

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



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

Next Resolution No. HA 2022-01

AGENDA
REGULAR MEETING
LOMITA HOUSING AUTHORITY
TUESDAY, SEPTEMBER 6, 2022
5:45 P.M.
24300 NARBONNE AVENUE, LOMITA, CA 90717
UPSTAIRS ASSEMBLY ROOM/HYBRID MEETING

PURSUANT TO AB-361, THE PUBLIC AND COUNCIL MAY PARTICIPATE IN THIS MEETING VIA TELECONFERENCE AS SOCIAL DISTANCING MEASURES ARE RECOMMENDED BY STATE AND COUNTY OFFICIALS.

To participate in the meeting via a computer or smart device log in to ZOOM at the following link:
<https://us02web.zoom.us/j/86846129328>.

You may enter your name when prompted do so. If you wish to provide public comment at either the beginning of the meeting or for a particular item, you may either (a) contact the City Clerk's Office before the meeting and provide your name or (b) utilize the "raise hand" option located under the participant's name. Once you click on this option you will be in the rotation to make a public comment.

Please note, if you do not have the audio feature on your device you will need to call (669) 900-6833 and enter ZOOM Meeting ID: 868 4612 9328 then press pound (#). When prompted to enter the participation ID number press pound (#) again. To make a public comment enter "*9". The Clerk's office will be notified, and you will be announced to make a public comment.

Written materials distributed to the City Council within 72 hours of the City Council meeting are available for public inspection immediately upon distribution via the City of Lomita website or by contacting the Deputy City Clerk at l.abbott@lomitacity.com.

In compliance with the Americans with Disabilities Act (ADA) if you need special assistance to participate in this meeting, you should 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.

This meeting will be conducted in compliance with CDC guidelines and applicable orders of the Los Angeles County Health Officer.

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 Agenda Items 4 a-e be approved.

- a) Regular Housing Authority Minutes of July 5, 2022

RECOMMENDED ACTION: Approve minutes.

- b) Lomita Manor June & July 2022 Financial Documents

RECOMMENDED ACTION: Approve the monthly financial documents.

- c) Lomita Manor August 2022 Monthly Activity Report

RECOMMENDED ACTION: Receive and file the report.

- d) Virtual Housing Authority Meetings Pursuant to AB 361

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

- e) Consultant Agreement to Assist with a RAD Repositioning at Lomita Manor

RECOMMENDED ACTION: Approve an agreement with HumanGood/Recap Advisors/Beacon to assist with a RAD repositioning at Lomita Manor; and authorize the Executive Director to execute the agreement.

SCHEDULED ITEMS

None scheduled.

PUBLIC HEARINGS

None scheduled.

5. ADJOURNMENT

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: September 1, 2022



Kathleen Horn Gregory, MMC, City Clerk

**MINUTES OF THE
LOMITA HOUSING AUTHORITY
REGULAR MEETING
TUESDAY, JULY 5, 2022**

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

1. OPENING CEREMONIES

a. Call Meeting to Order

The regular meeting of the Lomita Housing Authority was called to order by Chair Segawa at 5:45 p.m. on Tuesday, July 5, 2022.

b. Roll Call

PRESENT: Commissioners: Hart and Louviere participated via Zoom; Uphoff, Waronek, Vice-Chair Waite, and Chair Segawa were present in Council Chambers (Commissioner Gazeley arrived at 5:55 p.m. via Zoom)

ABSENT: None

STAFF PRESENT: Executive Director Smoot and General Counsel Rusin were present in Council Chambers; Deputy Executive Director Sugano and Deputy Secretary Gregory participated via Zoom

2. ORAL COMMUNICATIONS

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

3. COMMISSIONER COMMENTS

Commissioner Hart stated that residents are anxious to receive an update on the consideration of a Rental Assistance Demonstration (RAD) conversion for Lomita Manor.

Deputy Executive Director Sugano stated that it is still very early in the process. He added that the City will provide notice when more information is available.

4. CONSENT AGENDA

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

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

MOTION CARRIED by the following roll call vote:

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

Approved the following Consent Agenda items:

- a) Regular Housing Authority Minutes of June 7, 2022

RECOMMENDED ACTION: Approve minutes.

- b) Lomita Manor May 2022 Financial Documents

RECOMMENDED ACTION: Approve the monthly financial documents.

- c) Lomita Manor June 2022 Monthly Activity Report

RECOMMENDED ACTION: Receive and file the report.

- d) Virtual Housing Authority Meetings Pursuant to AB 361

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

SCHEDULED ITEMS

5. DISCUSSION AND CONSIDERATION OF CANCELLING THE AUGUST 2, 2022, HOUSING AUTHORITY MEETING (no staff report)

RECOMMENDED ACTION: Cancel the meeting due to National Night Out scheduled activities on that evening.

City Manager Smoot stated that National Night Out takes place on the same night as the August 2, 2022, Housing Authority and City Council meetings, and recommended that the Commission cancel the meeting so that everyone can attend the scheduled activities.

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

MOTION CARRIED by the following roll call vote:

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

ABSENT: None

PUBLIC HEARINGS

6. PUBLIC HEARING ON THE LOMITA MANOR RENTAL ASSISTANCE DEMONSTRATION (RAD) PROGRAM

RECOMMENDED ACTION: Continue the public hearing to a meeting of the Lomita Housing Authority date to be determined. Staff will re-notice the public hearing when a new meeting date is scheduled.

Deputy Executive Director Sugano stated that there was no presentation for this item. The recommendation is for the Commission to continue the public hearing to a date to be determined.

As there were no questions or comments from the Commission, Chair Segawa opened and closed the public hearing at 5:53 p.m.

It was the consensus of the Commission to continue the public hearing to a date to be determined.

7. ADJOURNMENT

There being no further business to discuss, Chair Segawa adjourned the meeting at 5:54 p.m.

Respectfully Submitted,

Kathleen Horn Gregory, MMC
Deputy Secretary
Adopted:

**HOUSING AUTHORITY
COMMISSIONERS**



**BOARD CHAIRPERSON
CINDY SEGAWA**

**EXECUTIVE DIRECTOR
RYAN SMOOT**

BARRY WAITE
JAMES GAZELEY
BILL UPHOFF
MARK WARONEK

ROSEMARY HART
DEBORAH LOUVIERE

Item No. 4b

September 6, 2022

Housing Authority of the City of Lomita
Board of Commissioners

Re: Lomita Manor Monthly Financial Documents – June & July 2022 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
June 30, 2022**

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

Operating Cash - Beginning of Month		665,660
Amounts Received:		
Rent - Current	25,707	
Laundry Income	1,252	
Interest earned on Operating Account	128	
Total Receipts		27,088
Disbursements:		
A/P Checks Disbursement (Incl Contract Billing)	(47,039)	
Misc Other/Bank fees	(437)	
Total Disbursements		(47,476)
Operating Cash - End of Month		645,271

TOTAL CASH, END OF MONTH **645,271**

ACCOUNT TYPE	BANK NAME	BEGINNING BALANCE	DEPOSITS / INTEREST	CHECKS/DEBITS WITHDRAWAL	ENDING BALANCE
Operating	Wells Fargo	665,660	27,088	(47,476)	645,271
		665,660	27,088	(47,476)	645,271
Security Deposit	Wells Fargo	30,177	6		30,183
		30,177	6	-	30,183
TOTAL CASH		695,837	27,093	(47,476)	675,454

Prepared by: Audrey Fong
Title: Accountant
Date: 7/12/22

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended June 30, 2022

	CURRENT MONTH				YEAR TO DATE				Annual
	June 30, 2022				June 30, 2022				
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
Revenue									
Rental Revenue									
5120.000 - Rent Revenue - Gross Potential	26,223	23,544	2,679	11.37	306,089	282,528	23,561	8.33	282,528
5121.000 - Tenant Assistance Payments	0	14,667	(14,667)	(100.00)	202,576	176,000	26,576	15.10	176,000
5220.000 - Vacancies	0	(120)	120	100.00	(2,076)	(1,440)	(636)	(44.16)	(1,440)
Total Rental Revenue	26,223	38,091	(11,868)	(31.15)	506,589	457,088	49,501	10.82	457,088
Financial Revenue									
5410.000 - Interest Revenue - Project Operations	128	0	128	100.00	1,020	0	1,020	100.00	0
Total Financial Revenue	128	0	128	100.00	1,020	0	1,020	100.00	0
Other Revenue									
Miscellaneous Revenue									
5910.000 - Laundry Revenue	1,252	330	922	279.19	5,019	3,960	1,059	26.72	3,960
5970.002 - Grant	0	0	0	0.00	173,802	0	173,802	100.00	0
Total Miscellaneous Revenue	1,252	330	922	279.19	178,821	3,960	174,861	4,415.67	3,960
Total Other Revenue	1,252	330	922	279.19	178,821	3,960	174,861	4,415.67	3,960
Total Revenue	27,603	38,421	(10,818)	(28.15)	686,430	461,048	225,382	48.88	461,048
Operating Expenses									
Administrative Expenses									
6203.000 - Training/Meeting/Conferences	0	0	0	0.00	370	0	(370)	(100.00)	0
6204.000 - Management Consultants	0	0	0	0.00	60,000	30,000	(30,000)	(100.00)	30,000
6205.000 - IT Support Services	375	479	104	21.83	5,010	5,748	738	12.84	5,748
6205.001 - IT Equipment	0	83	83	100.00	0	996	996	100.00	996
6210.000 - Advertising and Marketing	0	0	0	0.00	234	100	(134)	(134.00)	100
6250.000 - Other Renting Expenses	45	25	(20)	(81.04)	918	300	(618)	(206.04)	300
6311.000 - Office Supplies	942	250	(692)	(276.64)	4,428	3,000	(1,428)	(47.60)	3,000
6311.001 - Office Equipment Lease Expense	405	558	153	27.41	4,945	6,696	1,751	26.14	6,696
6311.002 - Telephone/Fax/Cell Phone/Elevator	540	572	32	5.57	6,793	6,864	71	1.03	6,864
6311.003 - Postage/FedEx/UPS	18	0	(18)	(100.00)	376	100	(276)	(276.20)	100
6311.004 - Dues & Fees	409	376	(33)	(8.83)	6,872	4,512	(2,360)	(52.29)	4,512
6311.005 - Tax Return Fees	0	0	0	0.00	0	130	130	100.00	130
6311.006 - Bank Fees	396	107	(289)	(270.58)	2,609	1,284	(1,325)	(103.18)	1,284
6311.007 - Employee Activities	0	0	0	0.00	17	0	(17)	(100.00)	0
6311.009 - Miscellaneous Supplies	0	0	0	0.00	289	0	(289)	(100.00)	0
6311.011 - Resident Activities	551	330	(221)	(66.82)	8,469	3,960	(4,509)	(113.84)	3,960
6320.000 - Management Fee	3,850	3,850	0	0.00	46,200	46,200	0	0.00	46,200
6330.000 - Manager Salaries	5,050	4,853	(196)	(4.05)	56,924	58,240	1,316	2.25	58,240
6330.001 - Manager Salaries - Non-prod (Vacation)	665	374	(292)	(78.22)	7,298	4,480	(2,818)	(62.91)	4,480
6330.002 - Manager Salaries - Incentive, Bonus, Award	0	0	0	0.00	3,000	0	(3,000)	(100.00)	0
6350.000 - Audit/Tax Return Expense	0	125	125	100.00	0	1,500	1,500	100.00	1,500
6351.000 - Bookkeeping Fees	578	580	2	0.43	6,930	6,960	30	0.43	6,960
6370.000 - Bad Debts Expense	0	0	0	0.00	2	0	(2)	(100.00)	0
6390.001 - Business Travel & Entertainment	0	0	0	0.00	56	0	(56)	(100.00)	0

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended June 30, 2022

	CURRENT MONTH				YEAR TO DATE				Annual
	June 30, 2022				June 30, 2022				
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
Total Administrative Expenses	13,824	12,562	(1,262)	(10.04)	221,740	181,070	(40,670)	(22.46)	181,070
Utilities									
6450.000 - Electricity	1,047	1,500	452	30.14	25,206	18,000	(7,206)	(40.03)	18,000
6451.000 - Water	1,946	1,600	(345)	(21.57)	19,915	19,200	(715)	(3.72)	19,200
6452.000 - Gas	599	517	(82)	(15.95)	6,775	6,204	(571)	(9.20)	6,204
Total Utilities Expense	3,592	3,617	25	0.67	51,896	43,404	(8,492)	(19.56)	43,404
Maintenance Expenses									
6510.000 - Maintenance Salaries	4,214	4,212	(3)	(0.04)	47,458	50,544	3,086	6.10	50,544
6510.001 - Maintenance Salaries - Non-prod (Vacation)	161	405	245	60.39	6,488	4,860	(1,628)	(33.50)	4,860
6510.002 - Maintenance Salaries - Incentive, Bonus, Award	0	0	0	0.00	500	0	(500)	(100.00)	0
6510.003 - Maintenance Salaries - Overtime, Double-Time	0	0	0	0.00	14	0	(14)	(100.00)	0
6515.000 - Janitorial/Cleaning Supplies	2,117	360	(1,757)	(488.14)	18,201	4,320	(13,881)	(321.31)	4,320
6515.003 - Maintenance Uniforms	0	0	0	0.00	230	600	370	61.60	600
6515.004 - Plumbing Supplies	997	380	(617)	(162.42)	8,891	4,560	(4,332)	(94.98)	4,560
6515.005 - Electrical Supplies	1,892	350	(1,542)	(440.44)	16,447	4,200	(12,246)	(291.59)	4,200
6525.000 - Garbage & Trash Removal	1,118	1,010	(108)	(10.69)	13,413	12,120	(1,293)	(10.66)	12,120
6546.000 - HVAC Repairs & Maintenance	235	0	(235)	(100.00)	7,450	3,960	(3,490)	(88.12)	3,960
Total Maintenance Expenses	10,734	6,717	(4,017)	(59.79)	119,092	85,164	(33,928)	(39.83)	85,164
Maintenance Contracts									
6520.000 - Maintenance Contracts	8,616	3,750	(4,866)	(129.77)	87,839	45,000	(42,839)	(95.19)	45,000
6520.001 - Janitorial/Cleaning Contract	0	500	500	100.00	2,250	6,000	3,750	62.50	6,000
6520.002 - Elevator Contract	2,943	0	(2,943)	(100.00)	9,779	3,040	(6,739)	(221.69)	3,040
6520.003 - Exterminating Contract	140	192	52	27.08	3,595	2,304	(1,291)	(56.03)	2,304
6520.004 - Grounds Contract	1,200	360	(840)	(233.33)	6,185	4,320	(1,865)	(43.17)	4,320
Total Maintenance Contract Expense	12,899	4,802	(8,097)	(168.62)	109,648	60,664	(48,984)	(80.74)	60,664
Service Coordinator Expenses									
6935.000 - Service Coordinator Salary	0	1,605	1,605	100.00	0	19,269	19,269	100.00	19,269
6935.001 - Service Coordinator Salaries - Non-prod (Vacation)	0	155	155	100.00	0	1,853	1,853	100.00	1,853
6936.002 - Service Coordinator Expenses - Software License (Pangea)	0	0	0	0.00	0	595	595	100.00	595
6936.004 - Service Coordinator Expenses - Membership Dues	0	0	0	0.00	128	0	(128)	(100.00)	0
Total Service Coordinator Expenses	0	1,760	1,760	100.00	128	21,717	21,589	99.41	21,717
Taxes and Insurance									
6711.000 - Payroll Taxes (FICA)	649	851	202	23.74	8,754	10,214	1,459	14.28	10,214
6720.000 - Property & Liability Insurance (Hazard)	2,286	1,416	(870)	(61.44)	30,043	16,992	(13,050)	(76.79)	16,992
6722.000 - Workman's Compensation	320	320	(1)	(0.16)	3,840	3,834	(6)	(0.17)	3,834
6723.000 - Health Insurance	1,427	1,576	150	9.49	14,107	18,915	4,808	25.42	18,915
6723.001 - Retirement	193	288	95	32.95	2,202	3,454	1,251	36.24	3,454
6723.002 - Unemployment Insurance	67	30	(37)	(119.72)	853	365	(487)	(133.27)	365
Total Taxes and Insurance	4,942	4,481	(461)	(10.27)	59,799	53,774	(6,025)	(11.20)	53,774

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended June 30, 2022

	CURRENT MONTH				YEAR TO DATE				Annual
	June 30, 2022				June 30, 2022				
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
Total Operating Expenses	45,991	33,939	(12,052)	(35.50)	562,303	445,793	(116,510)	(26.13)	445,793
Total Net Operating Income/(Loss)	(18,388)	4,482	(22,870)	(510.25)	124,127	15,255	108,872	713.69	15,255
Total Project Expense	45,990	33,939	12,051	35.50	562,303	445,793	116,510	26.13	445,793
Total Project Income Group (Before Reserves & CapEx)	(18,388)	4,482	(22,870)	(510.25)	124,127	15,255	108,872	713.69	15,255
Total Cost of Operations	45,990	33,939	12,051	35.50	562,303	445,793	116,510	26.13	445,793
Net Income (Loss) (on Operations)	(18,388)	4,482	(22,870)	(510.25)	124,127	15,255	108,872	713.69	15,255
Other Non-Cash Expenses & Revenue									
Depreciation Expense	1,656	916	740	80.78	19,953	10,992	8,961	81.51	10,992
Other Non-Cash Expenses & Revenue	1,656	916	740	80.78	19,953	10,992	8,961	81.51	10,992
GAAP Net Income (Loss)	(20,044)	3,566	(23,610)	(662.08)	104,174	4,263	99,911	2,343.81	4,263
Cash Flow									
Total Project Net Income	(18,388)	4,482	(22,870)	(510.25)	124,127	15,255	108,872	713.69	15,255
Add (Subtract)	2,001	0	(2,000)	(100.00)	17,511	0	(17,511)	(100.00)	0
Increase (Decrease) in Operating Cash	(20,389)	4,482	(24,870)	(554.89)	106,616	15,255	91,361	598.90	15,255
Increase (decrease) in Ops Cash per Bal Sheet	(20,389)	0	(20,389)	100.00	106,616	0	106,616	100.00	0

