30/2021	9190215398	AP Invoice - HD Supply Ltd: 1.00 21.20 Stock Supplies	APA	21.20		13,454.56
05/04/2021	04/14/2021	9190679620	AP Invoice - HD Supply Ltd: 1.00 55.95 Cleaning Supplies	APA	55.95		13,510.51
05/04/2021	04/22/2021	9190925919	AP Invoice - HD Supply Ltd: 1.00 36.14 Cleaning Supplies	APA	36.14		13,546.65
05/18/2021	05/05/2021	7110251	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 210.60 Stock Supplies	APA	210.60		13,757.25
Totals for 6515.000 - Janitorial/Cleaning Supplies					323.89	0.00	13,757.25
6515.003 - Maintenance Uniforms (Balance Forward As of 05/01/2021)							650.85
Totals for 6515.003 - Maintenance Uniforms					0.00	0.00	650.85
6515.004 - Plumbing Supplies (Balance Forward As of 05/01/2021)							6,385.07
05/04/2021	04/03/2021	8194690	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 1529.89 Stainless Stain Pipe Roof	APA	1,529.89		7,914.96
05/04/2021	04/07/2021	9190470765	AP Invoice - HD Supply Ltd: 1.00 234.14 Plumbing Supplies Stock	APA	234.14		8,149.10
05/04/2021	04/21/2021	9190885376	AP Invoice - HD Supply Ltd: 1.00 270.61 Plumbing Sup-	APA	270.61		8,419.71

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (05/01/2021 to 05/31/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
05/18/2021	04/26/2021	9190990126	plies Stock AP Invoice - HD Supply Ltd: 1.00 195.84 Stock Supplies	APA	195.84		8,615.55
05/18/2021	05/03/2021	9191190317	Plumbing AP Invoice - HD Supply Ltd: 1.00 373.06 312A 301B	APA	373.06		8,988.61
Totals for 6515.004 - Plumbing Supplies					2,603.54	0.00	8,988.61
6515.005 - Electrical Supplies (Balance Forward As of 05/01/2021)							16,837.26
05/04/2021	04/23/2021	919041294	AP Invoice - HD Supply Ltd: 1.00 260.65 Supplies Stock	APA	260.65		17,097.91
05/04/2021	04/23/2021	9190941292	AP Invoice - HD Supply Ltd: 1.00 334.04 Supplies Annual Inspection	APA	334.04		17,431.95
05/04/2021	04/23/2021	9190941295	AP Invoice - HD Supply Ltd: 1.00 110.86 Supplies Stock	APA	110.86		17,542.81
05/04/2021	03/29/2021	AAAO534906	AP Invoice - Community Controls: 1.00 140.00 Repairs Gate Drive Gate Stuck	APA	140.00		17,682.81
05/18/2021	04/29/2021	919127757	AP Invoice - HD Supply Ltd: 1.00 298.42 Stock Refrig Evap Fan	APA	298.42		17,981.23
05/18/2021	04/28/2021	9191084118	AP Invoice - HD Supply Ltd: 1.00 128.49 Stock Refrig Gasket	APA	128.49		18,109.72
05/18/2021	05/06/2021	9191316330	AP Invoice - HD Supply Ltd: 1.00 69.46 Stock Light Bulbs	APA	69.46		18,179.18
05/18/2021	05/01/2021	WC421495	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 502.61 305B Range	APA	502.61		18,681.79
Totals for 6515.005 - Electrical Supplies					1,844.53	0.00	18,681.79
6520.000 - Maintenance Contracts (Balance Forward As of 05/01/2021)							60,962.83
05/04/2021	03/28/2021	22932	AP Invoice - Sweinhart Elect Co Inc: 1.00 617.01 Major Service Emergency Repair System	APA	617.01		61,579.84
05/04/2021	04/24/2021	23090	AP Invoice - Sweinhart Elect Co Inc: 1.00 282.00 Monthly Service ER Power System	APA	282.00		61,861.84
05/04/2021	04/13/2021	61140	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 1251.66 Building A B Drain Pipe Repairs	APA	1,251.66		63,113.50
05/04/2021	04/08/2021	96818	AP Invoice - HM Carpet Inc - HM Flooring Group: 1.00 1430.00 110A Carpet VCT	APA	1,430.00		64,543.50
05/04/2021	04/13/2021	97957	AP Invoice - HM Carpet Inc - HM Flooring Group: 1.00 2452.50 CARES Act-50% Remaining Bal Replace Rec Rm Floor	APA	2,452.50		66,996.00
Totals for 6520.000 - Maintenance Contracts					6,033.17	0.00	66,996.00
6520.001 - Janitorial/Cleaning Contract (Balance Forward As of 05/01/2021)							0.00
05/04/2021	04/19/2021	35938	AP Invoice - Cleaner Image Inc: 1.00 1750.00 Cleaning Service April 1-23,2021	APA	1,750.00		1,750.00
05/04/2021	04/19/2021	35939	AP Invoice - Cleaner Image Inc: 1.00 500.00 Cleaning Service April 27-30,2021	APA	500.00		2,250.00
Totals for 6520.001 - Janitorial/Cleaning Contract					2,250.00	0.00	2,250.00
6520.002 - Elevator Contract (Balance Forward As of 05/01/2021)							8,731.61
Totals for 6520.002 - Elevator Contract					0.00	0.00	8,731.61
6520.003 - Exterminating Contract (Balance Forward As of 05/01/2021)							3,295.00
05/04/2021	04/05/2021	70957	AP Invoice - Round The Clock Pest Control Inc: 1.00 140.00 Pest Control Service	APA	140.00		3,435.00
05/18/2021	05/03/2021	72393	AP Invoice - Round The Clock Pest Control Inc: 1.00 140.00 Pest Control Service	APA	140.00		3,575.00
Totals for 6520.003 - Exterminating Contract					280.00	0.00	3,575.00
6520.004 - Grounds Contract (Balance Forward As of 05/01/2021)							6,400.00
05/18/2021	04/26/2021	43021	AP Invoice - Bobs Lawn Service - Jesus Arias: 1.00 350.00 Landscaping Service	APA	350.00		6,750.00
Totals for 6520.004 - Grounds Contract					350.00	0.00	6,750.00
6525.000 - Garbage & Trash Removal (Balance Forward As of 05/01/2021)							10,011.41
05/01/2021	05/01/2021	Reversed - AF	Reversed -- LOM Accr Trash Exp 4.21	GJ		1,000.00	9,011.41
05/04/2021	03/31/2021	14197068	AP Invoice - CalMet Services Inc: 1.00 1102.55 Trash Service 04.21	APA	1,102.55		10,113.96
05/18/2021	04/30/2021	14232619	AP Invoice - CalMet Services Inc: 1.00 1086.47 Trash Service 05.21	APA	1,086.47		11,200.43
Totals for 6525.000 - Garbage & Trash Removal					2,189.02	1,000.00	11,200.43
6546.000 - HVAC Repairs & Maintenance (Balance Forward As of 05/01/2021)							12,106.42
05/04/2021	04/23/2021	9190941293	AP Invoice - HD Supply Ltd: 1.00 61.61 Supplies Annual Inspections	APA	61.61		12,168.03
05/18/2021	04/26/2021	9190990127	AP Invoice - HD Supply Ltd: 1.00 134.93 Stock Supplies HVAC	APA	134.93		12,302.96
05/18/2021	05/03/2021	9191190319	AP Invoice - HD Supply Ltd: 1.00 983.50 205B HVAC	APA	983.50		13,286.46
Totals for 6546.000 - HVAC Repairs & Maintenance					1,180.04	0.00	13,286.46

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (05/01/2021 to 05/31/2021)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
6600.000 - Depr. Expense - Land Improvements (Balance Forward As of 05/01/2021)							4,647.80
05/01/2021	05/01/2021		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS-004914-161212	FA	464.78		5,112.58
Totals for 6600.000 - Depr. Expense - Land Improvements					464.78	0.00	5,112.58
6600.002 - Depr. Expense - Building Improvements (Balance Forward As of 05/01/2021)							7,658.83
05/01/2021	05/01/2021		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA	150.00		7,808.83
05/01/2021	05/01/2021		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA	133.33		7,942.16
05/01/2021	05/01/2021		Depreciation for asset LOM-Awning Replacement, serial number AS-004963-170410	FA	122.50		8,064.66
05/01/2021	05/01/2021		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA	87.47		8,152.13
05/01/2021	05/01/2021		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA	25.00		8,177.13
05/01/2021	05/01/2021		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427	FA	152.48		8,329.61
05/01/2021	05/01/2021		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427	FA	69.17		8,398.78
05/01/2021	05/01/2021		Depreciation for asset LOM-Office Door, serial number AS-019679-210427	FA	29.77		8,428.55
05/01/2021	05/01/2021		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427	FA	132.81		8,561.36
05/01/2021	05/01/2021		Depreciation for asset LOM-Renovation Unit 307B, serial number AS-004794-160907	FA	40.47		8,601.83
05/01/2021	05/01/2021		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	FA	57.39		8,659.22
Totals for 6600.002 - Depr. Expense - Building Improvements					1,000.39	0.00	8,659.22
6600.003 - Depr. Expense - Building Equipment (Balance Forward As of 05/01/2021)							1,329.50
05/01/2021	05/01/2021		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	FA	132.95		1,462.45
Totals for 6600.003 - Depr. Expense - Building Equipment					132.95	0.00	1,462.45
6600.004 - Depr. Expense - Office Furniture & Equipment (Balance Forward As of 05/01/2021)							983.40
05/01/2021	05/01/2021		Depreciation for asset LOM-Commonity Furniture, serial number AS-004912-161209	FA	98.34		1,081.74
Totals for 6600.004 - Depr. Expense - Office Furniture & Equipment					98.34	0.00	1,081.74
6711.000 - Payroll Taxes (FICA) (Balance Forward As of 05/01/2021)							7,951.83
05/15/2021	05/15/2021	RC	HGAH 5.15.21 Payroll	GJ	307.97		8,259.80
05/29/2021	05/29/2021	RC	HGAH 5.29.21 Payroll	GJ	308.03		8,567.83
Totals for 6711.000 - Payroll Taxes (FICA)					616.00	0.00	8,567.83
6720.000 - Property & Liability Insurance (Hazard) (Balance Forward As of 05/01/2021)							17,667.93
05/01/2021	05/01/2021	RC	HGAH 5.2021 Prop Liab Ins	GJ	1,381.57		19,049.50
05/31/2021	05/31/2021	AF	LOM Earthquake Insurance EXPENSE	GJ	1,110.33		20,159.83
Totals for 6720.000 - Property & Liability Insurance (Hazard)					2,491.90	0.00	20,159.83
6722.000 - Workman's Compensation (Balance Forward As of 05/01/2021)							2,549.00
05/01/2021	05/01/2021	RC	HGAH 4.2021 Workers Comp	GJ	302.00		2,851.00
Totals for 6722.000 - Workman's Compensation					302.00	0.00	2,851.00
6723.000 - Health Insurance (Balance Forward As of 05/01/2021)							14,018.34
05/31/2021	05/31/2021	RC	HGAH 5.2021 Benefits	GJ	1,356.00		15,374.34
Totals for 6723.000 - Health Insurance					1,356.00	0.00	15,374.34
6723.001 - Retirement (Balance Forward As of 05/01/2021)							2,626.39
05/31/2021	05/31/2021	RC	HGAH 5.2021 Benefits	GJ	201.00		2,827.39
Totals for 6723.001 - Retirement					201.00	0.00	2,827.39
6723.002 - Unemployment Insurance (Balance Forward As of 05/01/2021)							335.15
05/31/2021	05/31/2021	RC	HGAH 5.2021 Benefits	GJ	29.00		364.15
Totals for 6723.002 - Unemployment Insurance					29.00	0.00	364.15
6935.000 - Service Coordinator Salary (Balance Forward As of 05/01/2021)							14,654.03
05/01/2021	05/01/2021	Reversed - RC	Reversed -- HGAH Backout 5.1.21 in 4.30.21 Payroll	GJ	26.47		14,680.50
Totals for 6935.000 - Service Coordinator Salary					26.47	0.00	14,680.50
6936.002 - Service Coordinator Expenses - Software License (Pangea) (Balance Forward As of 05/01/2021)							595.00
Totals for 6936.002 - Service Coordinator Expenses - Software License (Pangea)					0.00	0.00	595.00

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (05/01/2021 to 05/31/2021)**

<u>Posted Dt.</u>	<u>Doc Dt.</u>	<u>Doc</u>	<u>Memo / Description</u>	<u>JNL</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Grand Total					249,931.77	249,931.77	0.00

Lomita Manor Senior Housing Vendor Aging Report

Based on: GL posting Date As of: 05/31/2021

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	HGAH94588	Humangood Affordable Housing	76 April 2021	No	05/20/2021	05/19/2021	06/18/2021	11	23,224.80	0.00	0.00	0.00	0.00	23,224.80
	TEMP255512932	FAN, FAN	13-37-45 84574-34	No	05/31/2021	05/31/2021	06/05/2021	0	76.09	0.00	0.00	0.00	0.00	76.09
	TEMP255512933	FLETCHER, DONNA T	31-37-45 84653-35	No	05/31/2021	05/31/2021	06/05/2021	0	126.81	0.00	0.00	0.00	0.00	126.81
Total for Normal									23,427.70	0.00	0.00	0.00	0.00	23,427.70
Grand Totals									23,427.70	0.00	0.00	0.00	0.00	23,427.70

Lomita Manor Senior Housing Check Register

Date	Vendor	Document No	Amount Cleared
	Bank: LOM Operating - Wells Fargo Bank	Account No: 4124301342	
05/05/2021	HGAH94588--Humangood Affordable Housing	24065	16,145.81 05/31/2021
05/05/2021	TEMP255512931--Nielsen, Cora R	24066	396.88 In Transit
05/14/2021	ATT60197-9011--AT&T - Box 9011	24067	277.66 05/31/2021
05/14/2021	ATUV60197--AT&T Uverse - PO Box 5014	24068	111.34 05/31/2021
05/14/2021	CASE90723--CalMet Services Inc	24069	1,102.55 05/31/2021
05/14/2021	CLIM90277--Cleaner Image Inc	24070	2,250.00 05/31/2021
05/14/2021	COCO84120--Community Controls	24071	140.00 05/31/2021
05/14/2021	FFSU30384--Ferguson Facilities Supply - Atlanta	24072	1,529.89 05/31/2021
05/14/2021	HDSU92150--HD Supply Ltd	24073	270.61 05/31/2021
05/14/2021	HDSU92150--HD Supply Ltd	24074	36.14 05/31/2021
05/14/2021	HDSU92150--HD Supply Ltd	24075	334.04 05/31/2021
05/14/2021	HDSU92150--HD Supply Ltd	24076	260.65 05/31/2021
05/14/2021	HDSU92150--HD Supply Ltd	24077	249.62 05/31/2021
05/14/2021	HDSU92150--HD Supply Ltd	24078	234.14 05/31/2021
05/14/2021	HMCA90248--HM Carpet Inc - HM Flooring Group	24079	3,882.50 05/31/2021
05/14/2021	JMPL90505--J. McKeeve Plumbing, Inc. Sewer & Drain Clean- ing	24080	1,251.66 05/31/2021
05/14/2021	OFDE85038--Office Depot - Phoenix Box 29248	24081	196.17 05/31/2021
05/14/2021	RCPC91351--Round The Clock Pest Control Inc	24082	140.00 05/31/2021
05/14/2021	SCED91772-0001--So Cal Edison	24083	1,569.96 05/31/2021
05/14/2021	GASC91756--SoCal Gas	24084	79.44 In Transit
05/14/2021	GASC91756--SoCal Gas	24085	535.24 In Transit
05/14/2021	SWEL90621--Sweinhart Elect Co Inc	24086	899.01 05/31/2021
05/14/2021	SWGR75266--Swenson Group - Dallas	24087	601.40 05/31/2021
05/26/2021	ATT60197-9011--AT&T - Box 9011	24088	280.14 In Transit
05/26/2021	BLSE90501--Bobs Lawn Service - Jesus Arias	24089	350.00 In Transit
05/26/2021	CASE90723--CalMet Services Inc	24090	1,086.47 In Transit
05/26/2021	FFSU30384--Ferguson Facilities Supply - Atlanta	24091	502.61 In Transit
05/26/2021	HDSU92150--HD Supply Ltd	24092	373.06 In Transit
05/26/2021	HDSU92150--HD Supply Ltd	24093	528.72 In Transit
05/26/2021	HDSU92150--HD Supply Ltd	24094	983.50 In Transit
05/26/2021	HDSU92150--HD Supply Ltd	24095	298.42 In Transit
05/26/2021	HDCS85062--Home Depot Credit Services - Phoenix	24096	210.60 In Transit
05/26/2021	OFDE85038--Office Depot - Phoenix Box 29248	24097	506.68 In Transit
05/26/2021	REPA75267--RealPage Inc	24098	460.99 In Transit
05/26/2021	RCPC91351--Round The Clock Pest Control Inc	24099	140.00 In Transit
05/26/2021	SCED91772-0001--So Cal Edison	24100	1,569.96 In Transit
05/26/2021	SCAQMD91765--South Coast AQMD	24101	137.63 In Transit
	Total for LOM Operating		<u>39,923.49</u>
	Total:		<u>39,923.49</u>
	Grand Total:		<u>39,923.49</u>

Commercial Checking Acct W Interest

Account number: [REDACTED] ■ May 1, 2021 - May 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

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]	\$543,422.02	\$55,584.52	-\$51,174.66	\$547,831.88

Interest summary

Annual percentage yield earned this period	0.16%
Interest earned during this period	\$77.02
Year to date interest and bonuses paid	\$370.45

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	05/03	2,599.00	Lomita Manor Settlement 050321 000011147661366 Humangood Affordable H
	05/04	15,002.00	Lomita Manor Settlement 050421 000011184305214 Humangood Affordable H
	05/05	28,317.00	Hud Treas 310 Misc Pay 050521 xxxxx0103 RMT*VV*09901327729*****Hud Operating Fund CA13
	05/05	3,784.00	Lomita Manor Settlement 050521 000011206054894 Humangood Affordable H
	05/06	1,954.00	Lomita Manor Settlement 050621 000011194174526 Humangood Affordable H
	05/06	459.00	Lomita Manor Settlement 050621 000011221430766 Humangood Affordable H
	05/07	327.00	Lomita Manor Settlement 050721 000011215950026 Humangood Affordable H
	05/10	613.00	Lomita Manor Settlement 051021 000011226660878 Humangood Affordable H



Electronic deposits/bank credits (continued)

Effective date	Posted date	Amount	Transaction detail
	05/20	2,452.50	Hud Treas 310 Misc Pay 052021 xxxxx0103
			RMT*VV*09901331475*****Hud Operating Fund CA13
05/31	05/28	77.02	Interest Payment
		\$55,584.52	Total electronic deposits/bank credits
		\$55,584.52	Total credits

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	05/11	151.37	Client Analysis Srvc Chrg 210510 Svc Chge 0421 000004124301342
	05/19	41.87	Rpi Transbilling Sigonfile 051921 Bj42J7 Lomita Manor
		\$193.24	Total electronic debits/bank debits

Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
24055	18,909.74	05/14	24071	140.00	05/25	24079	3,882.50	05/24
24060 *	31.11	05/07	24072	1,529.89	05/24	24080	1,251.66	05/24
24064 *	557.42	05/05	24073	270.61	05/27	24081	196.17	05/26
24065	16,145.81	05/14	24074	36.14	05/27	24082	140.00	05/24
24067 *	277.66	05/24	24075	334.04	05/27	24083	1,569.96	05/25
24068	111.34	05/25	24076	260.65	05/27	24086 *	899.01	05/25
24069	1,102.55	05/28	24077	249.62	05/27	24087	601.40	05/26
24070	2,250.00	05/27	24078	234.14	05/27			
		\$50,981.42				Total checks paid		

* Gap in check sequence.