**Lomita Manor
Balance Sheet
June 30, 2022**

	June 30, 2022	May 31, 2022	Period Difference
Assets			
Current Assets			
Cash			
1120.000 - Cash - Operating	645,271.20	665,659.70	(20,388.50)
Total Cash	645,271.20	665,659.70	(20,388.50)
Other Restricted Cash			
1191.000 - Cash - Security Deposits	30,182.88	30,177.17	5.71
Other Restricted Cash	30,182.88	30,177.17	5.71
Accounts Receivable Tenants & Other			
1130.000 - Accounts Receivable - Tenant Rent	457.24	457.24	0.00
Total Accounts Receivable Tenants & Other	457.24	457.24	0.00
Prepaid Expenses and Deposits			
1200.001 - Prepaid Expense - Property Insurance	3,669.54	4,892.72	(1,223.18)
Total Prepaid Expenses and Deposits	3,669.54	4,892.72	(1,223.18)
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	827,038.12	848,644.09	(21,605.97)
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	31,605.04	31,140.26	464.78
1495.002 - Accum. Depr. - Building Improvements	71,263.03	70,303.11	959.92
1495.003 - Accum. Depr. - Building Equipment	11,697.15	11,564.20	132.95
1495.004 - Accum. Depr. - Office Furniture & Equipment	10,268.83	10,170.49	98.34
1495.005 - Accum. Depr. - Maintenance Equipment	1,957.64	1,957.64	0.00
Total Accumulated Depreciation	126,791.69	125,135.70	1,655.99
Net Fixed Assets	121,950.88	123,606.87	(1,655.99)
Total Assets	948,989.00	972,250.96	(23,261.96)

Liabilities & Equity

Liabilities

Current Liabilities

2109.000 - Accounts Payable - Accrued Expenses	2,500.00	6,481.23	(3,981.23)
2114.000 - Accounts Payable - Beacon Communities	17,598.42	17,389.29	209.13
2118.000 - Escheat Checks Payable	150.00	150.00	0.00
2120.000 - Accrued Vacation Payable	16,640.85	16,222.68	418.17
2126.000 - Accrued Payroll	1,611.94	967.15	644.79

**Lomita Manor
Balance Sheet
June 30, 2022**

	June 30, 2022	May 31, 2022	Period Difference
Total Current Liabilities	38,501.21	41,210.35	(2,709.14)
Other Current Liabilities			
2210.000 - Prepaid Revenue	1,182.00	1,697.00	(515.00)
Total Other Current Liabilities	1,182.00	1,697.00	(515.00)
Other Liabilities			
2191.000 - Security Deposits Payable	24,600.00	24,600.00	0.00
2191.001 - Security Deposit Interest Payable	1,218.78	1,213.07	5.71
Total Other Liabilities	25,818.78	25,813.07	5.71
Total Liabilities	65,501.99	68,720.42	(3,218.43)
Equity			
3131.000 - Unrestricted Net Assets	147,457.26	147,457.26	0.00
3140.000 - Retained Earnings - Profit or Loss	631,855.44	631,855.44	0.00
Current Net Income	104,174.31	124,217.84	(20,043.53)
Total Equity	883,487.01	903,530.54	(20,043.53)
Total Liabilities & Equity	948,989.00	972,250.96	(23,261.96)

**Lomita Manor
CONTRACT BILLING
June 30, 2022**

DESCRIPTION	Amount
Employees' Wages/Salaries for the month	9,675.85
Work Comp, Unemployment Ins, Pension & Health Benefits	2,006.42
Computer Lease	374.43
Property Liability Insurance	1,062.99
Concur Purchases	17.73
Other-AP transactions-	33.50
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	17,598.42
Recap:	
Balance as of 6/30/2021	17,754.67
July Charges	17,248.95
July Repayment to Beacon	(17,754.67)
Ending Balance @ 07/31/21	17,248.95
August Charges	17,035.31
August Repayment to Beacon	(17,248.95)
Ending Balance @ 08/31/21	17,035.31
September Charges	17,551.98
September Repayment to Beacon	(17,035.31)
Ending Balance @ 09/30/21	17,551.98
October Charges	21,541.83
October Repayment to Beacon	(17,551.98)
Ending Balance @ 10/31/21	21,541.83
November Charges	20,611.28
November Repayment to Beacon	(21,541.83)
Ending Balance @ 11/30/21	20,611.28
December Charges	22,716.87
December Repayment to Beacon	(20,611.28)
Ending Balance @ 12/31/21	22,716.87
January Charges	17,455.35
January Repayment to Beacon	(22,716.87)
Ending Balance @ 01/31/22	17,455.35
February Charges	18,493.08
February Repayment to Beacon	(17,455.35)
Ending Balance @ 02/28/22	18,493.08
March Charges	17,497.84
March Repayment to Beacon	(18,493.08)
Ending Balance @ 03/31/22	17,497.84
April Charges	22,203.26
April Repayment to Beacon	(17,497.84)
Ending Balance @ 04/30/22	22,203.26
May Charges	17,389.29
May Repayment to Beacon	(22,203.26)
Ending Balance @ 05/31/22	17,389.29
June Charges	17,598.42
June Repayment to Beacon	(17,389.29)
Ending Balance @ 06/30/22	17,598.42

Lomita Manor Senior Housing General Ledger Report For Prior Month (06/01/2022 to 06/30/2022)

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
1120.000 - Cash - Operating (Balance Forward As of 06/01/2022)							665,659.70
06/01/2022	06/01/2022	51356	12/2022-400 Deposited 06/01/2022 Settlement:14762649653	OARB	555.00		666,214.70
06/02/2022	06/02/2022	24568	AP Pymt - DoorKing Inc	DB		394.35	665,820.35
06/02/2022	06/02/2022	24569	AP Pymt - So Cal Edison	DB		1,711.89	664,108.46
06/02/2022	06/02/2022	51357	12/2022-401 Deposited 06/02/2022 Settlement:14789448701	OARB	7,544.00		671,652.46
06/02/2022	06/02/2022	Voided - 24444	AP Pymt - DoorKing Inc: Vendor did not received the check payment. Still outstanding in the bank, put a stop payment on the check.	DB	394.35		672,046.81
06/02/2022	06/02/2022	Voided - 24463	AP Pymt - So Cal Edison: Vendor did not received the check payment. Check still outstanding in the bank. Put a stop in payment on the check.	DB	1,711.89		673,758.70
06/03/2022	06/03/2022	51358	12/2022-402 Deposited 06/03/2022 Settlement:14805822629	OARB	3,036.00		676,794.70
06/03/2022	06/03/2022	51359	12/2022-1 Deposited 06/03/2022	OARB	7,340.00		684,134.70
06/06/2022	06/06/2022	24570	AP Pymt - Amtech Elevator Services	DB		2,943.00	681,191.70
06/06/2022	06/06/2022	24571	AP Pymt - AT&T Uverse - PO Box 5014	DB		119.78	681,071.92
06/06/2022	06/06/2022	24572	AP Pymt - CalMet Services Inc	DB		1,116.35	679,955.57
06/06/2022	06/06/2022	24573	AP Pymt - City Lomita Water Dept	DB		2,626.70	677,328.87
06/06/2022	06/06/2022	24574	AP Pymt - City Lomita Water Dept	DB		445.22	676,883.65
06/06/2022	06/06/2022	24575	AP Pymt - Cleaner Image Inc	DB		2,430.00	674,453.65
06/06/2022	06/06/2022	24576	AP Pymt - Ferguson Facilities Supply - Atlanta	DB		801.76	673,651.89
06/06/2022	06/06/2022	24577	AP Pymt - HD Supply Ltd	DB		350.28	673,301.61
06/06/2022	06/06/2022	24578	AP Pymt - HD Supply Ltd	DB		415.59	672,886.02
06/06/2022	06/06/2022	24579	AP Pymt - HM Carpet Inc - HM Flooring Group	DB		1,615.00	671,271.02
06/06/2022	06/06/2022	24580	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	DB		847.50	670,423.52
06/06/2022	06/06/2022	24581	AP Pymt - Rent Track Inc	DB		39.00	670,384.52
06/06/2022	06/06/2022	24582	AP Pymt - So Cal Edison	DB		47.80	670,336.72
06/06/2022	06/06/2022	24583	AP Pymt - So Cal Edison	DB		2,148.30	668,188.42
06/06/2022	06/06/2022	24584	AP Pymt - SoCal Gas	DB		90.91	668,097.51
06/06/2022	06/06/2022	24585	AP Pymt - SoCal Gas	DB		498.97	667,598.54
06/06/2022	06/06/2022	51360	12/2022-2 Deposited 06/06/2022	OARB	1,626.00		669,224.54
06/06/2022	06/06/2022	51361	12/2022-3 Deposited 06/06/2022	OARB	252.00		669,476.54
06/06/2022	06/06/2022	51362	12/2022-403 Deposited 06/06/2022 Settlement:14833833257	OARB	4,524.00		674,000.54
06/07/2022	06/07/2022	51357	Account Closed (R02)	OARB		263.00	673,737.54
06/08/2022	06/08/2022	51364	12/2022-404 Deposited 06/08/2022 Settlement:14864365081	OARB	263.00		674,000.54
06/14/2022	06/14/2022	24586	AP Pymt - Bobs Lawn Service - Jesus Arias	DB		1,200.00	672,800.54
06/14/2022	06/14/2022	24587	AP Pymt - Cosco Fire Protection Inc - Brea	DB		1,134.00	671,666.54
06/14/2022	06/14/2022	24588	AP Pymt - Ferguson Facilities Supply - Atlanta	DB		660.40	671,006.14
06/14/2022	06/14/2022	24589	AP Pymt - HD Supply Ltd	DB		273.84	670,732.30
06/14/2022	06/14/2022	24590	AP Pymt - HD Supply Ltd	DB		715.47	670,016.83
06/14/2022	06/14/2022	24591	AP Pymt - Home Depot Credit Services - Phoenix	DB		197.84	669,818.99
06/14/2022	06/14/2022	24592	AP Pymt - Home Depot Credit Services - Phoenix	DB		164.58	669,654.41
06/14/2022	06/14/2022	24593	AP Pymt - Home Depot Credit Services - Phoenix	DB		157.34	669,497.07
06/14/2022	06/14/2022	24594	AP Pymt - Home Depot Credit Services - Phoenix	DB		194.91	669,302.16
06/14/2022	06/14/2022	24595	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	DB		444.00	668,858.16
06/14/2022	06/14/2022	24596	AP Pymt - RealPage Inc	DB		460.99	668,397.17
06/14/2022	06/14/2022	24597	AP Pymt - Staples - Dallas	DB		941.60	667,455.57
06/14/2022	06/14/2022	24598	AP Pymt - Sweinhart Elect Co Inc	DB		879.00	666,576.57
06/14/2022	06/14/2022	24599	AP Pymt - Swenson Group - Dallas	DB		405.05	666,171.52
06/28/2022	06/28/2022	24600	AP Pymt - AT&T - BOX 5014	DB		262.02	665,909.50
06/28/2022	06/28/2022	24601	AP Pymt - CalMet Services Inc	DB		1,118.00	664,791.50
06/28/2022	06/28/2022	24602	AP Pymt - HD Supply Ltd	DB		646.95	664,144.55
06/28/2022	06/28/2022	24603	AP Pymt - HD Supply Ltd	DB		247.05	663,897.50
06/28/2022	06/28/2022	24604	AP Pymt - HD Supply Ltd	DB		190.93	663,706.57
06/28/2022	06/28/2022	24605	AP Pymt - HD Supply Ltd	DB		224.00	663,482.57
06/28/2022	06/28/2022	24606	AP Pymt - Humangood Affordable Housing	DB		17,389.29	646,093.28
06/28/2022	06/28/2022	24607	AP Pymt - Lesley Uribe	DB		550.52	645,542.76
06/28/2022	06/28/2022	24608	AP Pymt - Pacific Coast Signs & Graphics - Christopher Reid	DB		365.00	645,177.76
06/28/2022	06/28/2022	24609	AP Pymt - Rent Track Inc	DB		39.00	645,138.76
06/28/2022	06/28/2022	24610	AP Pymt - Round The Clock Pest Control Inc	DB		140.00	644,998.76
06/28/2022	06/28/2022	24611	AP Pymt - SoCal Gas	DB		92.27	644,906.49
06/28/2022	06/28/2022	24612	AP Pymt - SoCal Gas	DB		507.20	644,399.29
06/28/2022	06/28/2022	24613	AP Pymt - Sweinhart Elect Co Inc	DB		901.90	643,497.39
06/29/2022	06/29/2022	51365	12/2022-405 Deposited 06/29/2022 Settlement:15019595589	OARB	1,251.35		644,748.74
06/30/2022	06/30/2022	51366	12/2022-406 Deposited 06/30/2022	OARB	831.00		645,579.74
06/30/2022	06/30/2022		Bank Interest Earned: LOM int earned 6.22	DB	128.27		645,708.01
06/30/2022	06/30/2022		Bank Service Charge: LOM bk fees 6.22	DB		396.53	645,311.48
06/30/2022	06/30/2022	AF	LOM RP fees 6.22	GJ		40.28	645,271.20
Totals for 1120.000 - Cash - Operating					29,456.86	49,845.36	645,271.20

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (06/01/2022 to 06/30/2022)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
1130.000 - Accounts Receivable - Tenant Rent (Balance Forward As of 06/01/2022)							457.24
06/01/2022	06/01/2022	FileID-6234218-2	Accounts Receivable - Tenant Rent	OARA	24,322.00		24,779.24
06/01/2022	06/01/2022	FileID-6238574-2	Accounts Receivable - Tenant Rent	OARA		7,544.00	17,235.24
06/02/2022	06/02/2022	FileID-6249413-3	Accounts Receivable - Tenant Rent	OARA		3,023.00	14,212.24
06/03/2022	06/03/2022	FileID-6249413-1	Accounts Receivable - Tenant Rent	OARA		7,353.00	6,859.24
06/03/2022	06/03/2022	FileID-6254386-2	Accounts Receivable - Tenant Rent	OARA		4,501.00	2,358.24
06/06/2022	06/06/2022	FileID-6254386-3	Accounts Receivable - Tenant Rent	OARA		1,901.00	457.24
06/07/2022	06/07/2022	FileID-6258909-1	Accounts Receivable - Tenant Rent	OARA	263.00		720.24
06/08/2022	06/08/2022	FileID-6263448-2	Accounts Receivable - Tenant Rent	OARA		263.00	457.24
Totals for 1130.000 - Accounts Receivable - Tenant Rent					24,585.00	24,585.00	457.24
1191.000 - Cash - Security Deposits (Balance Forward As of 06/01/2022)							30,177.17
06/30/2022	06/30/2022		Bank Interest Earned: LOM int earned sd 6.22	DB	5.71		30,182.88
Totals for 1191.000 - Cash - Security Deposits					5.71	0.00	30,182.88
1200.001 - Prepaid Expense - Property Insurance (Balance Forward As of 06/01/2022)							4,892.72
06/30/2022	06/30/2022	AF	LOM Earthquake Insurance Exp	GJ		1,223.18	3,669.54
Totals for 1200.001 - Prepaid Expense - Property Insurance					0.00	1,223.18	3,669.54
1330.000 - Cash - Operating Reserve (Balance Forward As of 06/01/2022)							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 06/01/2022)							83,660.00
Totals for 1410.001 - Land Improvements					0.00	0.00	83,660.00
1420.001 - Building Improvements (Balance Forward As of 06/01/2022)							122,253.46
Totals for 1420.001 - Building Improvements					0.00	0.00	122,253.46
1440.000 - Building Equipment (Balance Forward As of 06/01/2022)							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 06/01/2022)							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 06/01/2022)							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 06/01/2022)							(31,140.26)
06/01/2022	06/01/2022		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS-004914-161212	FA		464.78	(31,605.04)
Totals for 1495.000 - Accum. Depr. - Land Improvements					0.00	464.78	(31,605.04)
1495.002 - Accum. Depr. - Building Improvements (Balance Forward As of 06/01/2022)							(70,303.11)
06/01/2022	06/01/2022		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA		150.00	(70,453.11)
06/01/2022	06/01/2022		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA		133.33	(70,586.44)
06/01/2022	06/01/2022		Depreciation for asset LOM-Awning Replacement, serial number AS-004963-170410	FA		122.50	(70,708.94)
06/01/2022	06/01/2022		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA		87.47	(70,796.41)
06/01/2022	06/01/2022		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA		25.00	(70,821.41)
06/01/2022	06/01/2022		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427	FA		152.48	(70,973.89)
06/01/2022	06/01/2022		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427	FA		69.17	(71,043.06)
06/01/2022	06/01/2022		Depreciation for asset LOM-Office Door, serial number AS-019679-210427	FA		29.77	(71,072.83)
06/01/2022	06/01/2022		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427	FA		132.81	(71,205.64)
06/01/2022	06/01/2022		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	FA		57.39	(71,263.03)
Totals for 1495.002 - Accum. Depr. - Building Improvements					0.00	959.92	(71,263.03)