\$51,174.66 Total debits

Daily ledger balance summary

Date	Balance	Date	Balance	Date	Balance
04/30	543,422.02	05/10	595,888.49	05/24	556,010.49
05/03	546,021.02	05/11	595,737.12	05/25	553,290.18
05/04	561,023.02	05/14	560,681.57	05/26	552,492.61
05/05	592,566.60	05/19	560,639.70	05/27	548,857.41
05/06	594,979.60	05/20	563,092.20	05/28	547,831.88
05/07	595,275.49				
Average daily ledger balance		\$566,726.58			

Lomita Manor Senior Housing Reconciliation Report

As Of 05/31/2021
Account: Cash - Operating

Statement Ending Balance	547,831.88
Deposits in Transit	1,840.00
Outstanding Checks and Charges	(9,181.56)
Excluded amount	0.00
Adjusted Bank Balance	540,490.32
Book Balance	540,490.32
Adjustments*	0.00
Adjusted Book Balance	540,490.32

Total Checks and Charges Cleared	51,827.66	Total Deposits Cleared	56,237.52
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Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
General Ledger Entry	10/2021-411 Deposited 04/30/2021	04/30/2021	51197	2,599.00	
General Ledger Entry	LOM int earned op 4.21 11/2021-1 Deposited 05/03/2021	04/30/2021 05/03/2021		0.00 653.00	
General Ledger Entry	11/2021-400 Deposited 05/03/2021 Settle- ment:11194174526	05/03/2021	51199	1,954.00	
General Ledger Entry	11/2021-401 Deposited 05/03/2021 Settle- ment:11184305214	05/03/2021	51200	15,002.00	
General Ledger Entry	11/2021-402 Deposited 05/04/2021 Settle- ment:11215950026	05/04/2021	51201	327.00	
General Ledger Entry	11/2021-403 Deposited 05/04/2021 Settle- ment:11206054894	05/04/2021	51202	3,784.00	
General Ledger Entry	11/2021-404 Deposited 05/05/2021 Settle- ment:11226660878	05/05/2021	51203	613.00	
General Ledger Entry	11/2021-405 Deposited 05/05/2021 Settle- ment:11221430766	05/05/2021	51204	459.00	
General Ledger Entry	LOM 5.21 Subsidy Pay- ment	05/05/2021		28,317.00	
General Ledger Entry	LOM Cares Drawdown 2,452.50 5.20.21	05/20/2021		2,452.50	
General Ledger Entry	11/2021-406 Deposited 05/31/2021	05/31/2021	51206		1,840.00
	LOM int earned op 5.21	05/31/2021		77.02	
Total Deposits				56,237.52	1,840.00

Checks and Charges

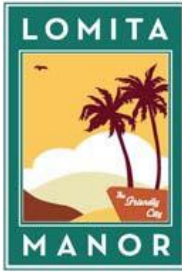
Name	Memo	Date	Check No	Cleared	Outstanding
AT&T Uverse - PO Box 5014		12/17/2019	23562		13.39
Ferguson Facilities Sup- ply - Atlanta		12/17/2019	23565		289.03
Office Depot - Phoenix Box 29248		12/17/2019	23569		362.74
ANDRE, DORCEL	Unit -LOM001-110A	03/18/2021	24007		76.06
Humangood Affordable Housing		04/14/2021	24055	18,909.74	
So Cal Edison		04/14/2021	24060	31.11	
South Coast AQMD		04/14/2021	24064	557.42	
General Ledger Entry	Reversed -- LOM Rcl Bank Deposit 653.00 4.21	05/01/2021		653.00	
Humangood Affordable		05/05/2021	24065	16,145.81	

Lomita Manor Senior Housing Reconciliation Report

As Of 05/31/2021

Account: Cash - Operating

Housing					
Nielsen, Cora R	Unit -LOM002-305B	05/05/2021	24066		396.88
AT&T - Box 9011		05/14/2021	24067	277.66	
AT&T Uverse - PO Box 5014		05/14/2021	24068	111.34	
CalMet Services Inc		05/14/2021	24069	1,102.55	
Cleaner Image Inc		05/14/2021	24070	2,250.00	
Community Controls		05/14/2021	24071	140.00	
Ferguson Facilities Supply - Atlanta		05/14/2021	24072	1,529.89	
HD Supply Ltd		05/14/2021	24073	270.61	
HD Supply Ltd		05/14/2021	24074	36.14	
HD Supply Ltd		05/14/2021	24075	334.04	
HD Supply Ltd		05/14/2021	24076	260.65	
HD Supply Ltd		05/14/2021	24077	249.62	
HD Supply Ltd		05/14/2021	24078	234.14	
HM Carpet Inc - HM Flooring Group		05/14/2021	24079	3,882.50	
J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning		05/14/2021	24080	1,251.66	
Office Depot - Phoenix Box 29248		05/14/2021	24081	196.17	
Round The Clock Pest Control Inc		05/14/2021	24082	140.00	
So Cal Edison		05/14/2021	24083	1,569.96	
SoCal Gas		05/14/2021	24084		79.44
SoCal Gas		05/14/2021	24085		535.24
Sweinhart Elect Co Inc		05/14/2021	24086	899.01	
Swenson Group - Dallas		05/14/2021	24087	601.40	
AT&T - Box 9011		05/26/2021	24088		280.14
Bobs Lawn Service - Jesus Arias		05/26/2021	24089		350.00
CalMet Services Inc		05/26/2021	24090		1,086.47
Ferguson Facilities Supply - Atlanta		05/26/2021	24091		502.61
HD Supply Ltd		05/26/2021	24092		373.06
HD Supply Ltd		05/26/2021	24093		528.72
HD Supply Ltd		05/26/2021	24094		983.50
HD Supply Ltd		05/26/2021	24095		298.42
Home Depot Credit Services - Phoenix		05/26/2021	24096		210.60
Office Depot - Phoenix Box 29248		05/26/2021	24097		506.68
RealPage Inc		05/26/2021	24098		460.99
Round The Clock Pest Control Inc		05/26/2021	24099		140.00
So Cal Edison		05/26/2021	24100		1,569.96
South Coast AQMD		05/26/2021	24101		137.63
General Ledger Entry	LOM RP fees 5.21	05/31/2021		41.87	
	LOM bk fees 5.21	05/31/2021		151.37	
Total Checks and Charges				51,827.66	9,181.56



Housing Authority of the City of Lomita

Lomita Manor

April - June 2021

VACANCIES

- 305B, 303A, 304A

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 5th on site CV-19 vaccination clinic

MAINTENANCE / PROJECTS

- HUD REAC Inspections have been postponed until further notice due to the pandemic
- Annual Inspections completed May 13, 2021
- 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

Item No. CC 4d

TO: Board of Commissioners

FROM: Ryan Smoot, Executive Director

PREPARED BY: Gary Sugano, Assistant City Manager

MEETING DATE: July 6, 2021

SUBJECT: Amendment No. 1 to Management Agreement with HumanGood (formerly Beacon Communities) for Property Management Services at Lomita Manor

RECOMMENDATION

1) Approve Amendment No. 1 with HumanGood (formerly Beacon Communities) for Property Management Services at Lomita Manor and; 2) Authorize the Executive Director to execute Amendment No. 1 for a term of Ninety (90) days (establishing a new expiration date of October 3, 2021).

BACKGROUND

On August 2, 2016, the Housing Authority approved an agreement with Beacon Communities for property management services at Lomita Manor. In 2019, Beacon Communities changed its name to HumanGood. HumanGood (formerly Beacon Communities) has managed Lomita Manor since 2011).

From 1985 to 2011, the Housing Authority of the City of Lomita (Public Housing Agency CA139) contracted the managing and operating responsibility for the Lomita Manor Senior Development to the Housing Authority of the County of Los Angeles (HACoLA).

In April 2010, the HACoLA issued a letter to the City of Lomita indicating that the HACoLA was no longer able to manage and operate Lomita Manor under the current budgetary conditions and recommended that a new Management Agreement through another public agency or private company.

HumanGood has requested that the City take steps to convert the premises to a Rental Assistance Demonstration (RAD) program project in order to continue management of Lomita Manor. Tentatively, a discussion item will be scheduled for the Housing Authority meeting of August 3, 2021 to present and discuss this and the potential benefit of a RAD conversion.

OPTIONS:

Provide staff alternative direction.

FISCAL IMPACT

No impact/change.

ATTACHMENTS:

1. Amendment No. 1
2. Current Agreement

Prepared by:



Gary Y. Sugano
Assistant City Manager

Approved by:



Ryan Smoot
Executive Director

FIRST AMENDMENT TO CONTRACT FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF LOMITA AND HUMANGOOD AFFORDABLE HOUSING (FORMERLY BEACON COMMUNITIES AN ABHOW COMPANY) FOR PROPERTY MANAGEMENT SERVICES AT LOMITA MANOR

Recitals.

1. This First Amendment to the Contract for Professional Services Between the Housing Authority of the City of Lomita (“Authority”) and HumanGood Affordable Housing (“Consultant”) for property management services at Lomita Manor (“First Amendment”) is made and entered into this 6th day of July 2021.
2. The Authority and Consultant, then known as Beacon Communities (an ABHOW company), entered into an agreement for professional services for the above referenced services dated August 2, 2016, (the “Agreement”); and
3. Beacon Communities has since changed its name to HumanGood Affordable Housing; and
4. Consultant has requested that the City take steps to convert the Premises to a Rental Assistance Demonstration (RAD) program project and the City is currently exploring the feasibility of that option and expects to have a decision within 90 days. Consultant has indicated to the City that if such a conversion is not pursued it may terminate the Agreement pursuant to Section 38(B) or decline to further extend the term of the Agreement beyond 90 days; and
5. Pursuant to Section 47 of the Agreement, the Authority and Consultant desire to amend the Agreement as outlined herein.

NOW, THEREFORE, in consideration of the promises and mutual covenants contained therein, Authority and Consultant hereby agree as follows:

1. Term of Agreement. Pursuant to Section 7 of the Agreement, the term of Agreement shall be extended by ninety (90) days with an expiration date of October 3, 2021.

2. Acceptance of Facsimile or Electronic Signatures. The Parties agree that this First Amendment to the Agreement will be considered signed when the signature of a party is delivered by facsimile transmission, scanned and delivered via electronic mail, or delivered using digital signature technology approved by the Authority. Such facsimile or electronic signatures will be treated in all respects as having the same effect as an original signature.