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (06/01/2022 to 06/30/2022)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
1495.003 - Accum. Depr. - Building Equipment (Balance Forward As of 06/01/2022)							(11,564.20)
06/01/2022	06/01/2022		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	FA		132.95	(11,697.15)
Totals for 1495.003 - Accum. Depr. - Building Equipment					0.00	132.95	(11,697.15)
1495.004 - Accum. Depr. - Office Furniture & Equipment (Balance Forward As of 06/01/2022)							(10,170.49)
06/01/2022	06/01/2022		Depreciation for asset LOM-Commonity Furniture, serial number AS-004912-161209	FA		98.34	(10,268.83)
Totals for 1495.004 - Accum. Depr. - Office Furniture & Equipment					0.00	98.34	(10,268.83)
1495.005 - Accum. Depr. - Maintenance Equipment (Balance Forward As of 06/01/2022)							(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 06/01/2022)							(6,481.23)
06/01/2022	06/01/2022	Reversed - AF	Reversed -- LOM Accr Elec Exp 5.22	GJ	2,148.30		(4,332.93)
06/01/2022	06/01/2022	Reversed - AF	Reversed -- LOM Accr Gas Exp 5.22	GJ	589.88		(3,743.05)
06/01/2022	06/01/2022	Reversed - AF	Reversed -- LOM Accr Trash Exp 5.22	GJ	1,116.35		(2,626.70)
06/01/2022	06/01/2022	Reversed - AF	Reversed -- LOM Accr Water Exp 5.22	GJ	2,626.70		0.00
06/30/2022	06/30/2022	AF	LOM Accr Elec Exp 6.22	GJ		1,000.00	(1,000.00)
06/30/2022	06/30/2022	AF	LOM Accr Water Exp 6.22	GJ		1,500.00	(2,500.00)
Totals for 2109.000 - Accounts Payable - Accrued Expenses					6,481.23	2,500.00	(2,500.00)
2110.000 - Accounts Payable - Operations (Balance Forward As of 06/01/2022)							0.00
06/01/2022	05/18/2022	37844	AP Invoice - Cleaner Image Inc	APA		1,620.00	(1,620.00)
06/01/2022	05/18/2022	37845	AP Invoice - Cleaner Image Inc	APA		810.00	(2,430.00)
06/01/2022	05/19/2022	62981	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	APA		345.00	(2,775.00)
06/01/2022	05/22/2022	62985	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	APA		502.50	(3,277.50)
06/01/2022	05/02/2022	109454	AP Invoice - HM Carpet Inc - HM Flooring Group	APA		1,615.00	(4,892.50)
06/01/2022	05/24/2022	12310376	AP Invoice - Rent Track Inc	APA		39.00	(4,931.50)
06/01/2022	04/30/2022	14628314	AP Invoice - CalMet Services Inc	APA		1,116.35	(6,047.85)
06/01/2022	05/20/2022	920304652	AP Invoice - HD Supply Ltd	APA		293.88	(6,341.73)
06/01/2022	05/16/2022	9203008269	AP Invoice - HD Supply Ltd	APA		350.28	(6,692.01)
06/01/2022	05/19/2022	9203008270	AP Invoice - HD Supply Ltd	APA		81.41	(6,773.42)
06/01/2022	05/20/2022	9203054653	AP Invoice - HD Supply Ltd	APA		40.30	(6,813.72)
06/01/2022	05/06/2022	01350501803/4-05.22	AP Invoice - SoCal Gas	APA		90.91	(6,904.63)
06/01/2022	05/06/2022	11430501061/04-05.22	AP Invoice - SoCal Gas	APA		498.97	(7,403.60)
06/01/2022	05/06/2022	285398576/04-05.22	AP Invoice - AT&T Uverse - PO Box 5014	APA		119.78	(7,523.38)
06/01/2022	05/11/2022	660813002/03-05.22	AP Invoice - City Lomita Water Dept	APA		2,626.70	(10,150.08)
06/01/2022	05/11/2022	660814002/3-05.22	AP Invoice - City Lomita Water Dept	APA		445.22	(10,595.30)
06/01/2022	05/17/2022	700143266216/4-05.22	AP Invoice - So Cal Edison	APA		47.80	(10,643.10)
06/01/2022	05/17/2022	700434346846/4-05.22	AP Invoice - So Cal Edison	APA		2,148.30	(12,791.40)
06/01/2022	04/27/2022	DVB27848001	AP Invoice - Amtech Elevator Services	APA		2,943.00	(15,734.40)
06/01/2022	05/05/2022	WC607724	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		660.40	(16,394.80)
06/01/2022	05/21/2022	WC616380	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		141.36	(16,536.16)
06/02/2022	06/02/2022	24568	AP Pymt - DoorKing Inc: 1.00 394.35 Call Box DoorKing Fee	DB	394.35		(16,141.81)
06/02/2022	06/02/2022	24569	AP Pymt - So Cal Edison: 1.00 1711.89 Electric Service 01.18.22-02.14.22	DB	1,711.89		(14,429.92)
06/02/2022	06/02/2022	Voided - 24444	AP Pymt - DoorKing Inc: 1.00 394.35 Call Box DoorKing Fee	DB		394.35	(14,824.27)
06/02/2022	06/02/2022	Voided - 24463	AP Pymt - So Cal Edison: 1.00 1711.89 Electric Service 01.18.22-02.14.22	DB		1,711.89	(16,536.16)
06/06/2022	05/28/2022	24440	AP Invoice - Sweinhart Elect Co Inc	APA		293.00	(16,829.16)
06/06/2022	06/06/2022	24570	AP Pymt - Amtech Elevator Services: 1.00 2943.00 Emergency Service Call A Elevator	DB	2,943.00		(13,886.16)
06/06/2022	06/06/2022	24571	AP Pymt - AT&T Uverse - PO Box 5014: 1.00 119.78 Internet Service 04.07.22-05.06.22	DB	119.78		(13,766.38)
06/06/2022	06/06/2022	24572	AP Pymt - CalMet Services Inc: 1.00 1116.35 Trash Service 05.22	DB	1,116.35		(12,650.03)
06/06/2022	06/06/2022	24573	AP Pymt - City Lomita Water Dept: 1.00 2626.70 Water Service 03.07.22-05.07.22	DB	2,626.70		(10,023.33)
06/06/2022	06/06/2022	24574	AP Pymt - City Lomita Water Dept: 1.00 445.22 Fire Lane 03.07.22-05.07.22	DB	445.22		(9,578.11)
06/06/2022	06/06/2022	24575	AP Pymt - Cleaner Image Inc: 1.00 1620.00 Cleaning Service May 1-20, 2022	DB	1,620.00		(7,958.11)
06/06/2022	06/06/2022	24575	AP Pymt - Cleaner Image Inc: 1.00 810.00 Cleaning Service May 21-31, 2022	DB	810.00		(7,148.11)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
06/06/2022	06/06/2022	24576	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 141.36 Exterior Lighting	DB	141.36		(7,006.75)
06/06/2022	06/06/2022	24576	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 660.40 102A Range	DB	660.40		(6,346.35)
06/06/2022	06/06/2022	24577	AP Pymt - HD Supply Ltd: 1.00 350.28 Supplies Stock	DB	350.28		(5,996.07)
06/06/2022	06/06/2022	24578	AP Pymt - HD Supply Ltd: 1.00 293.88 Supplies Stock	DB	293.88		(5,702.19)
06/06/2022	06/06/2022	24578	AP Pymt - HD Supply Ltd: 1.00 40.30 Supplies Stock	DB	40.30		(5,661.89)
06/06/2022	06/06/2022	24578	AP Pymt - HD Supply Ltd: 1.00 81.41 Supplies Stock	DB	81.41		(5,580.48)
06/06/2022	06/06/2022	24579	AP Pymt - HM Carpet Inc - HM Flooring Group: 1.00 1615.00 102 VCT Tile	DB	1,615.00		(3,965.48)
06/06/2022	06/06/2022	24580	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 345.00 314A Kitchen Sink	DB	345.00		(3,620.48)
06/06/2022	06/06/2022	24580	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 502.50 110B Kitchen Sink	DB	502.50		(3,117.98)
06/06/2022	06/06/2022	24581	AP Pymt - Rent Track Inc: 1.00 39.00 Monthly Service Fee	DB	39.00		(3,078.98)
06/06/2022	06/06/2022	24582	AP Pymt - So Cal Edison: 1.00 47.80 Electric Service Manager 4.18.22-05.16.22	DB	47.80		(3,031.18)
06/06/2022	06/06/2022	24583	AP Pymt - So Cal Edison: 1.00 2148.30 Electric Service 04.18.22-05.16.22	DB	2,148.30		(882.88)
06/06/2022	06/06/2022	24584	AP Pymt - SoCal Gas: 1.00 90.91 Gas Service A Bldg 04.05.22-05.04.22	DB	90.91		(791.97)
06/06/2022	06/06/2022	24585	AP Pymt - SoCal Gas: 1.00 498.97 Gas Service B Bldg ing 04.05.22-05.04.22	DB	498.97		(293.00)
06/06/2022	05/28/2022	24609	AP Invoice - Sweinhart Elect Co Inc	APA		293.00	(586.00)
06/06/2022	05/28/2022	24717	AP Invoice - Sweinhart Elect Co Inc	APA		293.00	(879.00)
06/06/2022	05/19/2022	51922	AP Invoice - Bobs Lawn Service - Jesus Arias	APA		850.00	(1,729.00)
06/06/2022	05/19/2022	53122	AP Invoice - Bobs Lawn Service - Jesus Arias	APA		350.00	(2,079.00)
06/06/2022	05/26/2022	62998	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	APA		444.00	(2,523.00)
06/06/2022	05/06/2022	1903420	AP Invoice - Home Depot Credit Services - Phoenix	APA		194.91	(2,717.91)
06/06/2022	05/06/2022	1904281	AP Invoice - Home Depot Credit Services - Phoenix	APA		35.00	(2,752.91)
06/06/2022	05/03/2022	4524946	AP Invoice - Home Depot Credit Services - Phoenix	APA		129.58	(2,882.49)
06/06/2022	05/13/2022	4644000	AP Invoice - Home Depot Credit Services - Phoenix	APA		157.34	(3,039.83)
06/06/2022	04/28/2022	9040142	AP Invoice - Home Depot Credit Services - Phoenix	APA		197.84	(3,237.67)
06/06/2022	05/30/2022	31736479	AP Invoice - Swenson Group - Dallas	APA		405.05	(3,642.72)
06/06/2022	06/02/2022	1000568470	AP Invoice - Cosco Fire Protection Inc - Brea	APA		1,134.00	(4,776.72)
06/06/2022	05/31/2022	8066435061	AP Invoice - Staples - Dallas	APA		941.60	(5,718.32)
06/06/2022	05/25/2022	9203182197	AP Invoice - HD Supply Ltd	APA		234.83	(5,953.15)
06/06/2022	05/31/2022	9203324125	AP Invoice - HD Supply Ltd	APA		39.01	(5,992.16)
06/06/2022	06/01/2022	9203353987	AP Invoice - HD Supply Ltd	APA		715.47	(6,707.63)
06/06/2022	05/18/2022	I2205018025	AP Invoice - RealPage Inc	APA		460.99	(7,168.62)
06/06/2022	06/01/2022	WC617135	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		660.40	(7,829.02)
06/14/2022	06/14/2022	24586	AP Pymt - Bobs Lawn Service - Jesus Arias: 1.00 350.00 Landscaping Service	DB	350.00		(7,479.02)
06/14/2022	06/14/2022	24586	AP Pymt - Bobs Lawn Service - Jesus Arias: 1.00 850.00 Service Empty Lot	DB	850.00		(6,629.02)
06/14/2022	06/14/2022	24587	AP Pymt - Cosco Fire Protection Inc - Brea: 1.00 1134.00 Fire Extinguisher Service	DB	1,134.00		(5,495.02)
06/14/2022	06/14/2022	24588	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 660.40 314A Supplies	DB	660.40		(4,834.62)
06/14/2022	06/14/2022	24589	AP Pymt - HD Supply Ltd: 1.00 234.83 HVAC Supplies	DB	234.83		(4,599.79)
06/14/2022	06/14/2022	24589	AP Pymt - HD Supply Ltd: 1.00 39.01 Supplies Stock	DB	39.01		(4,560.78)
06/14/2022	06/14/2022	24590	AP Pymt - HD Supply Ltd: 1.00 715.47 Supplies Stock	DB	715.47		(3,845.31)
06/14/2022	06/14/2022	24591	AP Pymt - Home Depot Credit Services - Phoenix: 1.00 197.84 Supplies Stock	DB	197.84		(3,647.47)
06/14/2022	06/14/2022	24592	AP Pymt - Home Depot Credit Services - Phoenix: 1.00 129.58 Supplies Stock	DB	129.58		(3,517.89)
06/14/2022	06/14/2022	24592	AP Pymt - Home Depot Credit Services - Phoenix: 1.00 35.00 Supplies Stock	DB	35.00		(3,482.89)
06/14/2022	06/14/2022	24593	AP Pymt - Home Depot Credit Services - Phoenix: 1.00 157.34 Supplies Stock	DB	157.34		(3,325.55)
06/14/2022	06/14/2022	24594	AP Pymt - Home Depot Credit Services - Phoenix: 1.00 194.91 Supplies Stock	DB	194.91		(3,130.64)
06/14/2022	06/14/2022	24595	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 444.00 Building B Main Line Clean Out	DB	444.00		(2,686.64)
06/14/2022	06/14/2022	24596	AP Pymt - RealPage Inc: 1.00 124.80 05.22 Phone emergency calls	DB	124.80		(2,561.84)
06/14/2022	06/14/2022	24596	AP Pymt - RealPage Inc: 1.00 290.93 05.22 Dues and Fees	DB	290.93		(2,270.91)
06/14/2022	06/14/2022	24596	AP Pymt - RealPage Inc: 1.00 45.26 05.22 Other renting exp crd cks	DB	45.26		(2,225.65)
06/14/2022	06/14/2022	24597	AP Pymt - Staples - Dallas: 1.00 941.60 Office/Rec Room/Maint Supplies	DB	941.60		(1,284.05)
06/14/2022	06/14/2022	24598	AP Pymt - Sweinhart Elect Co Inc: 1.00 293.00 ER Power System Service	DB	293.00		(991.05)
06/14/2022	06/14/2022	24598	AP Pymt - Sweinhart Elect Co Inc: 1.00 293.00 ER Power System Service Call	DB	293.00		(405.05)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
06/14/2022	06/14/2022	24599	AP Pymt - Swenson Group - Dallas: 1.00 405.05 Office Leased Copy Supplies	DB	405.05		0.00
06/15/2022	06/09/2022	100	AP Invoice - Pacific Coast Signs & Graphics - Christopher Reid	APA		365.00	(365.00)
06/15/2022	06/14/2022	23866	AP Invoice - Sweinhart Elect Co Inc	APA		282.00	(647.00)
06/15/2022	06/14/2022	24157	AP Invoice - Sweinhart Elect Co Inc	APA		619.90	(1,266.90)
06/15/2022	06/07/2022	92798	AP Invoice - Round The Clock Pest Control Inc	APA		140.00	(1,406.90)
06/15/2022	06/14/2022	8319013	AP Invoice - Lesley Uribe	APA		550.52	(1,957.42)
06/15/2022	05/28/2022	18254706	AP Invoice - AT&T - BOX 5014	APA		262.02	(2,219.44)
06/15/2022	05/31/2022	146404695	AP Invoice - CalMet Services Inc	APA		1,118.00	(3,337.44)
06/15/2022	05/31/2022	531220550	AP Invoice - Rent Track Inc	APA		39.00	(3,376.44)
06/15/2022	06/07/2022	9203536802	AP Invoice - HD Supply Ltd	APA		88.48	(3,464.92)
06/15/2022	06/08/2022	9203563217	AP Invoice - HD Supply Ltd	APA		646.95	(4,111.87)
06/15/2022	06/08/2022	9203563219	AP Invoice - HD Supply Ltd	APA		247.05	(4,358.92)
06/15/2022	06/09/2022	9203616748	AP Invoice - HD Supply Ltd	APA		57.23	(4,416.15)
06/15/2022	06/09/2022	9203616750	AP Invoice - HD Supply Ltd	APA		190.93	(4,607.08)
06/15/2022	06/10/2022	9203678448	AP Invoice - HD Supply Ltd	APA		78.29	(4,685.37)
06/15/2022	06/07/2022	01350501803/04-6.22	AP Invoice - SoCal Gas	APA		92.27	(4,777.64)
06/15/2022	06/07/2022	11430501061/4-06.22	AP Invoice - SoCal Gas	APA		507.20	(5,284.84)
06/24/2022	06/14/2022	89 May 2022	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances for Month of May 2022.	APA		17,389.29	(22,674.13)
06/28/2022	06/28/2022	24600	AP Pymt - AT&T - BOX 5014: 1.00 262.02 Phone Service 04.28.22-05.27.22	DB	262.02		(22,412.11)
06/28/2022	06/28/2022	24601	AP Pymt - CalMet Services Inc: 1.00 1118.00 Trash Service 06.22	DB	1,118.00		(21,294.11)
06/28/2022	06/28/2022	24602	AP Pymt - HD Supply Ltd: 1.00 646.95 Supplies	DB	646.95		(20,647.16)
06/28/2022	06/28/2022	24603	AP Pymt - HD Supply Ltd: 1.00 247.05 314A Supplies	DB	247.05		(20,400.11)
06/28/2022	06/28/2022	24604	AP Pymt - HD Supply Ltd: 1.00 190.93 Supplies	DB	190.93		(20,209.18)
06/28/2022	06/28/2022	24605	AP Pymt - HD Supply Ltd: 1.00 57.23 314A Supplies	DB	57.23		(20,151.95)
06/28/2022	06/28/2022	24605	AP Pymt - HD Supply Ltd: 1.00 78.29 Supplies	DB	78.29		(20,073.66)
06/28/2022	06/28/2022	24605	AP Pymt - HD Supply Ltd: 1.00 88.48 Supplies	DB	88.48		(19,985.18)
06/28/2022	06/28/2022	24606	AP Pymt - Humangood Affordable Housing: Beacon Communities Advances for Month of May 2022.	DB	17,389.29		(2,595.89)
06/28/2022	06/28/2022	24607	AP Pymt - Lesley Uribe: 1.00 550.52 Laundry Ck#8319013 5/10/22	DB	550.52		(2,045.37)
06/28/2022	06/28/2022	24608	AP Pymt - Pacific Coast Signs & Graphics - Christopher Reid: 1.00 365.00 Signage Common Area	DB	365.00		(1,680.37)
06/28/2022	06/28/2022	24609	AP Pymt - Rent Track Inc: 1.00 39.00 Monthly Service Fee	DB	39.00		(1,641.37)
06/28/2022	06/28/2022	24610	AP Pymt - Round The Clock Pest Control Inc: 1.00 140.00 Pest Control Service	DB	140.00		(1,501.37)
06/28/2022	06/28/2022	24611	AP Pymt - SoCal Gas: 1.00 92.27 Gas Service 05.04.22-06.03.22	DB	92.27		(1,409.10)
06/28/2022	06/28/2022	24612	AP Pymt - SoCal Gas: 1.00 507.20 Gas Service B Bldg-ing 05.04.22-06.03.22	DB	507.20		(901.90)
06/28/2022	06/28/2022	24613	AP Pymt - Sweinhart Elect Co Inc: 1.00 282.00 ER Monthly Power System Service	DB	282.00		(619.90)
06/28/2022	06/28/2022	24613	AP Pymt - Sweinhart Elect Co Inc: 1.00 619.90 Load Bank Test	DB	619.90		0.00
Totals for 2110.000 - Accounts Payable - Operations					49,145.55	49,145.55	0.00
2114.000 - Accounts Payable - Beacon Communities (Balance Forward As of 06/01/2022)							(17,389.29)
06/01/2022	06/01/2022	QN	HGAH 6.2022 Prop Liab Ins	GJ		1,127.67	(18,516.96)
06/01/2022	06/01/2022	QN	HGAH 6.2022 Workers Comp	GJ		320.00	(18,836.96)
06/01/2022	06/01/2022	RC	HGAH Additional 5.2022 benefits	GJ		91.29	(18,928.25)
06/11/2022	06/11/2022	RC	HGAH 6.11.22 Payroll	GJ		4,837.93	(23,766.18)
06/24/2022	06/14/2022	89 May 2022	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances for Month of May 2022.	APA	17,389.29		(6,376.89)
06/25/2022	06/25/2022	RC	HGAH 6.25.2022 Payroll	GJ		4,837.92	(11,214.81)
06/26/2022	06/26/2022	QN	HGAH VCOM CUST11909920220626	GJ		33.50	(11,248.31)
06/30/2022	06/30/2022	QN	06.2022 Mgmt & Bkpp Fees	GJ		4,427.50	(15,675.81)
06/30/2022	06/30/2022	QN	HGAH 6.2022 Benefits Allocation	GJ		1,595.13	(17,270.94)
06/30/2022	06/30/2022	QN	HGAH 6.2022 Computer Lease	GJ		374.43	(17,645.37)
06/30/2022	06/30/2022	QN	HGAH Q2 2022 Insurance Trueup	GJ	64.68		(17,580.69)
06/30/2022	06/30/2022	RC	HGAH 6.2022 Pcards Concur	GJ		17.73	(17,598.42)
Totals for 2114.000 - Accounts Payable - Beacon Communities					17,453.97	17,663.10	(17,598.42)
2118.000 - Escheat Checks Payable (Balance Forward As of 06/01/2022)							(150.00)
Totals for 2118.000 - Escheat Checks Payable					0.00	0.00	(150.00)
2120.000 - Accrued Vacation Payable (Balance Forward As of 06/01/2022)							(16,222.68)
06/01/2022	06/01/2022	Reversed - RC	Reversed 5.2022 Vacation Accruals	GJA	16,222.68		0.00
06/30/2022	06/30/2022	QN	HGAH 6.2022 Vacation Accruals	GJA		16,640.85	(16,640.85)
Totals for 2120.000 - Accrued Vacation Payable					16,222.68	16,640.85	(16,640.85)

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2126.000 - Accrued Payroll (Balance Forward As of 06/01/2022)							(967.15)
06/01/2022	06/01/2022	Reversed - RC	Reversed -- HGAH 5.2022 Payroll Accruals	GJA	967.15		0.00
06/30/2022	06/30/2022	RC	HGAH 6.2022 Payroll Accruals	GJA		1,611.94	(1,611.94)
Totals for 2126.000 - Accrued Payroll					967.15	1,611.94	(1,611.94)
2191.000 - Security Deposits Payable (Balance Forward As of 06/01/2022)							(24,600.00)
Totals for 2191.000 - Security Deposits Payable					0.00	0.00	(24,600.00)
2191.001 - Security Deposit Interest Payable (Balance Forward As of 06/01/2022)							(1,213.07)
06/30/2022	06/30/2022		Bank Interest Earned: Interest earned	DB		5.71	(1,218.78)
Totals for 2191.001 - Security Deposit Interest Payable					0.00	5.71	(1,218.78)
2210.000 - Prepaid Revenue (Balance Forward As of 06/01/2022)							(1,697.00)
06/01/2022	06/01/2022	51356	12/2022-400 Deposited 06/01/2022 Settlement:14762649653	OARB		555.00	(2,252.00)
06/01/2022	06/01/2022	FileID-6234218-2	Prepaid Revenue	OARA	1,901.00		(351.00)
06/01/2022	06/01/2022	FileID-6238574-2	Prepaid Revenue	OARA	7,544.00		7,193.00
06/02/2022	06/02/2022	51357	12/2022-401 Deposited 06/02/2022 Settlement:14789448701	OARB		7,544.00	(351.00)
06/02/2022	06/02/2022	413-FileID-62493	Prepaid Revenue	OARA	3,023.00		2,672.00
06/03/2022	06/03/2022	51358	12/2022-402 Deposited 06/03/2022 Settlement:14805822629	OARB		3,036.00	(364.00)
06/03/2022	06/03/2022	51359	12/2022-1 Deposited 06/03/2022	OARB		7,340.00	(7,704.00)
06/03/2022	06/03/2022	FileID-6249413-1	Prepaid Revenue	OARA	7,353.00		(351.00)
06/03/2022	06/03/2022	FileID-6254386-2	Prepaid Revenue	OARA	4,501.00		4,150.00
06/06/2022	06/06/2022	51360	12/2022-2 Deposited 06/06/2022	OARB		1,626.00	2,524.00
06/06/2022	06/06/2022	51361	12/2022-3 Deposited 06/06/2022	OARB		252.00	2,272.00
06/06/2022	06/06/2022	51362	12/2022-403 Deposited 06/06/2022 Settlement:14833833257	OARB		4,524.00	(2,252.00)
06/06/2022	06/06/2022	FileID-6254386-3	Prepaid Revenue	OARA	1,901.00		(351.00)
06/07/2022	06/07/2022	51357	Account Closed (R02)	OARB	263.00		(88.00)
06/07/2022	06/07/2022	FileID-6258909-1	Prepaid Revenue	OARA		263.00	(351.00)
06/08/2022	06/08/2022	51364	12/2022-404 Deposited 06/08/2022 Settlement:14864365081	OARB		263.00	(614.00)
06/08/2022	06/08/2022	FileID-6263448-2	Prepaid Revenue	OARA	263.00		(351.00)
06/29/2022	06/29/2022	51365	12/2022-405 Deposited 06/29/2022 Settlement:15019595589	OARB		1,251.35	(1,602.35)
06/29/2022	06/29/2022	FileID-6382572-1	Prepaid Revenue	OARA	1,251.35		(351.00)
06/30/2022	06/30/2022	51366	12/2022-406 Deposited 06/30/2022	OARB		831.00	(1,182.00)
Totals for 2210.000 - Prepaid Revenue					28,000.35	27,485.35	(1,182.00)
3131.000 - Unrestricted Net Assets (Balance Forward As of 06/01/2022)							(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 06/01/2022)							(631,855.44)
Totals for 3140.000 - Retained Earnings - Profit or Loss					0.00	0.00	(631,855.44)
5120.000 - Rent Revenue - Gross Potential (Balance Forward As of 06/01/2022)							(279,866.00)
06/01/2022	06/01/2022	FileID-6234218-2	Rent Revenue - Gross Potential	OARA		26,223.00	(306,089.00)
Totals for 5120.000 - Rent Revenue - Gross Potential					0.00	26,223.00	(306,089.00)
5121.000 - Tenant Assistance Payments (Balance Forward As of 06/01/2022)							(202,576.00)
Totals for 5121.000 - Tenant Assistance Payments					0.00	0.00	(202,576.00)
5220.000 - Vacancies (Balance Forward As of 06/01/2022)							2,076.00
Totals for 5220.000 - Vacancies					0.00	0.00	2,076.00
5410.000 - Interest Revenue - Project Operations (Balance Forward As of 06/01/2022)							(892.19)
06/30/2022	06/30/2022		Bank Interest Earned: Interest earned	DB		128.27	(1,020.46)
Totals for 5410.000 - Interest Revenue - Project Operations					0.00	128.27	(1,020.46)
5910.000 - Laundry Revenue (Balance Forward As of 06/01/2022)							(3,767.07)
06/29/2022	06/29/2022	FileID-6382572-1	Laundry Revenue	OARA		1,251.35	(5,018.42)
Totals for 5910.000 - Laundry Revenue					0.00	1,251.35	(5,018.42)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
5970.002 - Grant (Balance Forward As of 06/01/2022)							(173,802.12)
Totals for 5970.002 - Grant					0.00	0.00	(173,802.12)
6203.000 - Training/Meeting/Conferences (Balance Forward As of 06/01/2022)							369.66
Totals for 6203.000 - Training/Meeting/Conferences					0.00	0.00	369.66
6204.000 - Management Consultants (Balance Forward As of 06/01/2022)							60,000.00
Totals for 6204.000 - Management Consultants					0.00	0.00	60,000.00
6205.000 - IT Support Services (Balance Forward As of 06/01/2022)							4,635.49
06/30/2022	06/30/2022	QN	HGAH 6.2022 Computer Lease	GJ	374.43		5,009.92
Totals for 6205.000 - IT Support Services					374.43	0.00	5,009.92
6210.000 - Advertising and Marketing (Balance Forward As of 06/01/2022)							234.00
Totals for 6210.000 - Advertising and Marketing					0.00	0.00	234.00
6250.000 - Other Renting Expenses (Balance Forward As of 06/01/2022)							872.86
06/06/2022	05/18/2022	I2205018025	AP Invoice - RealPage Inc: 1.00 45.26 05.22 Other rent- APA ing exp crd cks		45.26		918.12
Totals for 6250.000 - Other Renting Expenses					45.26	0.00	918.12
6311.000 - Office Supplies (Balance Forward As of 06/01/2022)							3,486.58
06/06/2022	05/31/2022	8066435061	AP Invoice - Staples - Dallas: 1.00 941.60 Office/Rec Room/Maint Supplies	APA	941.60		4,428.18
Totals for 6311.000 - Office Supplies					941.60	0.00	4,428.18
6311.001 - Office Equipment Lease Expense (Balance Forward As of 06/01/2022)							4,540.44
06/06/2022	05/30/2022	31736479	AP Invoice - Swenson Group - Dallas: 1.00 405.05 Office Leased Copy Supplies	APA	405.05		4,945.49
Totals for 6311.001 - Office Equipment Lease Expense					405.05	0.00	4,945.49
6311.002 - Telephone/Fax/Cell Phone/Elevator (Balance Forward As of 06/01/2022)							6,252.68
06/01/2022	05/06/2022	285398576/04-0A	AP Invoice - AT&T Uverse - PO Box 5014: 1.00 119.78 Internet Service 04.07.22-05.06.22	APA	119.78		6,372.46
06/06/2022	05/18/2022	I2205018025	AP Invoice - RealPage Inc: 1.00 124.80 05.22 Phone emergency calls	APA	124.80		6,497.26
06/15/2022	05/28/2022	18254706	AP Invoice - AT&T - BOX 5014: 1.00 262.02 Phone Ser- vice 04.28.22-05.27.22	APA	262.02		6,759.28
06/26/2022	06/26/2022	QN	HGAH VCOM CUST11909920220626 - Lesley Uribe	GJ	33.50		6,792.78
Totals for 6311.002 - Telephone/Fax/Cell Phone/Elevator					540.10	0.00	6,792.78
6311.003 - Postage/FedEx/UPS (Balance Forward As of 06/01/2022)							358.47
06/30/2022	06/30/2022	RC	HGAH 6.2022 Pcards Concur - Uribe-USP- SPO0544520039	GJ	5.71		364.18
06/30/2022	06/30/2022	RC	HGAH 6.2022 Pcards Concur - Uribe-USP- SPO0544520039	GJ	5.91		370.09
06/30/2022	06/30/2022	RC	HGAH 6.2022 Pcards Concur - Uribe-USP- SPO0544520039	GJ	6.11		376.20
Totals for 6311.003 - Postage/FedEx/UPS					17.73	0.00	376.20
6311.004 - Dues & Fees (Balance Forward As of 06/01/2022)							6,462.46
06/01/2022	05/24/2022	12310376	AP Invoice - Rent Track Inc: 1.00 39.00 Monthly Service Fee	APA	39.00		6,501.46
06/06/2022	05/18/2022	I2205018025	AP Invoice - RealPage Inc: 1.00 290.93 05.22 Dues and Fees	APA	290.93		6,792.39
06/15/2022	05/31/2022	531220550	AP Invoice - Rent Track Inc: 1.00 39.00 Monthly Service Fee	APA	39.00		6,831.39
06/30/2022	06/30/2022	AF	LOM RP fees 6.22	GJ	40.28		6,871.67
Totals for 6311.004 - Dues & Fees					409.21	0.00	6,871.67
6311.006 - Bank Fees (Balance Forward As of 06/01/2022)							2,212.40
06/30/2022	06/30/2022		Bank Service Charge: Service charge	DB	396.53		2,608.93
Totals for 6311.006 - Bank Fees					396.53	0.00	2,608.93
6311.007 - Employee Activities (Balance Forward As of 06/01/2022)							16.64
Totals for 6311.007 - Employee Activities					0.00	0.00	16.64
6311.009 - Miscellaneous Supplies (Balance Forward As of 06/01/2022)							289.89
Totals for 6311.009 - Miscellaneous Supplies					0.00	0.00	289.89
6311.011 - Resident Activities (Balance Forward As of 06/01/2022)							7,917.67
06/15/2022	06/14/2022	8319013	AP Invoice - Lesley Uribe: 1.00 550.52 Laundry Ck#8319013 5/10/22	APA	550.52		8,468.19

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
Totals for 6311.011 - Resident Activities					550.52	0.00	8,468.19
6320.000 - Management Fee (Balance Forward As of 06/01/2022)							42,350.00
06/30/2022	06/30/2022	QN	06.2022 Management Fee	GJ	3,850.00		46,200.00
Totals for 6320.000 - Management Fee					3,850.00	0.00	46,200.00
6330.000 - Manager Salaries (Balance Forward As of 06/01/2022)							51,874.16
06/01/2022	06/01/2022	Reversed - RC	Reversed -- HGAH 5.2022 Payroll Accruals	GJA		529.71	51,344.45
06/11/2022	06/11/2022	RC	HGAH 6.11.22 Payroll	GJ	2,224.80		53,569.25
06/25/2022	06/25/2022	RC	HGAH 6.25.2022 Payroll	GJ	2,472.00		56,041.25
06/30/2022	06/30/2022	RC	HGAH 6.2022 Payroll Accruals	GJA	882.86		56,924.11
Totals for 6330.000 - Manager Salaries					5,579.66	529.71	56,924.11
6330.001 - Manager Salaries - Non-prod (Vacation) (Balance Forward As of 06/01/2022)							6,633.04
06/01/2022	06/01/2022	Reversed - RC	Reversed 5.2022 Vacation Accruals	GJA		6,014.68	618.36
06/11/2022	06/11/2022	RC	HGAH 6.11.22 Payroll	GJ	247.20		865.56
06/30/2022	06/30/2022	QN	HGAH 6.2022 Vacation Accruals	GJA	6,432.85		7,298.41
Totals for 6330.001 - Manager Salaries - Non-prod (Vacation)					6,680.05	6,014.68	7,298.41
6330.002 - Manager Salaries - Incentive, Bonus, Award (Balance Forward As of 06/01/2022)							3,000.00
Totals for 6330.002 - Manager Salaries - Incentive, Bonus, Award					0.00	0.00	3,000.00
6351.000 - Bookkeeping Fees (Balance Forward As of 06/01/2022)							6,352.50
06/30/2022	06/30/2022	QN	06.2022 Bookkeeping Fee	GJ	577.50		6,930.00
Totals for 6351.000 - Bookkeeping Fees					577.50	0.00	6,930.00
6370.000 - Bad Debts Expense (Balance Forward As of 06/01/2022)							2.00
Totals for 6370.000 - Bad Debts Expense					0.00	0.00	2.00
6390.001 - Business Travel & Entertainment (Balance Forward As of 06/01/2022)							55.40
Totals for 6390.001 - Business Travel & Entertainment					0.00	0.00	55.40
6450.000 - Electricity (Balance Forward As of 06/01/2022)							24,158.38
06/01/2022	05/17/2022	700143266216/	AP Invoice - So Cal Edison: 1.00 47.80 Electric Service	APA	47.80		24,206.18
		4-05.22	Manager 4.18.22-05.16.22				
06/01/2022	05/17/2022	700434346846/	AP Invoice - So Cal Edison: 1.00 2148.30 Electric Ser-	APA	2,148.30		26,354.48
		4-05.22	vice 04.18.22-05.16.22				
06/01/2022	06/01/2022	Reversed - AF	Reversed -- LOM Accr Elec Exp 5.22	GJ		2,148.30	24,206.18
06/30/2022	06/30/2022	AF	LOM Accr Elec Exp 6.22	GJ	1,000.00		25,206.18
Totals for 6450.000 - Electricity					3,196.10	2,148.30	25,206.18
6451.000 - Water (Balance Forward As of 06/01/2022)							17,969.74
06/01/2022	05/11/2022	660813002/03-0AP	Invoice - City Lomita Water Dept: 1.00 2626.70 Wa-	APA	2,626.70		20,596.44
		5.22	ter Service 03.07.22-05.07.22				
06/01/2022	05/11/2022	660814002/3-05AP	Invoice - City Lomita Water Dept: 1.00 445.22 Fire	APA	445.22		21,041.66
		.22	Lane 03.07.22-05.07.22				
06/01/2022	06/01/2022	Reversed - AF	Reversed -- LOM Accr Water Exp 5.22	GJ		2,626.70	18,414.96
06/30/2022	06/30/2022	AF	LOM Accr Water Exp 6.22	GJ	1,500.00		19,914.96
Totals for 6451.000 - Water					4,571.92	2,626.70	19,914.96
6452.000 - Gas (Balance Forward As of 06/01/2022)							6,175.51
06/01/2022	05/06/2022	1803/4-	AP Invoice - SoCal Gas: 1.00 90.91 Gas Service A Bldg-	APA	90.91		6,266.42
		013505005.22	ing 04.05.22-05.04.22				
06/01/2022	05/06/2022	11430501061/0	AP Invoice - SoCal Gas: 1.00 498.97 Gas Service B	APA	498.97		6,765.39
		4-05.22	Bldging 04.05.22-05.04.22				
06/01/2022	06/01/2022	Reversed - AF	Reversed -- LOM Accr Gas Exp 5.22	GJ		589.88	6,175.51
06/15/2022	06/07/2022	01350501803/0	AP Invoice - SoCal Gas: 1.00 92.27 Gas Service	APA	92.27		6,267.78
		4-6.22	05.04.22-06.03.22				
06/15/2022	06/07/2022	11430501061/4-	AP Invoice - SoCal Gas: 1.00 507.20 Gas Service B	APA	507.20		6,774.98
		06.22	Bldging 05.04.22-06.03.22				
Totals for 6452.000 - Gas					1,189.35	589.88	6,774.98
6510.000 - Maintenance Salaries (Balance Forward As of 06/01/2022)							43,244.08
06/01/2022	06/01/2022	Reversed - RC	Reversed -- HGAH 5.2022 Payroll Accruals	GJA		393.70	42,850.38
06/11/2022	06/11/2022	RC	HGAH 6.11.22 Payroll	GJ	1,837.28		44,687.66
06/25/2022	06/25/2022	RC	HGAH 6.25.2022 Payroll	GJ	2,041.42		46,729.08
06/30/2022	06/30/2022	RC	HGAH 6.2022 Payroll Accruals	GJA	729.08		47,458.16
Totals for 6510.000 - Maintenance Salaries					4,607.78	393.70	47,458.16
6510.001 - Maintenance Salaries - Non-prod (Vacation) (Balance Forward As of 06/01/2022)							6,327.92
06/01/2022	06/01/2022	Reversed - RC	Reversed -- HGAH 5.2022 Payroll Accruals	GJA		43.74	6,284.18
06/01/2022	06/01/2022	Reversed - RC	Reversed 5.2022 Vacation Accruals	GJA		10,208.00	(3,923.82)
06/11/2022	06/11/2022	RC	HGAH 6.11.22 Payroll	GJ	204.14		(3,719.68)
06/30/2022	06/30/2022	QN	HGAH 6.2022 Vacation Accruals	GJA	10,208.00		6,488.32