3. No other changes. All terms, conditions, obligations, and other provisions of the Agreement, including all Exhibits thereto, not affected by this First Amendment shall remain in full force and effect.

[Signatures on the following page]

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment on the 6th day of July 2021, at Lomita, California.

HumanGood Affordable Housing

City of Lomita Housing Authority

By: _____

By: _____

Consultant

Ryan Smoot, Executive Director

APPROVED AS TO FORM:

Attest:

Trevor Rusin, City Attorney

Kathleen Horn Gregory, City Clerk



**CONTRACT FOR PROFESSIONAL SERVICES
BETWEEN
THE CITY OF LOMITA AND
BEACON COMMUNITIES (AN ABHOW COMPANY)**

This AGREEMENT is entered into this 2nd day of August, 2016, by and between the HOUSING AUTHORITY OF THE CITY OF LOMITA, ("AUTHORITY") and Beacon Communities (An ABHOW Company), ("CONSULTANT").

RECITALS

- A. The AUTHORITY does not have the personnel able and/or available to perform the services required under this agreement.
- B. The AUTHORITY desires to contract with the CONSULTANT to rent, lease, operate and manage that certain property as described below under "Description of Premises"; and
- C. The CONSULTANT desires to manage, rent, lease and operate the property;
- D. The Consultant warrants to the AUTHORITY that it has the qualifications, experience and facilities to perform properly and timely the services under this Agreement.
- E. The AUTHORITY desires to contract with the CONSULTANT to perform the services as described in Exhibit A of this Agreement.

1. **NOW, THEREFORE**, based on the foregoing recitals, the AUTHORITY and the Consultant agree as follows: APPOINTMENT AND ACCEPTANCE

AUTHORITY contracts with CONSULTANT to lease and manage the property described in paragraph 2 upon the terms and conditions set forth in this Agreement. CONSULTANT accepts the appointment and agrees to furnish the services of its organization for the leasing, management, repair, maintenance and landscaping of the Premises, as further described in Exhibit A.

DESCRIPTION OF PREMISES

The property to be managed by CONSULTANT under this Agreement ("Premises") is known as Lomita Manor, located at 24925 Walnut Street, Lomita, CA 90717, legally described and attached hereto and incorporated herein as Exhibit A; consisting of the land, buildings and other improvements described as low-income senior citizen housing facility in the State of California.

CONSIDERATION AND COMPENSATION

- A. As partial consideration, CONSULTANT agrees to perform the work listed in the SCOPE OF SERVICES, attached as EXHIBIT A;
- B. As additional consideration, CONSULTANT and AUTHORITY agree to abide by

the terms and conditions contained in this Agreement;

- C. As additional consideration, AUTHORITY agrees to pay CONSULTANT as outline below:

CONSULTANT'S COMPENSATION AND EXPENSES.

As compensation for the services provided by CONSULTANT under this Agreement (and exclusive of reimbursement of expenses to which CONSULTANT may be entitled hereunder), AUTHORITY shall pay CONSULTANT as follows:

FEE FOR MANAGEMENT SERVICES

For its proper performance of all the services as set forth herein, CONSULTANT shall be paid a monthly fee ("Management Fee") based on a per unit payment as follows:

UNIT CATEGORIES	COMPENSATION
Occupied Units	<u>Management Fee</u> \$ 50.00/per unit, per month <u>Accounting Fee</u> \$7.50/per unit, per month

The Management Fee shall be due and payable on the 10th day of each month. The Management Fee shall be paid from the Operating Account and shall be paid by AUTHORITY to CONSULTANT within thirty (30) days of the receipt of an invoice. Consultant may request a change to the Management Fee which may be increased or otherwise modified in subsequent years by written modification to this Agreement.

- D. No additional compensation shall be paid for any other expenses incurred, unless first approved by the AUTHORITY.
- E. CONSULTANT shall submit to AUTHORITY, by not later than the 10th day of each month, its bill for services itemizing the fees and costs incurred during the previous month. The AUTHORITY shall pay the Consultant all uncontested amounts set forth in the Consultant's bill within 30 days after it is received.

2. SCOPE OF SERVICES.

- A. CONSULTANT will perform the services and activities set forth in the SCOPE OF SERVICE attached hereto as Exhibit A and incorporated herein by this reference. If any part of Exhibit A is inconsistent with the terms of this Agreement, the terms of this Agreement shall control.
- B. Except as herein otherwise expressly specified to be furnished by AUTHORITY, CONSULTANT will, in a professional manner, furnish all of the labor, technical, administrative, professional and other personnel, all supplies and materials,

equipment, printing, vehicles, transportation, office space, and facilities necessary or proper to perform and complete the work and provide the professional services required of CONSULTANT by this Agreement.

3. PAYMENTS. For AUTHORITY to pay CONSULTANT as specified by this Agreement, CONSULTANT must submit an invoice to AUTHORITY which lists the reimbursable costs, the specific tasks performed, and, for work that includes deliverables, the percentage of the task completed during the billing period.
4. TIME OF PERFORMANCE. The services of the CONTRACTOR are to commence upon receipt of a notice to proceed from the AUTHORITY and shall continue to the AUTHORITY's reasonable satisfaction for the term of this agreement.
5. FAMILIARITY WITH WORK. By executing this Agreement, CONSULTANT represents that CONSULTANT has (a) thoroughly investigated and considered the scope of services to be performed; (b) carefully considered how the services should be performed; and (c) understands the facilities, difficulties, and restrictions attending performance of the services under this Agreement.
6. KEY PERSONNEL. CONSULTANT's key persons assigned to perform work under this Agreement are Jennifer Martinez, Regional Property Supervisor and Isaac Ortega, Administrator. CONSULTANT shall not assign another person to be in charge of the work contemplated by this Agreement without the prior written authorization of the AUTHORITY.
7. TERM OF AGREEMENT. The term of this Agreement shall commence upon execution by both parties and shall expire on July 5, 2021 unless earlier termination occurs under Section 38 of this Agreement, or extended in writing in advance by both parties.
8. CHANGES. AUTHORITY may order changes in the services within the general scope of this Agreement, consisting of additions, deletions, or other revisions, and the contract sum and the contract time will be adjusted accordingly. All such changes must be authorized in writing, executed by CONSULTANT and AUTHORITY. The cost or credit to AUTHORITY resulting from changes in the services will be determined in accordance with written agreement between the parties.
9. TAXPAYER IDENTIFICATION NUMBER. CONSULTANT will provide AUTHORITY with a Taxpayer Identification Number.
10. PERMITS AND LICENSES. CONTRACTOR will obtain and maintain during the term of this Agreement all necessary permits, licenses, and certificates that may be required in connection with the performance of services under this Agreement.
11. APARTMENT FOR ON-SITE CONSULTANT. AUTHORITY shall provide a suitable apartment on the Premises for the use of an on-site CONSULTANT (which may be the on-site CONSULTANT/administrator or maintenance supervisor), rent-free, except that resident CONSULTANT must pay for heat, utilities and telephone in the same manner as other tenants. The on-site CONSULTANT's specific apartment may be selected by AUTHORITY.

12. ASSIGNABILITY. This Agreement is for CONSULTANT's professional services. CONSULTANT's attempts to assign the benefits or burdens of this Agreement without AUTHORITY's written approval are prohibited and shall be null and void.
13. BANK ACCOUNTS. The operating account established under this Agreement may be with a bank selected by CONSULTANT and shall at all times be in the name of, and owned by AUTHORITY, but under CONSULTANT'S control. CONSULTANT'S designees and representatives of AUTHORITY duly authorized by AUTHORITY are the only parties authorized to draw upon such account and no individual shall become an authorized signatory on any bank account without the prior authorization of AUTHORITY. CONSULTANT'S monthly management fee and all other checks in amounts in excess of \$1,999.99 shall be countersigned by AUTHORITY's Executive Director. No amounts in any accounts established under this Agreement may, in any event, be commingled with any other funds of CONSULTANT or its other clients.
14. OPERATING (AND/OR) RESERVE ACCOUNT(S). CONSULTANT shall assume responsibility for the established operating account(s) known as the Lomita Manor Operating account ("Operating Account") held at a local bank to be used for the deposit of receipts collected, which deposits are insured by the federal government. Any other depository that may be used in the future shall be selected by AUTHORITY. CONSULTANT shall not be held liable in the event of the bankruptcy or failure of any institution selected by AUTHORITY. Funds in the Operating Account or Reserve Account(s) ("Reserve Account") shall remain the property of AUTHORITY subject to disbursement of operating expenses by CONSULTANT as described in this Agreement. CONSULTANT shall remit to AUTHORITY, or directly deposit to a Reserve Account established by AUTHORITY, the monthly reserve amount from the rental receipts.
15. INITIAL DEPOSIT AND CONTINGENCY RESERVE. Immediately upon commencing this Agreement, CONSULTANT shall be authorized to access the Operating Account at a local bank. CONSULTANT may conduct its own audit of the Operating Account. A contingency reserve account shall be maintained by AUTHORITY. Those funds may be used by the Board of Commissioners of AUTHORITY for the management and benefit of the Premises.
16. SECURITY DEPOSIT ACCOUNT. CONSULTANT shall, if required by law, maintain a separate interest bearing account for tenant security deposits and advance rentals. Such account shall be maintained in accordance with applicable state or federal laws. CONSULTANT shall obtain all existing security deposits from AUTHORITY's former management contractor.
17. FIDELITY BOND. CONSULTANT shall cause all personnel who handle or are responsible for the safekeeping of AUTHORITY funds to be insured by a fidelity bond in the amount of at least (\$150,000.00) with a company selected by CONSULTANT. Such bond shall be secured at CONSULTANT's expense and AUTHORITY and its Board of Commissioners and Executive Director shall be named as an additional insured thereon.
18. COLLECTION OF RENTS AND OTHER RECEIPTS.
- a. CONSULTANT'S COLLECTION AND BANKING AUTHORITY. CONSULTANT shall collect all rents, charges and other amounts receivable on AUTHORITY's account in connection with the management and operation of the

Premises. Such receipts (except tenants' security deposits and advance rentals, which shall be handled as specified above and special charges, which must be handled as specified below) shall be deposited in the Operating Account or the Reserve Account maintained for the benefit of the Premises.

b. SPECIAL CHARGES. If permitted by applicable law, CONSULTANT may collect from tenants any or all of the following: an administrative charge for late payment of rent, a charge for returned or non-negotiable checks, credit reports, and all other expenses associated with people desiring to qualify to live on the Premises.

c. SECURITY DEPOSITS. CONSULTANT shall collect, deposit, and disburse tenants' security deposits in accordance with the terms of each tenant's lease. CONSULTANT shall pay tenants interest upon such security deposits only if required by law to do so. CONSULTANT shall comply with all applicable state or local laws concerning the responsibility for security deposits and interest.