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
Totals for 6510.001 - Maintenance Salaries - Non-prod (Vacation)					10,412.14	10,251.74	6,488.32
6510.002 - Maintenance Salaries - Incentive, Bonus, Award (Balance Forward As of 06/01/2022)							500.00
Totals for 6510.002 - Maintenance Salaries - Incentive, Bonus, Award					0.00	0.00	500.00
6510.003 - Maintenance Salaries - Overtime, Double-Time (Balance Forward As of 06/01/2022)							14.04
Totals for 6510.003 - Maintenance Salaries - Overtime, Double-Time					0.00	0.00	14.04
6515.000 - Janitorial/Cleaning Supplies (Balance Forward As of 06/01/2022)							16,083.29
06/01/2022	05/19/2022	9203008270	AP Invoice - HD Supply Ltd: 1.00 81.41 Supplies Stock	APA	81.41		16,164.70
06/01/2022	05/20/2022	9203054653	AP Invoice - HD Supply Ltd: 1.00 40.30 Supplies Stock	APA	40.30		16,205.00
06/06/2022	05/06/2022	1903420	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 194.91 Supplies Stock	APA	194.91		16,399.91
06/06/2022	05/06/2022	1904281	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 35.00 Supplies Stock	APA	35.00		16,434.91
06/06/2022	05/03/2022	4524946	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 129.58 Supplies Stock	APA	129.58		16,564.49
06/06/2022	05/13/2022	4644000	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 157.34 Supplies Stock	APA	157.34		16,721.83
06/06/2022	04/28/2022	9040142	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 197.84 Supplies Stock	APA	197.84		16,919.67
06/06/2022	05/31/2022	9203324125	AP Invoice - HD Supply Ltd: 1.00 39.01 Supplies Stock	APA	39.01		16,958.68
06/06/2022	06/01/2022	9203353987	AP Invoice - HD Supply Ltd: 1.00 715.47 Supplies Stock	APA	715.47		17,674.15
06/15/2022	06/07/2022	9203536802	AP Invoice - HD Supply Ltd: 1.00 88.48 Supplies	APA	88.48		17,762.63
06/15/2022	06/08/2022	9203563219	AP Invoice - HD Supply Ltd: 1.00 247.05 314A Supplies	APA	247.05		18,009.68
06/15/2022	06/09/2022	9203616750	AP Invoice - HD Supply Ltd: 1.00 190.93 Supplies	APA	190.93		18,200.61
Totals for 6515.000 - Janitorial/Cleaning Supplies					2,117.32	0.00	18,200.61
6515.003 - Maintenance Uniforms (Balance Forward As of 06/01/2022)							230.37
Totals for 6515.003 - Maintenance Uniforms					0.00	0.00	230.37
6515.004 - Plumbing Supplies (Balance Forward As of 06/01/2022)							7,894.00
06/01/2022	05/16/2022	9203008269	AP Invoice - HD Supply Ltd: 1.00 350.28 Supplies Stock	APA	350.28		8,244.28
06/15/2022	06/08/2022	9203563217	AP Invoice - HD Supply Ltd: 1.00 646.95 Supplies	APA	646.95		8,891.23
Totals for 6515.004 - Plumbing Supplies					997.23	0.00	8,891.23
6515.005 - Electrical Supplies (Balance Forward As of 06/01/2022)							14,555.28
06/01/2022	05/20/2022	920304652	AP Invoice - HD Supply Ltd: 1.00 293.88 Supplies Stock	APA	293.88		14,849.16
06/01/2022	05/05/2022	WC607724	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 660.40 102A Range	APA	660.40		15,509.56
06/01/2022	05/21/2022	WC616380	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 141.36 Exterior Lighting	APA	141.36		15,650.92
06/06/2022	06/01/2022	WC617135	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 660.40 314A Supplies	APA	660.40		16,311.32
06/15/2022	06/09/2022	9203616748	AP Invoice - HD Supply Ltd: 1.00 57.23 314A Supplies	APA	57.23		16,368.55
06/15/2022	06/10/2022	9203678448	AP Invoice - HD Supply Ltd: 1.00 78.29 Supplies	APA	78.29		16,446.84
Totals for 6515.005 - Electrical Supplies					1,891.56	0.00	16,446.84
6520.000 - Maintenance Contracts (Balance Forward As of 06/01/2022)							79,222.66
06/01/2022	05/18/2022	37844	AP Invoice - Cleaner Image Inc: 1.00 1620.00 Cleaning Service May 1-20, 2022	APA	1,620.00		80,842.66
06/01/2022	05/18/2022	37845	AP Invoice - Cleaner Image Inc: 1.00 810.00 Cleaning Service May 21-31, 2022	APA	810.00		81,652.66
06/01/2022	05/19/2022	62981	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 345.00 314A Kitchen Sink	APA	345.00		81,997.66
06/01/2022	05/22/2022	62985	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 502.50 110B Kitchen Sink	APA	502.50		82,500.16
06/01/2022	05/02/2022	109454	AP Invoice - HM Carpet Inc - HM Flooring Group: 1.00 1615.00 102 VCT Tile	APA	1,615.00		84,115.16
06/06/2022	05/28/2022	24440	AP Invoice - Sweinhart Elect Co Inc: 1.00 293.00 ER Power System Service Call	APA	293.00		84,408.16
06/06/2022	05/28/2022	24609	AP Invoice - Sweinhart Elect Co Inc: 1.00 293.00 ER Power System Service	APA	293.00		84,701.16
06/06/2022	05/28/2022	24717	AP Invoice - Sweinhart Elect Co Inc: 1.00 293.00 ER Power System Service	APA	293.00		84,994.16
06/06/2022	05/26/2022	62998	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 444.00 Building B Main Line Clean Out	APA	444.00		85,438.16
06/06/2022	06/02/2022	1000568470	AP Invoice - Cosco Fire Protection Inc - Brea: 1.00 1134.00 Fire Extinguisher Service	APA	1,134.00		86,572.16
06/15/2022	06/09/2022	100	AP Invoice - Pacific Coast Signs & Graphics - Christopher Reid: 1.00 365.00 Signage Common Area	APA	365.00		86,937.16
06/15/2022	06/14/2022	23866	AP Invoice - Sweinhart Elect Co Inc: 1.00 282.00 ER Monthly Power System Service	APA	282.00		87,219.16
06/15/2022	06/14/2022	24157	AP Invoice - Sweinhart Elect Co Inc: 1.00 619.90 Load Bank Test	APA	619.90		87,839.06
Totals for 6520.000 - Maintenance Contracts					8,616.40	0.00	87,839.06

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
6520.001 - Janitorial/Cleaning Contract (Balance Forward As of 06/01/2022)							2,250.00
Totals for 6520.001 - Janitorial/Cleaning Contract					0.00	0.00	2,250.00
6520.002 - Elevator Contract (Balance Forward As of 06/01/2022)							6,836.52
06/01/2022	04/27/2022	DVB27848001	AP Invoice - Amtech Elevator Services: 1.00 2943.00 Emergency Service Call A Elevator	APA	2,943.00		9,779.52
Totals for 6520.002 - Elevator Contract					2,943.00	0.00	9,779.52
6520.003 - Exterminating Contract (Balance Forward As of 06/01/2022)							3,455.00
06/15/2022	06/07/2022	92798	AP Invoice - Round The Clock Pest Control Inc: 1.00 140.00 Pest Control Service	APA	140.00		3,595.00
Totals for 6520.003 - Exterminating Contract					140.00	0.00	3,595.00
6520.004 - Grounds Contract (Balance Forward As of 06/01/2022)							4,985.00
06/06/2022	05/19/2022	51922	AP Invoice - Bobs Lawn Service - Jesus Arias: 1.00 850.00 Service Empty Lot	APA	850.00		5,835.00
06/06/2022	05/19/2022	53122	AP Invoice - Bobs Lawn Service - Jesus Arias: 1.00 350.00 Landscaping Service	APA	350.00		6,185.00
Totals for 6520.004 - Grounds Contract					1,200.00	0.00	6,185.00
6525.000 - Garbage & Trash Removal (Balance Forward As of 06/01/2022)							12,294.70
06/01/2022	04/30/2022	14628314	AP Invoice - CalMet Services Inc: 1.00 1116.35 Trash Service 05.22	APA	1,116.35		13,411.05
06/01/2022	06/01/2022	Reversed - AF	Reversed -- LOM Accr Trash Exp 5.22	GJ		1,116.35	12,294.70
06/15/2022	05/31/2022	146404695	AP Invoice - CalMet Services Inc: 1.00 1118.00 Trash Service 06.22	APA	1,118.00		13,412.70
Totals for 6525.000 - Garbage & Trash Removal					2,234.35	1,116.35	13,412.70
6546.000 - HVAC Repairs & Maintenance (Balance Forward As of 06/01/2022)							7,215.00
06/06/2022	05/25/2022	9203182197	AP Invoice - HD Supply Ltd: 1.00 234.83 HVAC Supplies	APA	234.83		7,449.83
Totals for 6546.000 - HVAC Repairs & Maintenance					234.83	0.00	7,449.83
6600.000 - Depr. Expense - Land Improvements (Balance Forward As of 06/01/2022)							5,112.58
06/01/2022	06/01/2022		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS-004914-161212	FA	464.78		5,577.36
Totals for 6600.000 - Depr. Expense - Land Improvements					464.78	0.00	5,577.36
6600.002 - Depr. Expense - Building Improvements (Balance Forward As of 06/01/2022)							10,639.86
06/01/2022	06/01/2022		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA	150.00		10,789.86
06/01/2022	06/01/2022		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA	133.33		10,923.19
06/01/2022	06/01/2022		Depreciation for asset LOM-Awning Replacement, serial number AS-004963-170410	FA	122.50		11,045.69
06/01/2022	06/01/2022		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA	87.47		11,133.16
06/01/2022	06/01/2022		Depreciation for asset LOM-Furnace - 101B, serial num- ber AS-019680-210427	FA	25.00		11,158.16
06/01/2022	06/01/2022		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427	FA	152.48		11,310.64
06/01/2022	06/01/2022		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427	FA	69.17		11,379.81
06/01/2022	06/01/2022		Depreciation for asset LOM-Office Door, serial number AS-019679-210427	FA	29.77		11,409.58
06/01/2022	06/01/2022		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427	FA	132.81		11,542.39
06/01/2022	06/01/2022		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	FA	57.39		11,599.78
Totals for 6600.002 - Depr. Expense - Building Improvements					959.92	0.00	11,599.78
6600.003 - Depr. Expense - Building Equipment (Balance Forward As of 06/01/2022)							1,462.45
06/01/2022	06/01/2022		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	FA	132.95		1,595.40
Totals for 6600.003 - Depr. Expense - Building Equipment					132.95	0.00	1,595.40
6600.004 - Depr. Expense - Office Furniture & Equipment (Balance Forward As of 06/01/2022)							1,081.74
06/01/2022	06/01/2022		Depreciation for asset LOM-Commonity Furniture, serial number AS-004912-161209	FA	98.34		1,180.08
Totals for 6600.004 - Depr. Expense - Office Furniture & Equipment					98.34	0.00	1,180.08
6711.000 - Payroll Taxes (FICA) (Balance Forward As of 06/01/2022)							8,105.51
06/11/2022	06/11/2022	RC	HGAH 6.11.22 Payroll	GJ	324.51		8,430.02
06/25/2022	06/25/2022	RC	HGAH 6.25.2022 Payroll	GJ	324.50		8,754.52
Totals for 6711.000 - Payroll Taxes (FICA)					649.01	0.00	8,754.52

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (06/01/2022 to 06/30/2022)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
6720.000 - Property & Liability Insurance (Hazard) (Balance Forward As of 06/01/2022)							27,756.57
06/01/2022	06/01/2022	QN	HGAH 6.2022 Prop Liab Ins	GJ	1,127.67		28,884.24
06/30/2022	06/30/2022	AF	LOM Earthquake Insurance EXPENSE	GJ	1,223.18		30,107.42
06/30/2022	06/30/2022	QN	HGAH Q2 2022 Insurance Trueup	GJ		64.68	30,042.74
Totals for 6720.000 - Property & Liability Insurance (Hazard)					2,350.85	64.68	30,042.74
6722.000 - Workman's Compensation (Balance Forward As of 06/01/2022)							3,520.27
06/01/2022	06/01/2022	QN	HGAH 6.2022 Workers Comp	GJ	320.00		3,840.27
Totals for 6722.000 - Workman's Compensation					320.00	0.00	3,840.27
6723.000 - Health Insurance (Balance Forward As of 06/01/2022)							12,679.95
06/01/2022	06/01/2022	RC	HGAH Additional 5.2022 benefits	GJ	91.29		12,771.24
06/30/2022	06/30/2022	QN	HGAH 6.2022 Benefits Allocation	GJ	1,335.20		14,106.44
Totals for 6723.000 - Health Insurance					1,426.49	0.00	14,106.44
6723.001 - Retirement (Balance Forward As of 06/01/2022)							2,009.25
06/30/2022	06/30/2022	QN	HGAH 6.2022 Benefits Allocation	GJ	192.98		2,202.23
Totals for 6723.001 - Retirement					192.98	0.00	2,202.23
6723.002 - Unemployment Insurance (Balance Forward As of 06/01/2022)							785.98
06/30/2022	06/30/2022	QN	HGAH 6.2022 Benefits Allocation	GJ	66.95		852.93
Totals for 6723.002 - Unemployment Insurance					66.95	0.00	852.93
6936.004 - Service Coordinator Expenses - Membership Dues (Balance Forward As of 06/01/2022)							127.55
Totals for 6936.004 - Service Coordinator Expenses - Membership Dues					0.00	0.00	127.55
Grand Total					243,700.39	243,700.39	0.00

Lomita Manor Senior Housing

Vendor Aging Report

Based on: GL posting Date As of: 06/30/2022

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
Grand Totals									0.00	0.00	0.00	0.00	0.00	0.00

Lomita Manor Senior Housing Check Register

Date	Vendor	Document No	Amount Cleared
Bank: LOM Operating - Wells Fargo Bank		Account No: 4124301342	
06/02/2022	DOKI90301--DoorKing Inc	24568	394.35 06/30/2022
06/02/2022	SCED91772-0001--So Cal Edison	24569	1,711.89 06/30/2022
06/06/2022	AESE91185--Amtech Elevator Services	24570	2,943.00 06/30/2022
06/06/2022	ATUV60197--AT&T Uverse - PO Box 5014	24571	119.78 06/30/2022
06/06/2022	CASE90723--CalMet Services Inc	24572	1,116.35 06/30/2022
06/06/2022	CLWD90717--City Lomita Water Dept	24573	2,626.70 06/30/2022
06/06/2022	CLWD90717--City Lomita Water Dept	24574	445.22 06/30/2022
06/06/2022	CLIM90277--Cleaner Image Inc	24575	2,430.00 06/30/2022
06/06/2022	FFSU30384--Ferguson Facilities Supply - Atlanta	24576	801.76 06/30/2022
06/06/2022	HDSU92150--HD Supply Ltd	24577	350.28 06/30/2022
06/06/2022	HDSU92150--HD Supply Ltd	24578	415.59 06/30/2022
06/06/2022	HMCA90248--HM Carpet Inc - HM Flooring Group	24579	1,615.00 06/30/2022
06/06/2022	JMPL90505--J. McKeeve Plumbing, Inc. Sewer & Drain Clean- ing	24580	847.50 06/30/2022
06/06/2022	RENT55416--Rent Track Inc	24581	39.00 06/30/2022
06/06/2022	SCED91771-0001--So Cal Edison	24582	47.80 06/30/2022
06/06/2022	SCED91772-0001--So Cal Edison	24583	2,148.30 06/30/2022
06/06/2022	GASC91756--SoCal Gas	24584	90.91 06/30/2022
06/06/2022	GASC91756--SoCal Gas	24585	498.97 06/30/2022
06/14/2022	BLSE90501--Bobs Lawn Service - Jesus Arias	24586	1,200.00 06/30/2022
06/14/2022	CFPR92821--Cosco Fire Protection Inc - Brea	24587	1,134.00 06/30/2022
06/14/2022	FFSU30384--Ferguson Facilities Supply - Atlanta	24588	660.40 06/30/2022
06/14/2022	HDSU92150--HD Supply Ltd	24589	273.84 06/30/2022
06/14/2022	HDSU92150--HD Supply Ltd	24590	715.47 06/30/2022
06/14/2022	HDCS85062--Home Depot Credit Services - Phoenix	24591	197.84 In Transit
06/14/2022	HDCS85062--Home Depot Credit Services - Phoenix	24592	164.58 In Transit
06/14/2022	HDCS85062--Home Depot Credit Services - Phoenix	24593	157.34 In Transit
06/14/2022	HDCS85062--Home Depot Credit Services - Phoenix	24594	194.91 In Transit
06/14/2022	JMPL90505--J. McKeeve Plumbing, Inc. Sewer & Drain Clean- ing	24595	444.00 06/30/2022
06/14/2022	REPA75267--RealPage Inc	24596	460.99 06/30/2022
06/14/2022	STCC75266--Staples - Dallas	24597	941.60 06/30/2022
06/14/2022	SWEL90621--Sweinhart Elect Co Inc	24598	879.00 06/30/2022
06/14/2022	SWGR75266--Swenson Group - Dallas	24599	405.05 06/30/2022
06/28/2022	ATTO60197-5014--AT&T - BOX 5014	24600	262.02 In Transit
06/28/2022	CASE90723--CalMet Services Inc	24601	1,118.00 In Transit
06/28/2022	HDSU92150--HD Supply Ltd	24602	646.95 In Transit
06/28/2022	HDSU92150--HD Supply Ltd	24603	247.05 In Transit
06/28/2022	HDSU92150--HD Supply Ltd	24604	190.93 In Transit
06/28/2022	HDSU92150--HD Supply Ltd	24605	224.00 In Transit
06/28/2022	HGAH94588--Humangood Affordable Housing	24606	17,389.29 In Transit
06/28/2022	URLE90717--Lesley Uribe	24607	550.52 In Transit
06/28/2022	PCSG92677--Pacific Coast Signs & Graphics - Christopher Reid	24608	365.00 In Transit
06/28/2022	RENT55416--Rent Track Inc	24609	39.00 In Transit
06/28/2022	RCPC91351--Round The Clock Pest Control Inc	24610	140.00 In Transit
06/28/2022	GASC91756--SoCal Gas	24611	92.27 In Transit
06/28/2022	GASC91756--SoCal Gas	24612	507.20 In Transit
06/28/2022	SWEL90621--Sweinhart Elect Co Inc	24613	901.90 In Transit
06/02/2022	DOKI90301--DoorKing Inc	Voided - 24444	(394.35) 06/30/2022
06/02/2022	SCED91772-0001--So Cal Edison	Voided - 24463	(1,711.89) 06/30/2022
Total for LOM Operating			<u>47,039.31</u>
		Total:	<u>47,039.31</u>
		Grand Total:	<u>47,039.31</u>

Commercial Checking Acct W Interest

Account number: [REDACTED] ■ June 1, 2022 - June 30, 2022 ■ Page 1 of 3



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

Questions?

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

Online: wellsfargo.com

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

IMPORTANT ACCOUNT INFORMATION

We're making important changes to the terms and conditions of some of our accounts. If these changes affect you, they will be included in the Important Account Information section associated with your specific account.

Account summary

Commercial Checking Acct W Interest

Account number	Beginning balance	Total credits	Total debits	Ending balance
[REDACTED]	\$671,623.35	\$26,781.27	-\$28,213.11	\$670,191.51

Interest summary

Annual percentage yield earned this period	0.23%
Interest earned during this period	\$128.27
Year to date interest and bonuses paid	\$570.34

Credits

Deposits

Effective date	Posted date	Amount	Transaction detail
	06/03	7,340.00	Deposit
	06/06	252.00	Deposit
	06/06	1,626.00	Deposit
		\$9,218.00	Total deposits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	06/01	1,513.00	Lomita Manor Settlement 060122 000014740051745 Humangood Affordable H
	06/02	555.00	Lomita Manor Settlement 060222 000014762649653 Humangood Affordable H
	06/03	7,544.00	Lomita Manor Settlement 060322 000014789448701 Humangood Affordable H



Electronic deposits/bank credits (continued)

<i>Effective date</i>	<i>Posted date</i>	<i>Amount</i>	<i>Transaction detail</i>
	06/06	3,036.00	Lomita Manor Settlement 060622 000014805822629 Humangood Affordable H
	06/07	4,524.00	Lomita Manor Settlement 060722 000014833833257 Humangood Affordable H
	06/09	263.00	Lomita Manor Settlement 060922 000014864365081 Humangood Affordable H
	06/30	128.27	Interest Payment
		\$17,563.27	Total electronic deposits/bank credits
		\$26,781.27	Total credits

Debits

Electronic debits/bank debits

<i>Effective date</i>	<i>Posted date</i>	<i>Amount</i>	<i>Transaction detail</i>
	06/08	263.00	< Business to Business ACH Debit - Lomita Manor Return 060822 000014852170585 Humangood Affordable H
	06/13	396.53	Client Analysis Srv Chrg 220610 Svc Chge 0522 000004124301342
	06/21	40.28	Rpi Transbilling Sigonfile 062122 Xw0Vw8 Lomita Manor
		\$699.81	Total electronic debits/bank debits

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

Checks paid

<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>
24531	1,271.75	06/03	24576	801.76	06/13	24586	1,200.00	06/21
24567*	484.80	06/01	24577	350.28	06/14	24587	1,134.00	06/22
24568	394.35	06/06	24578	415.59	06/14	24588	660.40	06/22
24569	1,711.89	06/09	24579	1,615.00	06/10	24589	273.84	06/27
24570	2,943.00	06/09	24580	847.50	06/10	24590	715.47	06/27
24571	119.78	06/13	24581	39.00	06/23	24595*	444.00	06/23
24572	1,116.35	06/13	24582	47.80	06/13	24596	460.99	06/21
24573	2,626.70	06/10	24583	2,148.30	06/13	24597	941.60	06/21
24574	445.22	06/10	24584	90.91	06/13	24598	879.00	06/24
24575	2,430.00	06/14	24585	498.97	06/13	24599	405.05	06/22
		\$27,513.30	Total checks paid					

* Gap in check sequence.

\$28,213.11 Total debits

Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
05/31	671,623.35	06/06	691,338.45	06/10	685,673.14
06/01	672,651.55	06/07	695,862.45	06/13	680,452.74
06/02	673,206.55	06/08	695,599.45	06/14	677,256.87
06/03	686,818.80	06/09	691,207.56	06/21	674,614.00



Daily ledger balance summary (continued)

<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>	<u>Date</u>	<u>Balance</u>
06/22	672,414.55	06/24	671,052.55	06/30	670,191.51
06/23	671,931.55	06/27	670,063.24		
Average daily ledger balance		\$679,036.38			

Effective June 1, 2022, we are making changes to the non-sufficient funds (NSF) and overdraft fees that affect your Commercial Banking account. Please review the below details:

Elimination of Returned Item (Non-sufficient Funds/NSF) Fee

We will no longer charge a NSF fee on certain items we return unpaid due to non-sufficient funds. The fee is displayed on your deposit or Client Analysis statement as NSF RETURN ITEM FEE or service code 24253 - OVERDRAFT CHARGE-RETURNED ITEM. Overdraft fees will continue to apply to items we pay into overdraft (up to a maximum of four fees per day for Commercial Banking accounts). These changes do not affect fees that third parties or other banks may charge.

For current versions of the Commercial Account Agreement, and applicable addenda, please visit wellsfargo.com/treasury. If you have additional questions, contact your relationship team.

Elimination of the overdraft protection transfer and advance fee

If you have linked your account to a savings account or credit card for overdraft protection, we will no longer charge the overdraft protection transfer or advance fee. Advances from a linked credit card will continue to accrue interest from the date of each advance. Overdraft fees continue to apply to any items we pay into overdraft where transfers and advances from your linked accounts cannot cover the cost.

Lomita Manor Senior Housing Reconciliation Report

As Of 06/30/2022
Account: Cash - Operating

Statement Ending Balance	670,191.51
Deposits in Transit	2,082.35
Outstanding Checks and Charges	(27,002.66)
Adjusted Bank Balance	645,271.20
Book Balance	645,271.20
Adjustments - Excluded Transactions	0.00
Adjustments - Journal Entries*	0.00
Adjusted Book Balance	645,271.20

Total Checks and Charges Cleared	28,213.11	Total Deposits Cleared	26,781.27
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Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
General Ledger Entry	11/2022-408 Deposited 05/31/2022	05/31/2022	51355	1,513.00	
General Ledger Entry	12/2022-400 Deposited 06/01/2022 Settlement:14762649653	06/01/2022	51356	555.00	
General Ledger Entry	12/2022-401 Deposited 06/02/2022 Settlement:14789448701	06/02/2022	51357	7,544.00	
General Ledger Entry	12/2022-402 Deposited 06/03/2022 Settlement:14805822629	06/03/2022	51358	3,036.00	
General Ledger Entry	12/2022-1 Deposited 06/03/2022	06/03/2022	51359	7,340.00	
General Ledger Entry	12/2022-2 Deposited 06/06/2022	06/06/2022	51360	1,626.00	
General Ledger Entry	12/2022-3 Deposited 06/06/2022	06/06/2022	51361	252.00	
General Ledger Entry	12/2022-403 Deposited 06/06/2022 Settlement:14833833257	06/06/2022	51362	4,524.00	
General Ledger Entry	12/2022-404 Deposited 06/08/2022 Settlement:14864365081	06/08/2022	51364	263.00	
General Ledger Entry	12/2022-405 Deposited 06/29/2022 Settlement:15019595589	06/29/2022	51365		1,251.35
General Ledger Entry	12/2022-406 Deposited 06/30/2022 LOM int earned 6.22	06/30/2022	51366		831.00
Total Deposits				26,781.27	2,082.35

Checks and Charges

Name	Memo	Date	Check No	Cleared	Outstanding
AT&T Uverse - PO Box 5014		12/17/2019	23562		13.39
Ferguson Facilities Supply - Atlanta		12/17/2019	23565		289.03
Office Depot - Phoenix Box 29248		12/17/2019	23569		362.74
ANDRE, DORCEL	Unit -LOM001-110A	03/18/2021	24007		76.06
FLETCHER, DONNA T	Unit -LOM001-303A	06/10/2021	24117		126.81
CABRERA, CONCEPCION	Unit -LOM002-102B	11/09/2021	24297		111.21
Bobs Lawn Service - Jesus Arias		03/15/2022	24442		350.00
DoorKing Inc		03/15/2022	24444	394.35	
Ferguson Facilities Supply - Atlanta		03/15/2022	24445		303.63
Ferguson Facilities Sup-		03/15/2022	24446		209.30

Lomita Manor Senior Housing Reconciliation Report

As Of 06/30/2022

Account: Cash - Operating

ply - Atlanta				
Ferguson Facilities Supply - Atlanta	03/15/2022	24447		213.87
Ferguson Facilities Supply - Atlanta	03/15/2022	24448		313.82
Rent Track Inc	03/15/2022	24461		39.00
Round The Clock Pest Control Inc	03/15/2022	24462		140.00
So Cal Edison	03/15/2022	24463	1,711.89	
So Cal Edison	03/15/2022	24464		33.09
Staples - Dallas	03/15/2022	24465		476.27
Swenson Group - Dallas	03/15/2022	24466		405.05
AT&T - BOX 5014	04/06/2022	24483		150.59
Community Controls	05/18/2022	24531	1,271.75	
The Chute Doctor	05/26/2022	24567	484.80	
DoorKing Inc	06/02/2022	24568	394.35	
So Cal Edison	06/02/2022	24569	1,711.89	
DoorKing Inc	06/02/2022	Voided - 24444	(394.35)	
	Vendor did not received the check payment. Still outstanding in the bank, put a stop payment on the check.			
So Cal Edison	06/02/2022	Voided - 24463	(1,711.89)	
	Vendor did not received the check payment. Check still outstanding in the bank. Put a stop in payment on the check.			
Amtech Elevator Services	06/06/2022	24570	2,943.00	
AT&T Uverse - PO Box 5014	06/06/2022	24571	119.78	
CalMet Services Inc	06/06/2022	24572	1,116.35	
City Lomita Water Dept	06/06/2022	24573	2,626.70	
City Lomita Water Dept	06/06/2022	24574	445.22	
Cleaner Image Inc	06/06/2022	24575	2,430.00	
Ferguson Facilities Supply - Atlanta	06/06/2022	24576	801.76	
HD Supply Ltd	06/06/2022	24577	350.28	
HD Supply Ltd	06/06/2022	24578	415.59	
HM Carpet Inc - HM Flooring Group	06/06/2022	24579	1,615.00	
J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	06/06/2022	24580	847.50	
Rent Track Inc	06/06/2022	24581	39.00	
So Cal Edison	06/06/2022	24582	47.80	
So Cal Edison	06/06/2022	24583	2,148.30	
SoCal Gas	06/06/2022	24584	90.91	
SoCal Gas	06/06/2022	24585	498.97	
General Ledger Entry	06/07/2022	51357	263.00	
Bobs Lawn Service - Jesus Arias	06/14/2022	24586	1,200.00	
Cosco Fire Protection Inc - Brea	06/14/2022	24587	1,134.00	
Ferguson Facilities Supply - Atlanta	06/14/2022	24588	660.40	
HD Supply Ltd	06/14/2022	24589	273.84	
HD Supply Ltd	06/14/2022	24590	715.47	
Home Depot Credit Services - Phoenix	06/14/2022	24591		197.84
Home Depot Credit Services - Phoenix	06/14/2022	24592		164.58
Home Depot Credit Services - Phoenix	06/14/2022	24593		157.34
Home Depot Credit Services - Phoenix	06/14/2022	24594		194.91
J. McKeeve Plumbing, Inc. Sewer & Drain	06/14/2022	24595	444.00	

Lomita Manor Senior Housing Reconciliation Report

As Of 06/30/2022

Account: Cash - Operating

Cleaning				
RealPage Inc	06/14/2022	24596	460.99	
Staples - Dallas	06/14/2022	24597	941.60	
Sweinhart Elect Co Inc	06/14/2022	24598	879.00	
Swenson Group - Dallas	06/14/2022	24599	405.05	
AT&T - BOX 5014	06/28/2022	24600		262.02
CalMet Services Inc	06/28/2022	24601		1,118.00
HD Supply Ltd	06/28/2022	24602		646.95
HD Supply Ltd	06/28/2022	24603		247.05
HD Supply Ltd	06/28/2022	24604		190.93
HD Supply Ltd	06/28/2022	24605		224.00
Humangood Affordable Housing	06/28/2022	24606		17,389.29
Lesley Uribe	06/28/2022	24607		550.52
Pacific Coast Signs & Graphics - Christopher Reid	06/28/2022	24608		365.00
Rent Track Inc	06/28/2022	24609		39.00
Round The Clock Pest Control Inc	06/28/2022	24610		140.00
SoCal Gas	06/28/2022	24611		92.27
SoCal Gas	06/28/2022	24612		507.20
Sweinhart Elect Co Inc	06/28/2022	24613		901.90
General Ledger Entry	LOM RP fees 6.22	06/30/2022	40.28	
	LOM bk fees 6.22	06/30/2022	396.53	
Total Checks and Charges			28,213.11	27,002.66

HUMANGOOD
 LOMITA MANOR SENIOR HOUSING
 MONTHLY REPORT FOR ESTABLISHING NET INCOME
 July 31, 2022

PROJECT NUMBER: 41 PROJECT NAME: LOMITA MANOR

Operating Cash - Beginning of Month		645,271
Amounts Received:		
Rent - Current	25,268	
HUD Operating Subsidy	15,209	
Interest earned on Operating Account	231	
Total Receipts		40,708
Disbursements:		
A/P Checks Disbursement (Incl Contract Billing)	(10,592)	
Misc Other/Bank fees	(333)	
Total Disbursements		(10,926)
Operating Cash - End of Month		675,054
TOTAL CASH, END OF MONTH		675,054

ACCOUNT TYPE	BANK NAME	BEGINNING BALANCE	DEPOSITS / INTEREST	CHECKS/DEBITS WITHDRAWAL	ENDING BALANCE
Operating	Wells Fargo	645,271	40,708	(10,926)	675,054
		645,271	40,708	(10,926)	675,054
Security Deposit	Wells Fargo	30,183	10		30,193
		30,183	10	-	30,193
TOTAL CASH		675,454	40,719	(10,926)	705,247