19. DISBURSEMENTS FROM OPERATING ACCOUNTS.

a. OPERATING EXPENSES. Subject to the terms set forth in this Agreement, CONSULTANT is authorized to pay the daily costs of operating the Premises.

b. NET PROCEEDS. To the extent that funds are reasonably available, CONSULTANT shall transmit the cash balance of the Operating Account to AUTHORITY to be deposited in an account designated by AUTHORITY. Such periodic cash balances shall be remitted to AUTHORITY's Executive Director at the address set forth in Section 61.

20. CONSULTANT NOT REQUIRED TO ADVANCE FUNDS. In the event that the balance in the Operating Account is at any time insufficient to pay disbursements, AUTHORITY shall, immediately upon notice, remit to CONSULTANT, sufficient funds to cover the deficiency. In no event is CONSULTANT required to use its own funds to pay such disbursements nor is CONSULTANT required to advance any funds to the AUTHORITY's Security Deposit or the Operating Account.

21. FINANCIAL AND OTHER REPORTS.

a. MONTHLY FINANCIAL REPORT. Seven (7) calendar days before each monthly board meeting CONSULTANT shall furnish the members of AUTHORITY's Board of Commissioners with a monthly financial statement of delinquent accounts, cash receipts and disbursements from the operation of the Premises during the previous month. In addition, seven (7) calendar days before each monthly board meeting, CONSULTANT shall, on a mutually acceptable schedule, prepare and submit to AUTHORITY such other reports as may be required by AUTHORITY.

b. AUTHORITY'S RIGHT TO AUDIT. AUTHORITY has the right to conduct periodic audits of all applicable accounts managed by CONSULTANT. The cost of such audit shall be borne by AUTHORITY unless a discrepancy is found between the

actual amount of funds owed to AUTHORITY and the amount reported by CONSULTANT in its financial reports filed with AUTHORITY. If such discrepancy amounts to more than three percent (3%) in underreported rents, or other funds, CONSULTANT shall pay all costs of such an audit. CONSULTANT shall remit to AUTHORITY the amount of such underreported monies.

c. ANNUAL BUDGET. AUTHORITY's Annual Operating Budget shall be prepared by CONSULTANT with AUTHORITY's Executive Director to be submitted to the AUTHORITY's Board of Commissioners before October 15, of each calendar year for approval. AUTHORITY shall promptly inform CONSULTANT of any changes in the draft Budget proposal. CONSULTANT shall keep AUTHORITY informed of any real or anticipated deviations from the receipts or disbursements as set forth in the previous years approved budget.

d. PREPARATION COSTS. The preparation cost of all reports, bookkeeping, clerical and other management overhead, including without limitation, costs of office supplies (excluding on-site office supplies) equipment, data processing services, postage (excluding postage for checks to creditors), transportation for personnel and telephone services, shall be paid by CONSULTANT from its management fees and is not an AUTHORITY expense.

22. ADVERTISING. With AUTHORITY's prior approval, CONSULTANT may be authorized to advertise the Premises or portions for rent, using periodicals, signs, plans, brochures, or displays, or such other means as CONSULTANT may deem proper and advisable, provided such advertising and such signs comply with applicable federal, state and local laws, ordinances, rules and regulations. The cost of such advertising may be paid out of AUTHORITY's Operating Account consistent with an AUTHORITY approved Operating Budget. All advertising shall clearly state that CONSULTANT is the CONSULTANT and not the owner of the Premises. Newspaper ads shall not share space with other properties managed by CONSULTANT.

23. LEASING AND RENTING.

a. CONSULTANT'S AUTHORITY TO LEASE PREMISES. CONSULTANT shall use all reasonable efforts to keep the Premises rented by procuring tenants for the Premises according to the rules and regulations established by AUTHORITY and the Department of Housing and Urban Development ("HUD"). CONSULTANT is otherwise authorized to prepare and execute all leases on behalf of AUTHORITY, including renewals and extensions of leases (and expansions of space in the Premises, if applicable) and to cancel and modify existing leases. For this purpose only, CONSULTANT may execute all leases as AUTHORITY's agent. AUTHORITY shall approve the form of the lease used by CONSULTANT.

b. NO OTHER RENTAL AGENT. During the term of this Agreement, AUTHORITY agrees not to authorize any other person, firm or corporation to negotiate or act as leasing agent with respect to the letting of the Premises.

c. ENFORCEMENT OF LEASES. CONSULTANT is authorized to sign and serve such notices as CONSULTANT deems necessary for lease enforcement, including the

collection of rent or other income. CONSULTANT is authorized, with AUTHORITY's prior approval, to settle, compromise, and release such legal actions or suits and to reinstate tenancies. Any funds for such settlements paid out by CONSULTANT cannot exceed \$1,000.00 without AUTHORITY's prior approval. Attorneys' fees, filing fees, court costs, and other necessary expenses incurred in connection with such actions and not recovered from tenants may be paid out of the Operating Account or Reserve Account. Prior to instituting any legal action or proceeding in AUTHORITY's name for the enforcement of any lease term, for the collection of rent or other income from the Premises, or for the evicting or dispossessing of tenants or other persons from the Premises, CONSULTANT shall consult with the Executive Director of AUTHORITY. No legal action or proceedings shall be commenced without prior authorization of the Executive Director of the AUTHORITY. CONSULTANT may, subject to AUTHORITY's Board of Commissioners' prior approval, select the attorney of its choice to handle such litigation.

24. EMPLOYEES.

a. CONSULTANT'S AUTHORITY TO HIRE. CONSULTANT may hire, supervise, discharge, and pay all servants, employees, contractors, or other personnel from its management fee, to perform the normal day to day management, maintenance, landscaping and operation of the Premises.

b. CONSULTANT TO PAY ALL EMPLOYEE EXPENSES. Unless indicated in the yearly budget, all wages and fringe benefits payable to such employees, contractors and/or other personnel hired per the paragraph above, and all local, state, and federal taxes and assessments (including without limitation Social Security taxes, unemployment insurance, withholding and workers' compensation insurance) incident to the employment of such personnel, shall be paid by CONSULTANT out of its management fee.

c. CONSULTANT'S AUTHORITY TO FILE RETURNS. CONSULTANT may perform all acts required of an employer with respect to the Premises and execute and file all W-2 and 1099 forms, employee quarterly, all tax and other returns required under applicable federal, state and local laws, regulations, and/or ordinances governing employment, in addition to all other statements and reports pertaining to labor employed in connection with the Premises and according to any similar federal or state law now or hereafter in force. In connection with such filings, AUTHORITY may, upon written request of CONSULTANT, promptly execute and deliver to CONSULTANT all necessary powers of attorney, notices of appointment, and the like. CONSULTANT is responsible for all amounts required to be paid under the foregoing laws and CONSULTANT shall pay the same from the management fees that it receives under the terms of this Agreement.

d. HOLD HARMLESS, LABOR LAWS. CONSULTANT is responsible for complying with all applicable state and federal labor laws. CONSULTANT shall indemnify, defend, and save AUTHORITY and its Board of Commissioners and the City of Lomita officers, officials, employees, agents, representatives, and volunteers

harmless from all claims, investigations, and lawsuits, from CONSULTANT'S actions or failures to act, with respect to any alleged or actual violation of state or federal labor laws. CONSULTANT'S obligation with respect to such violation(s) includes payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, litigation expenses, and attorneys' fees.

e. ACCEPTANCE OF GIFTS AND/OR GRATUITIES. CONSULTANT'S employees are prohibited from accepting any gratuity, gift, or compensation directly from any resident of the Premises for any services rendered.

25. MAINTENANCE, INSPECTIONS & REPORTS.

a. MAINTENANCE REQUIREMENTS. CONSULTANT shall cause the Premises to be maintained and repaired in accordance with all applicable state and federal regulations and local ordinances and in a condition that is at all times acceptable to AUTHORITY, including, without limitation, cleaning, painting, decorating, plumbing, carpentry, grounds care and such other matters as from time to time as may be required. CONSULTANT shall use its employed maintenance personnel to perform all janitorial tasks and make all reasonably necessary repairs and replacements for the proper, efficient operation of, and to otherwise preserve, the Premises in its present condition. Subject to the prior approval of AUTHORITY, CONSULTANT shall make all alterations necessary to comply with lease and insurance requirements, statutory and governmental regulations. CONSULTANT shall furnish experts, at AUTHORITY's request and expense, to conduct periodic examinations, provide written reports and recommendations to insure AUTHORITY's satisfactory compliance with those requirements set forth above.

b. ON-SITE MAINTENANCE SPECIFICS. CONSULTANT shall give special attention to preventive maintenance, and to the greatest extent feasible, the services of CONSULTANT maintenance personnel must be used to perform maintenance, repairs, landscaping, inspections and reports. Subject to AUTHORITY's prior approval, CONSULTANT may contract with qualified independent contractors for the maintenance and repair of equipment, systems and the like, which are beyond the capability of CONSULTANT'S maintenance employees. CONSULTANT shall systematically and promptly investigate all service requests from tenants, take such action thereon as may be justified and keep records and report same at the next regularly scheduled meeting of the AUTHORITY's Board of Commissioners. Emergency requests shall be received and serviced on a twenty-four (24) hour basis. Complaints of a serious nature shall be reported to the AUTHORITY's Executive Director after investigation.

c. APPROVAL FOR EXCEPTIONAL MAINTENANCE EXPENSE. The expense to be incurred for any one (1) item of maintenance, alteration, refurbishing, or repair shall not exceed the sum of \$300.00, unless such expense is first specifically authorized by AUTHORITY, or is incurred under such circumstances as CONSULTANT reasonably deems to be an emergency. CONSULTANT is authorized to negotiate contracts for nonrecurring items of expense, not to exceed \$300.00. CONSULTANT shall solicit written cost estimates (bids) from at least three

(3) contractors or suppliers for any work item, maintenance, repair or appliance which can reasonably be expected to cost in excess of \$300.00, regardless of rebates, and submitted to AUTHORITY for prior approval. However, for budgeted appliance purchases CONSULTANT need not solicit written cost estimates for each appliance to be purchased. Rather, for such purchases CONSULTANT need only solicit written cost estimates twice annually.