Prepared by: Audrey Fong
 Title: Accountant
 Date: 8/8/22

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended July 31, 2022

	CURRENT MONTH				YEAR TO DATE				Annual
	July 31, 2022				July 31, 2022				
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
Revenue									
Rental Revenue									
5120.000 - Rent Revenue - Gross Potential	26,375	23,544	2,831	12.02	26,375	23,544	2,831	12.02	282,528
5121.000 - Tenant Assistance Payments	15,209	14,667	542	3.69	15,209	14,667	542	3.69	176,000
Total Rental Revenue	41,584	38,211	3,373	8.82	41,584	38,211	3,373	8.82	458,528
Financial Revenue									
5410.000 - Interest Revenue - Project Operations	231	0	232	100.00	231	0	232	100.00	0
Total Financial Revenue	231	0	232	100.00	231	0	232	100.00	0
Other Revenue									
Miscellaneous Revenue									
5910.000 - Laundry Revenue	0	330	(330)	(100.00)	0	330	(330)	(100.00)	3,960
Total Miscellaneous Revenue	0	330	(330)	(100.00)	0	330	(330)	(100.00)	3,960
Total Other Revenue	0	330	(330)	(100.00)	0	330	(330)	(100.00)	3,960
Total Revenue	41,815	38,541	3,275	8.49	41,815	38,541	3,275	8.49	462,488
Operating Expenses									
Administrative Expenses									
6204.000 - Management Consultants	0	0	0	0.00	0	0	0	0.00	30,000
6205.000 - IT Support Services	366	479	113	23.59	366	479	113	23.59	5,748
6205.001 - IT Equipment	0	83	83	100.00	0	83	83	100.00	996
6210.000 - Advertising and Marketing	0	100	100	100.00	0	100	100	100.00	100
6250.000 - Other Renting Expenses	45	25	(21)	(81.04)	45	25	(21)	(81.04)	300
6311.000 - Office Supplies	347	250	(97)	(38.80)	347	250	(97)	(38.80)	3,000
6311.001 - Office Equipment Lease Expense	494	558	64	11.40	494	558	64	11.40	6,696
6311.002 - Telephone/Fax/Cell Phone/Elevator	1,016	572	(444)	(77.63)	1,016	572	(444)	(77.63)	6,864
6311.003 - Postage/FedEx/UPS	30	100	70	70.05	30	100	70	70.05	100
6311.004 - Dues & Fees	421	376	(45)	(11.95)	421	376	(45)	(11.95)	4,512
6311.005 - Tax Return Fees	0	130	130	100.00	0	130	130	100.00	130
6311.006 - Bank Fees	283	107	(175)	(163.99)	283	107	(175)	(163.99)	1,284
6311.008 - Payroll Fees	0	10	10	100.00	0	10	10	100.00	120
6311.011 - Resident Activities	408	0	(409)	(100.00)	408	0	(409)	(100.00)	0
6320.000 - Management Fee	3,850	0	(3,850)	(100.00)	3,850	0	(3,850)	(100.00)	0
6330.000 - Manager Salaries	3,038	5,606	2,569	45.82	3,038	5,606	2,569	45.82	67,272
6330.001 - Manager Salaries - Non-prod (Vacation)	2,503	454	(2,050)	(452.37)	2,503	454	(2,050)	(452.37)	5,438
6350.000 - Audit/Tax Return Expense	0	125	125	100.00	0	125	125	100.00	1,500
6351.000 - Bookkeeping Fees	577	580	2	0.43	577	580	2	0.43	6,960
Total Administrative Expenses	13,378	9,555	(3,825)	(40.02)	13,378	9,555	(3,825)	(40.02)	141,020
Utilities									
6450.000 - Electricity	1,558	1,500	(58)	(3.86)	1,558	1,500	(58)	(3.86)	18,000
6451.000 - Water	1,824	1,600	(224)	(14.00)	1,824	1,600	(224)	(14.00)	19,200
6452.000 - Gas	615	517	(97)	(18.86)	615	517	(97)	(18.86)	6,204
Total Utilities Expense	3,997	3,617	(379)	(10.49)	3,997	3,617	(379)	(10.49)	43,404

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended July 31, 2022

	CURRENT MONTH				YEAR TO DATE				Annual
	July 31, 2022				July 31, 2022				
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
Maintenance Expenses									
6510.000 - Maintenance Salaries	4,316	4,550	234	5.13	4,316	4,550	234	5.13	54,600
6510.001 - Maintenance Salaries - Non-prod (Vacation)	204	437	233	53.33	204	437	233	53.33	5,250
6515.000 - Janitorial/Cleaning Supplies	1,855	360	(1,495)	(415.32)	1,855	360	(1,495)	(415.32)	4,320
6515.003 - Maintenance Uniforms	0	0	0	0.00	0	0	0	0.00	600
6515.004 - Plumbing Supplies	871	380	(491)	(129.11)	871	380	(491)	(129.11)	4,560
6515.005 - Electrical Supplies	604	350	(254)	(72.52)	604	350	(254)	(72.52)	4,200
6525.000 - Garbage & Trash Removal	1,000	1,010	10	0.99	1,000	1,010	10	0.99	12,120
6546.000 - HVAC Repairs & Maintenance	1,300	660	(640)	(97.04)	1,300	660	(640)	(97.04)	3,960
Total Maintenance Expenses	10,150	7,747	(2,403)	(31.01)	10,150	7,747	(2,403)	(31.01)	89,610
Maintenance Contracts									
6520.000 - Maintenance Contracts	13,425	3,750	(9,675)	(257.98)	13,425	3,750	(9,675)	(257.98)	45,000
6520.001 - Janitorial/Cleaning Contract	0	500	500	100.00	0	500	500	100.00	6,000
6520.002 - Elevator Contract	0	760	760	100.00	0	760	760	100.00	3,040
6520.003 - Exterminating Contract	140	192	52	27.08	140	192	52	27.08	2,304
6520.004 - Grounds Contract	350	360	10	2.77	350	360	10	2.77	4,320
Total Maintenance Contract Expense	13,915	5,562	(8,353)	(150.16)	13,915	5,562	(8,353)	(150.16)	60,664
Service Coordinator Expenses									
6935.000 - Service Coordinator Salary	0	1,911	1,911	100.00	0	1,911	1,911	100.00	22,932
6936.002 - Service Coordinator Expenses - Software License (Pangea)	0	0	0	0.00	0	0	0	0.00	595
Total Service Coordinator Expenses	0	1,911	1,911	100.00	0	1,911	1,911	100.00	23,527
Taxes and Insurance									
6711.000 - Payroll Taxes (FICA)	669	944	274	29.01	669	944	274	29.01	11,323
6720.000 - Property & Liability Insurance (Hazard)	2,351	1,161	(1,189)	(102.39)	2,351	1,161	(1,189)	(102.39)	13,938
6720.002 - Excess Liability Insurance	0	1,260	1,260	100.00	0	1,260	1,260	100.00	15,118
6722.000 - Workman's Compensation	320	385	65	16.84	320	385	65	16.84	4,618
6723.000 - Health Insurance	1,949	1,778	(170)	(9.56)	1,949	1,778	(170)	(9.56)	21,344
6723.001 - Retirement	453	314	(140)	(44.46)	453	314	(140)	(44.46)	3,761
6723.002 - Unemployment Insurance	62	62	0	(0.74)	62	62	0	(0.74)	740
Total Taxes and Insurance	5,804	5,904	100	1.68	5,804	5,904	100	1.68	70,842
Total Operating Expenses	47,244	34,296	(12,949)	(37.75)	47,244	34,296	(12,949)	(37.75)	429,067
Total Net Operating Income/(Loss)	(5,429)	4,246	(9,674)	(227.87)	(5,429)	4,246	(9,674)	(227.87)	33,421
Total Project Expense	47,244	34,295	12,949	37.75	47,244	34,295	12,949	37.75	429,067
Total Project Income Group (Before Reserves & CapEx)	(5,429)	4,246	(9,674)	(227.87)	(5,429)	4,246	(9,674)	(227.87)	33,421
Total Cost of Operations	47,244	34,295	12,949	37.75	47,244	34,295	12,949	37.75	429,067
Net Income (Loss) (on Operations)	(5,429)	4,246	(9,674)	(227.87)	(5,429)	4,246	(9,674)	(227.87)	33,421

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended July 31, 2022

	CURRENT MONTH				YEAR TO DATE				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
Other Non-Cash Expenses & Revenue									
Depreciation Expense	1,656	1,656	0	0.00	1,656	1,656	0	0.00	19,872
Other Non-Cash Expenses & Revenue	<u>1,656</u>	<u>1,656</u>	<u>0</u>	<u>0.00</u>	<u>1,656</u>	<u>1,656</u>	<u>0</u>	<u>0.00</u>	<u>19,872</u>
GAAP Net Income (Loss)	<u>(7,085)</u>	<u>2,590</u>	<u>(9,675)</u>	<u>(373.60)</u>	<u>(7,085)</u>	<u>2,590</u>	<u>(9,675)</u>	<u>(373.60)</u>	<u>13,549</u>
Cash Flow									
Total Project Net Income	(5,429)	4,246	(9,674)	(227.87)	(5,429)	4,246	(9,674)	(227.87)	33,421
Add (Subtract)	<u>(35,212)</u>	<u>0</u>	<u>35,211</u>	<u>100.00</u>	<u>(35,212)</u>	<u>0</u>	<u>35,211</u>	<u>100.00</u>	<u>0</u>
Increase (Decrease) in Operating Cash	<u>29,783</u>	<u>4,246</u>	<u>25,537</u>	<u>601.50</u>	<u>29,783</u>	<u>4,246</u>	<u>25,537</u>	<u>601.50</u>	<u>33,421</u>
Increase (decrease) in Ops Cash per Bal Sheet	<u>29,783</u>	<u>0</u>	<u>29,783</u>	<u>100.00</u>	<u>29,783</u>	<u>0</u>	<u>29,783</u>	<u>100.00</u>	<u>0</u>

**Lomita Manor
Balance Sheet
July 31, 2022**

	July 31, 2022	June 30, 2022	Period Difference
Assets			
Current Assets			
Cash			
1120.000 - Cash - Operating	675,053.77	645,271.20	29,782.57
Total Cash	675,053.77	645,271.20	29,782.57
Other Restricted Cash			
1191.000 - Cash - Security Deposits	30,193.13	30,182.88	10.25
Other Restricted Cash	30,193.13	30,182.88	10.25
Accounts Receivable Tenants & Other			
1130.000 - Accounts Receivable - Tenant Rent	463.24	457.24	6.00
Total Accounts Receivable Tenants & Other	463.24	457.24	6.00
Prepaid Expenses and Deposits			
1200.001 - Prepaid Expense - Property Insurance	2,446.36	3,669.54	(1,223.18)
Total Prepaid Expenses and Deposits	2,446.36	3,669.54	(1,223.18)
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	855,613.76	827,038.12	28,575.64
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	32,069.82	31,605.04	464.78
1495.002 - Accum. Depr. - Building Improvements	72,222.95	71,263.03	959.92
1495.003 - Accum. Depr. - Building Equipment	11,830.10	11,697.15	132.95
1495.004 - Accum. Depr. - Office Furniture & Equipment	10,367.17	10,268.83	98.34
1495.005 - Accum. Depr. - Maintenance Equipment	1,957.64	1,957.64	0.00
Total Accumulated Depreciation	128,447.68	126,791.69	1,655.99
Net Fixed Assets	120,294.89	121,950.88	(1,655.99)
Total Assets	975,908.65	948,989.00	26,919.65
Liabilities & Equity			
Liabilities			
Current Liabilities			
2109.000 - Accounts Payable - Accrued Expenses	1,000.00	2,500.00	(1,500.00)
2110.000 - Accounts Payable - Operations	34,653.92	0.00	34,653.92
2114.000 - Accounts Payable - Beacon Communities	18,506.02	17,598.42	907.60
2118.000 - Escheat Checks Payable	150.00	150.00	0.00
2120.000 - Accrued Vacation Payable	16,707.35	16,640.85	66.50

**Lomita Manor
Balance Sheet
July 31, 2022**

	July 31, 2022	June 30, 2022	Period Difference
2126.000 - Accrued Payroll	2,579.11	1,611.94	967.17
Total Current Liabilities	73,596.40	38,501.21	35,095.19
Other Current Liabilities			
2210.000 - Prepaid Revenue	81.00	1,182.00	(1,101.00)
Total Other Current Liabilities	81.00	1,182.00	(1,101.00)
Other Liabilities			
2191.000 - Security Deposits Payable	24,600.00	24,600.00	0.00
2191.001 - Security Deposit Interest Payable	1,229.03	1,218.78	10.25
Total Other Liabilities	25,829.03	25,818.78	10.25
Total Liabilities	99,506.43	65,501.99	34,004.44
Equity			
3131.000 - Unrestricted Net Assets	147,457.26	147,457.26	0.00
3140.000 - Retained Earnings - Profit or Loss	736,029.75	631,855.44	104,174.31
Current Net Income	(7,084.79)	104,174.31	(111,259.10)
Total Equity	876,402.22	883,487.01	(7,084.79)
Total Liabilities & Equity	975,908.65	948,989.00	26,919.65

**Lomita Manor
CONTRACT BILLING
July 31, 2022**

DESCRIPTION	Amount
Employees' Wages/Salaries for the month	9,696.63
Work Comp, Unemployment Ins, Pension & Health Benefits	2,783.65
Computer Lease	365.99
Property Liability Insurance	1,127.67
Concur Purchases	69.95
Other-AP transactions-	34.63
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	18,506.02
Recap:	
Balance as of 6/30/2022	17,598.42
July Charges	18,506.02
July Repayment to Beacon	(17,598.42)
Ending Balance @ 07/31/22	18,506.02

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (07/01/2022 to 07/31/2022)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
1120.000 - Cash - Operating (Balance Forward As of 07/01/2022)							645,271.20
07/05/2022	07/05/2022	51367	01/2023-400 Deposited 07/05/2022 Settlement:15096699797	OARB	2,009.00		647,280.20
07/05/2022	07/05/2022	51368	01/2023-401 Deposited 07/05/2022 Settlement:15089813625	OARB	18,912.00		666,192.20
07/06/2022	07/06/2022	51369	01/2023-402 Deposited 07/06/2022 Settlement:15112583333	OARB	369.00		666,561.20
07/06/2022	07/06/2022	51370	01/2023-403 Deposited 07/06/2022 Settlement:15108988161	OARB	3,635.00		670,196.20
07/08/2022	07/08/2022	AF	LOM 07.22 Subsidy Payment	GJ	15,209.00		685,405.20
07/11/2022	07/11/2022	51371	01/2023-404 Deposited 07/11/2022 Settlement:15155526033	OARB	320.00		685,725.20
07/20/2022	07/20/2022	24614	AP Pymt - AT&T - Box 9011	DB		261.82	685,463.38
07/20/2022	07/20/2022	24615	AP Pymt - AT&T Uverse - PO Box 5014	DB		119.78	685,343.60
07/20/2022	07/20/2022	24616	AP Pymt - Best Tec	DB		1,300.50	684,043.10
07/20/2022	07/20/2022	24617	AP Pymt - Cleaner Image Inc	DB		2,160.00	681,883.10
07/20/2022	07/20/2022	24618	AP Pymt - Ferguson Facilities Supply - Atlanta	DB		377.83	681,505.27
07/20/2022	07/20/2022	24619	AP Pymt - HD Supply Ltd	DB		244.29	681,260.98
07/20/2022	07/20/2022	24620	AP Pymt - Home Depot Credit Services - Phoenix	DB		510.27	680,750.71
07/20/2022	07/20/2022	24621	AP Pymt - Home Depot Credit Services - Phoenix	DB		54.97	680,695.74
07/20/2022	07/20/2022	24622	AP Pymt - Home Depot Credit Services - Phoenix	DB		74.74	680,621.00
07/20/2022	07/20/2022	24623	AP Pymt - Home Depot Credit Services - Phoenix	DB		47.83	680,573.17
07/20/2022	07/20/2022	24624	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	DB		542.32	680,030.85
07/20/2022	07/20/2022	24625	AP Pymt - Lesley Uribe	DB		408.74	679,622.11
07/20/2022	07/20/2022	24626	AP Pymt - RealPage Inc	DB		460.99	679,161.12
07/20/2022	07/20/2022	24627	AP Pymt - So Cal Edison	DB		2,538.79	676,622.33
07/20/2022	07/20/2022	24628	AP Pymt - So Cal Edison	DB		19.15	676,603.18
07/20/2022	07/20/2022	24629	AP Pymt - Staples - Dallas	DB		347.01	676,256.17
07/20/2022	07/20/2022	24630	AP Pymt - Sweinhart Elect Co Inc	DB		628.89	675,627.28
07/20/2022	07/20/2022	24631	AP Pymt - Swenson Group - Dallas	DB		494.37	675,132.91
07/21/2022	07/21/2022	51372	01/2023-405 Deposited 07/21/2022 Settlement:15234013349	OARB	10.00		675,142.91
07/21/2022	07/21/2022	51373	01/2023-406 Deposited 07/21/2022 Settlement:15236687197	OARB	13.00		675,155.91
07/31/2022	07/31/2022		Bank Interest Earned: LOM int earned 7.22	DB	231.34		675,387.25
07/31/2022	07/31/2022		Bank Service Charge: LOM bk fees 7.22	DB		282.47	675,104.78
07/31/2022	07/31/2022	AF	LOM RP fees 7.22	GJ		51.01	675,053.77
Totals for 1120.000 - Cash - Operating					40,708.34	10,925.77	675,053.77
1130.000 - Accounts Receivable - Tenant Rent (Balance Forward As of 07/01/2022)							457.24
07/01/2022	07/01/2022	FileID-6403255-2	Accounts Receivable - Tenant Rent	OARA	25,193.00		25,650.24
07/01/2022	07/01/2022	FileID-6407623-1	Accounts Receivable - Tenant Rent	OARA		19,292.00	6,358.24
07/05/2022	07/05/2022	FileID-6407623-2	Accounts Receivable - Tenant Rent	OARA		1,548.00	4,810.24
07/05/2022	07/05/2022	FileID-6412832-2	Accounts Receivable - Tenant Rent	OARA		1,463.00	3,347.24
07/06/2022	07/06/2022	FileID-6412832-3	Accounts Receivable - Tenant Rent	OARA		2,541.00	806.24
07/07/2022	07/07/2022	FileID-6431598-2	Accounts Receivable - Tenant Rent	OARA		320.00	486.24
07/21/2022	07/21/2022	FileID-6472520-1	Accounts Receivable - Tenant Rent	OARA		23.00	463.24
Totals for 1130.000 - Accounts Receivable - Tenant Rent					25,193.00	25,187.00	463.24
1191.000 - Cash - Security Deposits (Balance Forward As of 07/01/2022)							30,182.88
07/31/2022	07/31/2022		Bank Interest Earned: LOM int earned sd 7.22	DB	10.25		30,193.13
Totals for 1191.000 - Cash - Security Deposits					10.25	0.00	30,193.13
1200.001 - Prepaid Expense - Property Insurance (Balance Forward As of 07/01/2022)							3,669.54
07/31/2022	07/31/2022	AF	LOM Earthquake Insurance Exp	GJ		1,223.18	2,446.36
Totals for 1200.001 - Prepaid Expense - Property Insurance					0.00	1,223.18	2,446.36
1330.000 - Cash - Operating Reserve (Balance Forward As of 07/01/2022)							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 07/01/2022)							83,660.00
Totals for 1410.001 - Land Improvements					0.00	0.00	83,660.00
1420.001 - Building Improvements (Balance Forward As of 07/01/2022)							122,253.46
Totals for 1420.001 - Building Improvements					0.00	0.00	122,253.46
1440.000 - Building Equipment (Balance Forward As of 07/01/2022)							25,391.00