All employees, contractors or other personnel that perform work or services at the Premises are deemed to be CONSULTANT's employees, except those independent contractors whose contracts are first approved by AUTHORITY. In an emergency where repairs are immediately necessary for the preservation and safety of the Premises, or to avoid danger to life or property, or to comply with federal, state, or local law, such emergency repairs may be made by CONSULTANT at AUTHORITY's expense without prior approval.

26. RELATIONSHIP OF CONSULTANT TO AUTHORITY. The relationship of the parties pursuant to this Agreement is that of Principal and Independent Contractor. Except those authorized actions taken by CONSULTANT on behalf of AUTHORITY pursuant to the terms of this Agreement, CONSULTANT is not AUTHORITY's Agent. Nothing in this Agreement may be construed as creating a partnership, joint venture, or any other relationship between the parties to this Agreement. CONSULTANT bears the responsibility, loss and damage arising out of or connected with the hiring and/or supervision of its employees and operation of the Premises. The employees and contractors of CONSULTANT during the period of this Agreement are not and shall not be considered to be the direct employee of AUTHORITY, its Board of Commissioners or the City of Lomita. Neither party has the power to bind or obligate the other, except as expressly set forth in this Agreement, except that both parties are authorized to act with such additional AUTHORITY and power as may be necessary to carry out the spirit and intent of this Agreement.

27. INDEMNIFICATION.

A. CONSULTANT shall indemnify, defend with counsel approved by AUTHORITY, and hold harmless CITY AND AUTHORITY, its officers, officials, employees and volunteers from and against all liability, loss, damage, expense, cost (including without limitation reasonable attorney's fees, expert fees and all other costs and fees of litigation) of every nature arising out of or in connection with CONSULTANT's performance of work hereunder or its failure to comply with any of its obligations contained in this AGREEMENT, regardless of AUTHORITY'S passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the AUTHORITY. Should AUTHORITY in its sole discretion find CONSULTANT'S legal counsel unacceptable, then CONSULTANT shall reimburse the AUTHORITY its costs of defense, including without limitation reasonable attorney's fees, expert fees and all other costs and fees of litigation. The CONSULTANT shall promptly pay any final judgment rendered against the AUTHORITY (and its officers, officials, employees and volunteers) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this Agreement.

- B. The requirements as to the types and limits of insurance coverage to be maintained by CONSULTANT as required by this Agreement, and any approval of said insurance by AUTHORITY, are not intended to and will not in any manner limit or qualify the liabilities and obligations otherwise assumed by CONSULTANT pursuant to this Agreement, including, without limitation, to the provisions concerning indemnification.

29. ASSIGNABILITY. This Agreement is for CONSULTANT's professional services. CONSULTANT's attempts to assign the benefits or burdens of this Agreement without AUTHORITY's written approval are prohibited and will be null and void.

30. INDEPENDENT CONTRACTOR. AUTHORITY and CONSULTANT agree that CONSULTANT will act as an independent contractor and will have control of all work and the manner in which it is performed. CONSULTANT will be free to contract for similar service to be performed for other employers while under contract with AUTHORITY. CONSULTANT is not an agent or employee of AUTHORITY and is not entitled to participate in any pension plan, insurance, bonus or similar benefits AUTHORITY provides for its employees. Any provision in this Agreement that may appear to give AUTHORITY the right to direct CONSULTANT as to the details of doing the work or to exercise a measure of control over the work means that CONSULTANT will follow the direction of the AUTHORITY as to end results of the work only.

31. AUDIT OF RECORDS.

- A. CONSULTANT agrees that AUTHORITY, or designee, has the right to review, obtain, and copy all records pertaining to the performance of this Agreement. CONSULTANT agrees to provide AUTHORITY, or designee, with any relevant information requested and will permit AUTHORITY, or designee, access to its premises, upon reasonable notice, during normal business hours for the purpose of interviewing employees and inspecting and copying such books, records, accounts, and other material that may be relevant to a matter under investigation for the purpose of determining compliance with this Agreement. CONSULTANT further agrees to maintain such records for a period of three (3) years following final payment under this Agreement.
- B. CONSULTANT will keep all books, records, accounts and documents pertaining to this Agreement separate from other activities unrelated to this Agreement.

32. CORRECTIVE MEASURES. CONSULTANT will promptly implement any corrective measures required by AUTHORITY regarding the requirements and obligations of this Agreement. CONSULTANT will be given a reasonable amount of time as determined by the AUTHORITY to implement said corrective measures. Failure of CONSULTANT to implement required corrective measures shall result in immediate termination of this Agreement.

33. INSURANCE REQUIREMENTS.

- A. LIABILITY INSURANCE.

AUTHORITY'S LIABILITY INSURANCE. AUTHORITY shall obtain and keep in force and effect, adequate insurance against physical damage (e.g., fire with extended coverage endorsement, boiler and machinery, etc.) and against liability for loss, damage, or injury to property or persons which might arise out of the occupancy, management, operation, or maintenance of the Premises. Any deductible required under such insurance policies are at AUTHORITY's expense.

CONSULTANT shall be covered as an additional insured on all liability insurance maintained with respect to the Premises. AUTHORITY agrees to furnish CONSULTANT with two (2) copies of insurance endorsements, certificates or duplicate copies of such policies evidencing such coverage within sixty (60) days of the Effective Date. Said policies will provide that notice of default or cancellation shall be sent to both parties and require a minimum of thirty (30) days' written notice before any cancellation of/or changes to said policies except for cancellation due to nonpayment.

B. INSURANCE. CONSULTANT, as Managing Agent of AUTHORITY, shall maintain on behalf of AUTHORITY and at the expense of AUTHORITY, the following insurance policies:

1. Replacement cost fire insurance with extended coverage and with replacement cost coverage on buildings and on contents with a deductible amount not to exceed \$1,000.
2. Replacement cost earthquake coverage with a deductible amount of not more than ten percent (10%) of the total coverage.
3. General Liability coverage in an amount not less than \$1,000,000 single limit and \$2,000,000 annual aggregate.
4. Umbrella Liability coverage in an amount of not less than \$1,000,000 single limit and \$2,000,000 annual aggregate.
5. Directors & Officers Liability (Professional Liability) in an amount of not less than \$1,000,000 aggregate inclusive of defense expenses.
6. Fidelity bond covering all employees of CONSULTANT who handle funds, including all such employees assigned to Lomita Manor.

C. In addition to the above coverages, CONSULTANT shall maintain at its own expense the following insurance coverages:

1. Commercial General Liability coverage in an amount not less than \$1,000,000. The amount of insurance shall be a combined single limit per occurrence for bodily injury, personal injury, and property damage for the policy coverage. Liability policies shall be endorsed as required by this Section and to state that such insurance shall be deemed "primary" such that any other insurance that may be carried by AUTHORITY will be excess thereto. Insurance shall be on an "occurrence," not a "claims made," basis and shall not be cancelable or subject to reduction except upon thirty (30) days prior written notice to AUTHORITY.

2. Employers Automobile Non Ownership Liability coverage in an amount of not less than \$ 1,000,000 covering all employees assigned to AUTHORITY who use their personal automobiles for AUTHORITY business. Automobile coverage shall be written on ISO Business Auto Coverage Form CA 00 01 06 92, including symbol 1 (Any Auto).
 3. The insured parties in connection with all of the above policies shall include the following: City of Lomita, its elected and appointed officials, employees, agents, officers, volunteers and the Housing AUTHORITY of the City of Lomita, its Board of Commissioners, its employees, agents, officers, directors, volunteers and appointed officials.
 4. Workers Compensation coverage in accordance with California law.
 5. Should CONSULTANT, for any reason, fail to obtain and maintain the insurance required by this Agreement, AUTHORITY may obtain such coverage at CONSULTANT's expense and deduct the cost of such insurance from payments due to CONSULTANT under this Agreement or terminate the Agreement.
- D. All of the above policies shall be kept in force during the term of this Agreement and contain a cancellation clause reading in substance as follows: "It is agreed that this policy cannot be canceled nor the amounts of coverage provided herein reduced until thirty (30) days after the AUTHORITY Board of Commissioners receives written notice as to such cancellation or reduction." In the event that CONSULTANT is advised by one or more of the insurers that it shall no longer provide such coverages; CONSULTANT shall immediately advise AUTHORITY that it can no longer provide such coverages and request instructions from the AUTHORITY as to what action to take with regard to replacement of such coverages.
- E. All of the above policies shall be written by an insurance company licensed to do business in California with a "Best's Rating" of not less than A: XIII.
- F. CONSULTANT shall maintain with the AUTHORITY certificates of insurance evidencing current coverage for CONSULTANT'S General Liability coverage, CONSULTANT'S Workers Compensation coverage, CONSULTANT'S Employers Automobile Non Ownership Liability coverage and CONSULTANT'S Fidelity Bond.
- G. Endorsements. Each general liability, automobile liability and professional liability insurance policy shall be shall be endorsed as follows. CONSULTANT also agrees to require all contractors, and subcontractors to do likewise.
1. "The CITY AND AUTHORITY, its elected or appointed officers, officials, employees, agents, and volunteers are to be covered as additional insureds with respect to liability arising out of work performed by or on behalf of the CONSULTANT, including materials, parts, or equipment furnished in connection with such work or operations."
 2. This policy shall be considered primary insurance as respects the CITY AND AUTHORITY, its elected or appointed officers, officials, employees, agents, and volunteers. Any insurance maintained by the CITY AND AUTHORITY, including

any self-insured retention the CITY AND AUTHORITY may have, shall be considered excess insurance only and shall not contribute with this policy.

3. This insurance shall act for each insured and additional insured as though a separate policy had been written for each, except with respect to the limits of liability of the insuring company.
 4. The insurer waives all rights of subrogation against the CITY AND AUTHORITY, its elected or appointed officers, officials, employees, or agents.
 5. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the CITY AND AUTHORITY, its elected or appointed officers, officials, employees, agents, or volunteers.
 6. The insurance provided by this policy shall not be suspended, voided, canceled, or reduced in coverage or in limits except after thirty (30) days' written notice has been received by the CITY AND AUTHORITY.
- I. CONSULTANT agrees to provide immediate notice to AUTHORITY of any claim or loss against Contractor arising out of the work performed under this agreement. AUTHORITY assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve AUTHORITY.
 - J. Any deductibles or self-insured retentions must be declared to and approved by the AUTHORITY. At the AUTHORITY's option, the CONSULTANT shall demonstrate financial capability for payment of such deductibles or self-insured retentions.
 - K. The CONSULTANT shall provide certificates of insurance with original endorsements to the AUTHORITY as evidence of the insurance coverage required herein. Certificates of such insurance shall be filed with the AUTHORITY on or before commencement of performance of this Agreement. Current certification of insurance shall be kept on file with the AUTHORITY at all times during the term of this Agreement.
 - L. Failure on the part of the CONSULTANT to procure or maintain required insurance shall constitute a material breach of contract under which the AUTHORITY may terminate this Agreement pursuant to Section 38.
 - M. The commercial general and automobile liability policies required by this Agreement shall allow AUTHORITY, as additional insured, to satisfy the self-insured retention ("SIR") and/or deductible of the policy in lieu of the Consultant (as the named insured) should Consultant fail to pay the SIR or deductible requirements. The amount of the SIR or deductible shall be subject to the approval of the City Attorney and the Finance Director. Consultant understands and agrees that satisfaction of this requirement is an express condition precedent to the effectiveness of this Agreement. Failure by Consultant as primary insured to pay its SIR or deductible constitutes a material breach of this Agreement. Should AUTHORITY pay the SIR or deductible on Consultant's behalf upon the Consultant's failure or refusal to do so in order to secure defense and indemnification as an additional insured under the policy, AUTHORITY may include such amounts as damages in any action against Consultant for

breach of this Agreement in addition to any other damages incurred by AUTHORITY due to the breach.

34. CONSULTANT ASSUMES NO LIABILITY FOR ACTS OF AUTHORITY.

CONSULTANT assumes no liability, whatsoever for any acts or omissions of AUTHORITY, its Board of Commissioners, any previous owners of the Premises or any previous management or other agent of either. CONSULTANT assumes no liability for any failure of or default by any tenant in the payment of any rent or other charges due AUTHORITY or for the performance of any obligations owed by any tenant to AUTHORITY pursuant to any lease or otherwise. Nor does CONSULTANT assume any liability for any violations of environmental or other regulations, which occurred before CONSULTANT'S entering into this Agreement. Any such regulatory violations or hazards discovered by CONSULTANT shall be brought to AUTHORITY'S attention in writing, and AUTHORITY shall promptly cure them.

35. REPRESENTATIONS. AUTHORITY represents and warrants that it has full power and AUTHORITY to enter this Agreement; that there are no recorded easements, restrictions, reservations, or rights of way which adversely affect the use of the Premises for the purposes intended under this Agreement; that to the best of AUTHORITY'S knowledge, the property is zoned for the intended use; that all leasing and other permits for the operation of the Premises were secured and are current; that the building and its construction and operation do not violate any applicable statutes, laws, ordinances, rules, regulations, orders, or the like (including, without limitation, those pertaining to hazardous or toxic substances); and that, to the best of AUTHORITY'S knowledge, the building does not contain any asbestos, urea, formaldehyde, radon, or other toxic or hazardous substance.

36. STRUCTURAL CHANGES. AUTHORITY expressly withholds from CONSULTANT any power or AUTHORITY to make any structural changes in any building, or to make any other major alterations or additions in or to any such building, or to any equipment in any such building, or to incur any expense chargeable to AUTHORITY other than expenses related to exercising the express powers vested in CONSULTANT through this Agreement, without the prior written consent of AUTHORITY'S Board of Commissioners. However, such emergency repairs as may be required because of danger to life or property, or which are immediately necessary for the preservation and safety of the Premises or the safety of the tenants and occupants, or required to avoid the suspension of any necessary service to the Premises, or to comply with any applicable federal state, or local laws, regulations, or ordinances, and shall be authorized pursuant to the appropriate paragraphs of this Agreement, and CONSULTANT shall notify AUTHORITY accordingly.

37. BUILDING COMPLIANCE. CONSULTANT understands the Lomita Manor was constructed as a joint venture between the City of Lomita and HUD. CONSULTANT represents and warrants that it has the knowledge and expertise necessary to manage a low-income senior housing facility consistent with applicable federal laws and regulations. CONSULTANT shall at all times comply with all federal laws and regulations applicable to the Premises, including but not limited to regulations promulgated by HUD. Except as otherwise provided, CONSULTANT assumes no liability, and is given no responsibility for compliance of the Premises, or any equipment therein, with the requirements of any building code, statute, ordinance, law, or regulation of any state or local governmental body or of any state or local public AUTHORITY or official having jurisdiction, except to notify AUTHORITY promptly or to forward to

AUTHORITY promptly any complaints, warnings, notices, or summonses received by CONSULTANT relating to such matters. AUTHORITY represents that to the best of its knowledge the Premises and all such equipment comply with all such requirements.

38. TERMINATION.

- A. Except as otherwise provided, AUTHORITY may terminate this Agreement at any time in writing with or without cause within thirty (30) days notice.
- B. CONSULTANT may terminate this Agreement at any time in writing upon one-hundred and twenty (120) days notice.
- C. Upon receiving a termination notice from AUTHORITY, CONSULTANT shall immediately cease performance under this Agreement unless otherwise provided in the termination notice. Except as otherwise provided in the termination notice, any additional work performed by CONSULTANT after receiving a termination notice shall be performed at CONSULTANT's own cost and expense; AUTHORITY is not obligated to compensate CONSULTANT for such additional work.
- D. Should termination occur, all finished or unfinished documents, reports and other materials prepared by CONSULTANT shall, at AUTHORITY's option, become AUTHORITY's property, and CONSULTANT shall receive just and equitable compensation for any work satisfactorily completed up to the effective date of notice of termination. In the event of termination, CONSULTANT shall immediately return all books, records outstanding bills, current receipts, accounts and ledgers over to AUTHORITY.
- E. Should the Agreement be terminated pursuant to this Section, AUTHORITY may procure on its own terms services similar to those terminated.
- F. By executing this document, CONSULTANT waives any and all claims for damages that might otherwise arise from AUTHORITY's termination under this Section.

39. HEADINGS AND ATTACHMENTS. All headings and subheadings employed within this Agreement are inserted only for convenience and ease of reference and are not to be considered in the construction or interpretation of any provision of this Agreement.

40. ENTIRE AGREEMENT. This Agreement, and its Attachments, sets forth the entire understanding of the parties. There are no other understandings, terms or other agreements expressed or implied, oral or written. The attachments to this Agreement are incorporated herein by reference. This Agreement shall bind and inure to the benefit of the parties to this Agreement and any subsequent successors and assigns.

41. RIGHTS CUMULATIVE; NO WAIVER. No right or remedy herein conferred on or reserved by either of the parties to this Agreement is intended to be exclusive of any other right or remedy, and each and every right and remedy shall be cumulative and in addition to any other right or remedy given under this Agreement or now or hereafter legally existing upon the occurrence of

an event of default under this Agreement. The failure of either party to insist at any time on the strict observance or performance of any of the provisions of the Agreement, or to exercise any right or remedy as provided in the Agreement, does not impair any such right or remedy or be construed as a waiver or relinquishment of such right or remedy with respect to subsequent defaults. Every right and remedy given by this Agreement to the parties to it may be exercised from time to time and as often as may be deemed expedient by those parties.

42. RULES OF CONSTRUCTION. Each Party had the opportunity to independently review this Agreement with legal counsel. Accordingly, this Agreement shall be construed simply, as a whole, and in accordance with its fair meaning and it shall not be interpreted strictly for or against either Party.

43. TAXPAYER IDENTIFICATION NUMBER. CONSULTANT shall provide AUTHORITY with a Taxpayer Identification Number.

44. CONSISTENCY. In interpreting this Agreement and resolving any ambiguities, the main body of this Agreement takes precedence over the attached Exhibits; this Agreement supersedes any conflicting provisions. Any inconsistency between the Exhibits shall be resolved in the order in which the Exhibits appear below:

A. Exhibit B: Request for Proposal dated May 19, 2016;

B. Exhibit C: CONSULTANT's Proposal for Services dated June 9, 2016.

45. THIRD PARTY BENEFICIARIES. This Agreement and every provision herein are generally for the exclusive benefit of CONSULTANT and AUTHORITY and not for the benefit of any other party. However, the Parties agree that the City of Lomita is an intended third-party beneficiary to this Agreement and may enforce CONSULTANT's obligations under this Agreement. Other than the City of Lomita, there shall be no incidental or other beneficiaries of any of CONSULTANT's or AUTHORITY's obligations under this Agreement.

46. AGREEMENT BINDING UPON SUCCESSORS AND ASSIGNS. This Agreement shall be binding upon the parties hereto and their respective personal representatives, heirs, administrators, executors, successors, trustees and assigns.

47. AUTHORITY/MODIFICATION. The Parties represent and warrant that all necessary action has been taken by the Parties to authorize the undersigned to execute this Agreement and to engage in the actions described herein. This Agreement may be modified by written amendment between.

48. SEVERABILITY. If any portion of this Agreement is declared by a court of competent jurisdiction to be invalid or unenforceable, then such portion shall be deemed modified to the extent necessary in the opinion of the court to render such portion enforceable and, as so modified, such portion and the balance of this Agreement shall continue in full force and effect.

49. COMPLIANCE WITH LAW. CONSULTANT, in performance of this Agreement, warrants and certifies that it shall comply with all federal, state, and local statutes, rules, regulations and orders that are applicable to this Agreement. CONSULTANT understands that failure to comply

with any of the aforementioned statutes, rules, regulations or orders may result in termination of the Agreement. CONSULTANT further warrants and certifies that it shall comply with any new, amended, or revised laws, regulations, and procedures that apply to the performance of the Agreement.

50. DISADVANTAGED BUSINESS ENTERPRISE. CONSULTANT shall make a good faith effort to assist the AUTHORITY in its anticipated levels of participation for disadvantaged business enterprises (DBEs) in accordance with 24 C.F.R. Part 85.36(e). It is the policy of the AUTHORITY that disadvantaged businesses enterprises shall have the maximum opportunity to participate in the performance of this Agreement.

51. EQUAL EMPLOYMENT AND NON-DISCRIMINATION. In the performance of this Agreement, CONSULTANT and its subcontractors, if any, shall not discriminate in their employment practices against any employee or applicant for employment because of the employee's or applicant's race, religion, national origin, ancestry, sex, age, sexual preference or physical handicap. CONSULTANT shall take affirmative action to ensure that employees are treated during employment without regard to their race, religion, sex, color, or national origin. Such actions shall include, but not limited to, the following: employment upgrading; demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation and selection training, including apprenticeship. CONSULTANT agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the CONSULTANT setting forth the provisions of this non-discrimination clause.

52. PROCUREMENT AND CONTRACT COMPLIANCE. CONSULTANT shall use competitive purchasing and procurement procedures pursuant to 24 C.F.R. Part 85.36, 24 C.F.R. Part 85.36(e), Davis-Bacon Act, 24 C.F.R. Part 135, HUD Procurement Handbook 7460.8 REV.1, (Procurement Handbook), and to the maximum extent possible, 24 C.F.R. Part 963, for procuring services, supplies, material and equipment for use by the CONSULTANT in carrying out its responsibilities under this Agreement. AUTHORITY reserves the right to monitor and review all purchases made for the Premises for Procurement and Contract Compliance.

53. GOVERNING LAW. This Agreement was drafted in, and shall be construed in accordance with the laws of the State of California, and the exclusive venue for any action involving this Agreement shall be in Los Angeles County Superior Court.

57. USE OF OTHER CONSULTANTS. CONSULTANT must obtain AUTHORITY's prior written approval to use any consultants while performing any portion of this Agreement. Such approval must include approval of the proposed consultant and the terms of compensation.

58. FINAL PAYMENT ACCEPTANCE CONSTITUTES RELEASE. The acceptance by the CONSULTANT of the final payment made under this Agreement shall operate as and be a release of the AUTHORITY from all claims and liabilities for compensation to the CONSULTANT for anything done, furnished or relating to the CONSULTANT'S work or services. Acceptance of payment shall be any negotiation of the AUTHORITY'S check or the failure to make a written extra compensation claim within ten (10) calendar days of the receipt of that check. However, approval or payment by the AUTHORITY shall not constitute, nor be deemed, a release of the responsibility and liability of the CONSULTANT, its employees, sub-consultants and agents for the accuracy and competency of the information provided and/or work performed; nor shall such

approval or payment be deemed to be an assumption of such responsibility or liability by the AUTHORITY for any defect or error in the work prepared by the Consultant, its employees, sub-consultants and agents.

59. CORRECTIONS. In addition to the above indemnification obligations, the CONSULTANT shall correct, at its expense, all errors in the work which may be disclosed during the AUTHORITY's review of the Consultant's report or plans. Should the Consultant fail to make such correction in a reasonably timely manner, such correction shall be made by the AUTHORITY, and the cost thereof shall be charged to the CONSULTANT. In addition to all other available remedies, the AUTHORITY may deduct the cost of such correction from any retention amount held by the AUTHORITY or may withhold payment otherwise owed CONSULTANT under this Agreement up to the amount of the cost of correction.

60. NON-APPROPRIATION OF FUNDS. Payments to be made to CONSULTANT by AUTHORITY for services performed within the current fiscal year are within the current fiscal budget and within an available, unexhausted fund. In the event that AUTHORITY does not appropriate sufficient funds for payment of CONSULTANT'S services beyond the current fiscal year, the Agreement shall cover payment for CONSULTANT'S only to the conclusion of the last fiscal year in which AUTHORITY appropriates sufficient funds and shall automatically terminate at the conclusion of such fiscal year.

61. NOTICES. All communications to either party by the other party will be deemed made when received by such party at its respective name and address as follows:

CITY	CONSULTANT
<u>City of Lomita – Housing AUTHORITY</u> <u>24300 Narbonne Avenue</u> <u>Lomita, CA 90717</u>	<u>Beacon Communities</u> <u>6120 Stoneridge Mall Road, Suite 300</u> <u>Pleasanton, CA 94588</u>
<u>ATTN: Assistant City Manager Gary</u> <u>Sugano</u> <u>Email: g.sugano@lomitacity.com</u>	<u>ATTN: Ancel Romero, President</u> <u>Email:aromero@beaconcommunities.org</u>

Any such written communications by mail will be conclusively deemed to have been received by the addressee upon deposit thereof in the United States Mail, postage prepaid and properly addressed as noted above. In all other instances, notices will be deemed given at the time of actual delivery. Changes may be made in the names or addresses of persons to whom notices are to be given by giving notice in the manner prescribed in this paragraph. Courtesy copies of notices may be sent via electronic mail, provided that the original notice is deposited in the U.S. mail or personally delivered as specified in this Section.

62. SOLICITATION. CONSULTANT maintains and warrants that it has not employed nor retained any company or person, other than CONSULTANT's bona fide employee, to solicit or secure this Agreement. Further, CONSULTANT warrants that it has not paid nor has it agreed to pay any company or person, other than CONSULTANT's bona fide employee, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Should CONSULTANT breach or violate this warranty, AUTHORITY may rescind this Agreement without liability.

63. ENTIRE AGREEMENT. This Agreement, and its Attachments, sets forth the entire understanding of the parties. There are no other understandings, terms or other agreements expressed or implied, oral or written.

64. AUTHORITY/MODIFICATION. The Parties represent and warrant that all necessary action has been taken by the Parties to authorize the undersigned to execute this Agreement and to engage in the actions described herein. This Agreement may be modified by written amendment with signatures of all parties to this Agreement. AUTHORITY'S Executive Director, or designee, may execute any such amendment on behalf of AUTHORITY.

65. ACCEPTANCE OF FACSIMILE OR ELECTRONIC SIGNATURES. The Parties agree that this Contract, agreements ancillary to this Contract, and related documents to be entered into in connection with this Contract will be considered signed when the signature of a party is delivered by facsimile transmission or scanned and delivered via electronic mail. Such facsimile or electronic mail copies will be treated in all respects as having the same effect as an original signature.

66. FORCE MAJEURE. Should performance of this Agreement be impossible due to fire, flood, explosion, war, embargo, government action, civil or military AUTHORITY, the natural elements, or other similar causes beyond the Parties' control, then the Agreement will immediately terminate without obligation of either party to the other.

67. TIME IS OF ESSENCE. Time is of the essence to comply with dates and schedules to be provided.

68. ATTORNEY'S FEES. The parties hereto acknowledge and agree that each will bear his or its own costs, expenses and attorneys' fees arising out of and/or connected with the negotiation, drafting and execution of the Agreement, and all matters arising out of or connected therewith except that, in the event any action is brought by any party hereto to enforce this Agreement, the prevailing party in such action shall be entitled to reasonable attorneys' fees and costs in addition to all other relief to which that party or those parties may be entitled.

69. STATEMENT OF EXPERIENCE. By executing this Agreement, CONSULTANT represents that it has demonstrated trustworthiness and possesses the quality, fitness and capacity to perform the Agreement in a manner satisfactory to AUTHORITY. CONSULTANT represents that its financial resources, surety and insurance experience, service experience, completion ability, personnel, current workload, experience in dealing with private consultants, and experience in dealing with public agencies all suggest that CONSULTANT is capable of performing the proposed contract and has a demonstrated capacity to deal fairly and effectively with and to satisfy a public agency.

70. DISCLOSURE REQUIRED. (AUTHORITY and Consultant initials required at one of the following paragraphs)

By their respective initials next to this paragraph, AUTHORITY and Consultant hereby acknowledge that Consultant is a "consultant" for the purposes of the California Political Reform Act because Consultant's duties would require him or her to make one or more of the governmental

decisions set forth in Fair Political Practices Commission Regulation 18701(a)(2) or otherwise serves in a staff capacity for which disclosure would otherwise be required were Consultant employed by the AUTHORITY. Consultant hereby acknowledges his or her assuming-office, annual, and leaving-office financial reporting obligations under the California Political Reform Act and the City's Conflict of Interest Code and agrees to comply with those obligations at his or her expense. Prior to consultant commencing services hereunder, the AUTHORITY's CONSULTANT shall prepare and deliver to consultant a memorandum detailing the extent of Consultant's disclosure obligations in accordance with the City's Conflict of Interest Code.

AUTHORITY Initials _____

Consultant Initials _____

OR

By their initials next to this paragraph, AUTHORITY and Consultant hereby acknowledge that Consultant is not a "consultant" for the purpose of the California Political Reform Act because Consultant's duties and responsibilities are not within the scope of the definition of consultant in Fair Political Practice Commission Regulation 18701(a)(2)(A) and is otherwise not serving in staff capacity in accordance with the City's Conflict of Interest Code.

AUTHORITY Initials _____

Consultant Initials AR

IN WITNESS WHEREOF the parties hereto have executed this contract the day and year first hereinabove written.

CITY OF LOMITA
HOUSING AUTHORITY

Ryan Smoot
Ryan Smoot, Executive Director

CONSULTANT

By: Ancel Romero
Ancel Romero, President

ATTEST:

Sandra Medina
Sandra Medina, City Clerk

Taxpayer ID No.

APPROVED AS TO FORM:

Christi Hogin
Christi Hogin, City Attorney