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (07/01/2022 to 07/31/2022)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
Totals for 1440.000 - Building Equipment					0.00	0.00	25,391.00
1465.000 - Office Furniture & Equipment (Balance Forward As of 07/01/2022)							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 07/01/2022)							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 07/01/2022)							(31,605.04)
07/01/2022	07/01/2022		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS-004914-161212	FA		464.78	(32,069.82)
Totals for 1495.000 - Accum. Depr. - Land Improvements					0.00	464.78	(32,069.82)
1495.002 - Accum. Depr. - Building Improvements (Balance Forward As of 07/01/2022)							(71,263.03)
07/01/2022	07/01/2022		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA		150.00	(71,413.03)
07/01/2022	07/01/2022		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA		133.33	(71,546.36)
07/01/2022	07/01/2022		Depreciation for asset LOM-Awning Replacement, serial number AS-004963-170410	FA		122.50	(71,668.86)
07/01/2022	07/01/2022		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA		87.47	(71,756.33)
07/01/2022	07/01/2022		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA		25.00	(71,781.33)
07/01/2022	07/01/2022		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427	FA		152.48	(71,933.81)
07/01/2022	07/01/2022		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427	FA		69.17	(72,002.98)
07/01/2022	07/01/2022		Depreciation for asset LOM-Office Door, serial number AS-019679-210427	FA		29.77	(72,032.75)
07/01/2022	07/01/2022		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427	FA		132.81	(72,165.56)
07/01/2022	07/01/2022		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	FA		57.39	(72,222.95)
Totals for 1495.002 - Accum. Depr. - Building Improvements					0.00	959.92	(72,222.95)
1495.003 - Accum. Depr. - Building Equipment (Balance Forward As of 07/01/2022)							(11,697.15)
07/01/2022	07/01/2022		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	FA		132.95	(11,830.10)
Totals for 1495.003 - Accum. Depr. - Building Equipment					0.00	132.95	(11,830.10)
1495.004 - Accum. Depr. - Office Furniture & Equipment (Balance Forward As of 07/01/2022)							(10,268.83)
07/01/2022	07/01/2022		Depreciation for asset LOM-Commonity Furniture, serial number AS-004912-161209	FA		98.34	(10,367.17)
Totals for 1495.004 - Accum. Depr. - Office Furniture & Equipment					0.00	98.34	(10,367.17)
1495.005 - Accum. Depr. - Maintenance Equipment (Balance Forward As of 07/01/2022)							(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 07/01/2022)							(2,500.00)
07/01/2022	07/01/2022	Reversed - AF	Reversed -- LOM Accr Elec Exp 6.22	GJ	1,000.00		(1,500.00)
07/01/2022	07/01/2022	Reversed - AF	Reversed -- LOM Accr Water Exp 6.22	GJ	1,500.00		0.00
07/31/2022	07/31/2022	AF	LOM Accr Trash Exp 7.22	GJ		1,000.00	(1,000.00)
Totals for 2109.000 - Accounts Payable - Accrued Expenses					2,500.00	1,000.00	(1,000.00)
2110.000 - Accounts Payable - Operations (Balance Forward As of 07/01/2022)							0.00
07/07/2022	06/19/2022	24768	AP Invoice - Sweinhart Elect Co Inc	APA		628.89	(628.89)
07/07/2022	06/20/2022	37992	AP Invoice - Cleaner Image Inc	APA		1,620.00	(2,248.89)
07/07/2022	06/20/2022	37993	AP Invoice - Cleaner Image Inc	APA		540.00	(2,788.89)
07/07/2022	06/20/2022	60019	AP Invoice - Best Tec	APA		1,300.50	(4,089.39)
07/07/2022	06/24/2022	63123	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	APA		542.32	(4,631.71)
07/07/2022	06/06/2022	525042	AP Invoice - Home Depot Credit Services - Phoenix	APA		54.97	(4,686.68)
07/07/2022	06/13/2022	3513008	AP Invoice - Home Depot Credit Services - Phoenix	APA		74.74	(4,761.42)
07/07/2022	06/30/2022	5535780	AP Invoice - Home Depot Credit Services - Phoenix	APA		47.83	(4,809.25)
07/07/2022	06/20/2022	6642235	AP Invoice - Home Depot Credit Services - Phoenix	APA		510.27	(5,319.52)
07/07/2022	07/05/2022	8342725	AP Invoice - Lesley Uribe	APA		408.74	(5,728.26)
07/07/2022	06/28/2022	18399572	AP Invoice - AT&T - Box 9011	APA		261.82	(5,990.08)
07/07/2022	06/30/2022	31945156	AP Invoice - Swenson Group - Dallas	APA		494.37	(6,484.45)
07/07/2022	06/30/2022	8066730855	AP Invoice - Staples - Dallas	APA		347.01	(6,831.46)
07/07/2022	06/16/2022	9203860823	AP Invoice - HD Supply Ltd	APA		42.29	(6,873.75)
07/07/2022	06/20/2022	9203950342	AP Invoice - HD Supply Ltd	APA		55.24	(6,928.99)
07/07/2022	06/24/2022	9204121093	AP Invoice - HD Supply Ltd	APA		146.76	(7,075.75)
07/07/2022	06/06/2022	285398576/05-06.6.22	AP Invoice - AT&T Uverse - PO Box 5014	APA		119.78	(7,195.53)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
07/07/2022	06/16/2022	700143266216/05-6.22	AP Invoice - So Cal Edison	APA		19.15	(7,214.68)
07/07/2022	06/16/2022	700434346846/05-6.22	AP Invoice - So Cal Edison	APA		2,538.79	(9,753.47)
07/07/2022	06/17/2022	12206035835	AP Invoice - RealPage Inc	APA		460.99	(10,214.46)
07/07/2022	06/23/2022	WC632752	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		235.89	(10,450.35)
07/07/2022	06/24/2022	WC632755	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		125.12	(10,575.47)
07/07/2022	06/22/2022	WC632929	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		16.82	(10,592.29)
07/20/2022	07/20/2022	24614	AP Pymt - AT&T - Box 9011: 1.00 261.82 Phone Service DB 05.28.22-06.27.22	DB	261.82		(10,330.47)
07/20/2022	07/20/2022	24615	AP Pymt - AT&T Uverse - PO Box 5014: 1.00 119.78 In- ternet Service 05.07.22-06.06.22	DB	119.78		(10,210.69)
07/20/2022	07/20/2022	24616	AP Pymt - Best Tec: 1.00 1300.50 Replaced Corroded Flow	DB	1,300.50		(8,910.19)
07/20/2022	07/20/2022	24617	AP Pymt - Cleaner Image Inc: 1.00 1620.00 Cleaning Service Jun 1-21, 2022	DB	1,620.00		(7,290.19)
07/20/2022	07/20/2022	24617	AP Pymt - Cleaner Image Inc: 1.00 540.00 Cleaning Ser- vice Jun 22-30, 2022	DB	540.00		(6,750.19)
07/20/2022	07/20/2022	24618	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 125.12 Supplies Stock	DB	125.12		(6,625.07)
07/20/2022	07/20/2022	24618	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 16.82 Supplies Stock	DB	16.82		(6,608.25)
07/20/2022	07/20/2022	24618	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 235.89 Supplies Plumbing Stock	DB	235.89		(6,372.36)
07/20/2022	07/20/2022	24619	AP Pymt - HD Supply Ltd: 1.00 146.76 Supplies Electri- cal Stock	DB	146.76		(6,225.60)
07/20/2022	07/20/2022	24619	AP Pymt - HD Supply Ltd: 1.00 42.29 Supplies Stock	DB	42.29		(6,183.31)
07/20/2022	07/20/2022	24619	AP Pymt - HD Supply Ltd: 1.00 55.24 Supplies Plumbing Stock	DB	55.24		(6,128.07)
07/20/2022	07/20/2022	24620	AP Pymt - Home Depot Credit Services - Phoenix: 1.00 510.27 Supplies Stock	DB	510.27		(5,617.80)
07/20/2022	07/20/2022	24621	AP Pymt - Home Depot Credit Services - Phoenix: 1.00 54.97 Supplies Stock	DB	54.97		(5,562.83)
07/20/2022	07/20/2022	24622	AP Pymt - Home Depot Credit Services - Phoenix: 1.00 74.74 Supplies Stock	DB	74.74		(5,488.09)
07/20/2022	07/20/2022	24623	AP Pymt - Home Depot Credit Services - Phoenix: 1.00 47.83 Supplies Stock	DB	47.83		(5,440.26)
07/20/2022	07/20/2022	24624	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 542.32 Maintenance Shop Repair	DB	542.32		(4,897.94)
07/20/2022	07/20/2022	24625	AP Pymt - Lesley Uribe: 1.00 408.74 Laundry Revenue ck#8342725 6/7/22	DB	408.74		(4,489.20)
07/20/2022	07/20/2022	24626	AP Pymt - RealPage Inc: 1.00 124.80 08.22 Phone emergency calls	DB	124.80		(4,364.40)
07/20/2022	07/20/2022	24626	AP Pymt - RealPage Inc: 1.00 290.93 08.22 Dues and Fees	DB	290.93		(4,073.47)
07/20/2022	07/20/2022	24626	AP Pymt - RealPage Inc: 1.00 45.26 08.22 Other renting crd cks	DB	45.26		(4,028.21)
07/20/2022	07/20/2022	24627	AP Pymt - So Cal Edison: 1.00 2538.79 Electrical Ser- vice 05.17.22-06.15.22	DB	2,538.79		(1,489.42)
07/20/2022	07/20/2022	24628	AP Pymt - So Cal Edison: 1.00 19.15 Managers Unit 05.17.22-06.15.22	DB	19.15		(1,470.27)
07/20/2022	07/20/2022	24629	AP Pymt - Staples - Dallas: 1.00 347.01 Office/ Maintenance/Common Area Supplies	DB	347.01		(1,123.26)
07/20/2022	07/20/2022	24630	AP Pymt - Sweinhart Elect Co Inc: 1.00 628.89 Major ER Power System	DB	628.89		(494.37)
07/20/2022	07/20/2022	24631	AP Pymt - Swenson Group - Dallas: 1.00 494.37 Leased Copy Machine Fee	DB	494.37		0.00
07/26/2022	07/18/2022	38136	AP Invoice - Cleaner Image Inc	APA		1,890.00	(1,890.00)
07/26/2022	07/18/2022	38137	AP Invoice - Cleaner Image Inc	APA		540.00	(2,430.00)
07/26/2022	07/19/2022	63022	AP Invoice - Bobs Lawn Service - Jesus Arias	APA		350.00	(2,780.00)
07/26/2022	07/06/2022	63176	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	APA		1,834.40	(4,614.40)
07/26/2022	07/07/2022	63180	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	APA		425.00	(5,039.40)
07/26/2022	07/06/2022	94441	AP Invoice - Round The Clock Pest Control Inc	APA		140.00	(5,179.40)
07/26/2022	06/29/2022	110936	AP Invoice - HM Carpet Inc - HM Flooring Group	APA		611.60	(5,791.00)
07/26/2022	07/05/2022	4038894	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		41.71	(5,832.71)
07/26/2022	07/14/2022	15243180	AP Invoice - OnSolve, LLC	APA		353.05	(6,185.76)
07/26/2022	06/30/2022	630220537	AP Invoice - Rent Track Inc	APA		39.00	(6,224.76)
07/26/2022	07/11/2022	1000572810	AP Invoice - Cosco Fire Protection Inc - Brea	APA		2,068.32	(8,293.08)
07/26/2022	07/19/2022	1000573828	AP Invoice - Cosco Fire Protection Inc - Brea	APA		2,239.00	(10,532.08)
07/26/2022	07/07/2022	9204490440	AP Invoice - HD Supply Ltd	APA		18.65	(10,550.73)
07/26/2022	07/08/2022	9204529026	AP Invoice - HD Supply Ltd	APA		160.44	(10,711.17)
07/26/2022	07/13/2022	9204674978	AP Invoice - HD Supply Ltd	APA		919.35	(11,630.52)
07/26/2022	07/07/2022	01350501803/6-07.5.2	AP Invoice - SoCal Gas	APA		98.32	(11,728.84)
07/26/2022	07/07/2022	11430501061/6-7.5.2	AP Invoice - SoCal Gas	APA		516.19	(12,245.03)

**Lomita Manor Senior Housing
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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
07/26/2022	07/06/2022	285398576/6-7.6.22	AP Invoice - AT&T Uverse - PO Box 5014	APA		122.01	(12,367.04)
07/26/2022	07/13/2022	660813002/5-07.7.22	AP Invoice - City Lomita Water Dept	APA		2,868.88	(15,235.92)
07/26/2022	07/13/2022	660814002/5-07.07.22	AP Invoice - City Lomita Water Dept	APA		455.22	(15,691.14)
07/26/2022	07/19/2022	beacon commu- nity advances for June 2022	AP Invoice - Humangood Affordable Housing: beacon community advances for June 2022	APA		17,598.42	(33,289.56)
07/26/2022	07/20/2022	S129076-CL3	AP Invoice - The Chute Doctor	APA		484.80	(33,774.36)
07/26/2022	07/06/2022	WC640257	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		138.54	(33,912.90)
07/26/2022	07/06/2022	WC640271	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		151.72	(34,064.62)
07/26/2022	07/06/2022	WC640417	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		34.92	(34,099.54)
07/26/2022	07/13/2022	WC644101	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		304.58	(34,404.12)
07/26/2022	07/12/2022	WC644135	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		54.80	(34,458.92)
07/26/2022	07/12/2022	WS644136	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		142.59	(34,601.51)
07/26/2022	07/12/2022	WS644137	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		52.41	(34,653.92)
Totals for 2110.000 - Accounts Payable - Operations					10,592.29	45,246.21	(34,653.92)
2114.000 - Accounts Payable - Beacon Communities (Balance Forward As of 07/01/2022)							(17,598.42)
07/01/2022	07/01/2022	QN	HGAH 7.2022 Prop Liab Ins	GJ		1,127.67	(18,726.09)
07/01/2022	07/01/2022	QN	HGAH 7.2022 Workers Comp	GJ		320.00	(19,046.09)
07/01/2022	07/01/2022	RC	HGAH Additional 6.2022 Health Benefits	GJ		312.21	(19,358.30)
07/01/2022	07/01/2022	RC	HGAH Additional 6.2022 Retirement	GJ		525.18	(19,883.48)
07/02/2022	07/02/2022	Reversed - RC	Reversed -- HGAH Additional 6.2022 Retirement	GJ	525.18		(19,358.30)
07/09/2022	07/09/2022	RC	HGAH 7.9.2022 Payroll	GJ		4,837.93	(24,196.23)
07/23/2022	07/23/2022	RC	HGAH 7.23.22 Payroll	GJ		4,858.70	(29,054.93)
07/26/2022	07/19/2022	beacon commu- nity advances for June 2022	AP Invoice - Humangood Affordable Housing: beacon community advances for June 2022	APA	17,598.42		(11,456.51)
07/26/2022	07/26/2022	QN	HGAH VCOM CUST11909920220726	GJ		34.63	(11,491.14)
07/31/2022	07/31/2022	QN	07.2022 Mgmt & Bkcp Fees	GJ		4,427.50	(15,918.64)
07/31/2022	07/31/2022	QN	HGAH 7.2022 Benefits Allocation	GJ		1,626.19	(17,544.83)
07/31/2022	07/31/2022	QN	HGAH 7.2022 Computer Lease	GJ		365.99	(17,910.82)
07/31/2022	07/31/2022	RC	HGAH 7.2022 IBNR Benefits Allocation	GJ		250.87	(18,161.69)
07/31/2022	07/31/2022	RC	HGAH 7.2022 Purchase Card Concur	GJ		69.95	(18,231.64)
07/31/2022	07/31/2022	RC	HGAH 7.2022 Retirement Trueup	GJ		274.38	(18,506.02)
Totals for 2114.000 - Accounts Payable - Beacon Communities					18,123.60	19,031.20	(18,506.02)
2118.000 - Escheat Checks Payable (Balance Forward As of 07/01/2022)							(150.00)
Totals for 2118.000 - Escheat Checks Payable					0.00	0.00	(150.00)
2120.000 - Accrued Vacation Payable (Balance Forward As of 07/01/2022)							(16,640.85)
07/01/2022	07/01/2022	Reversed - QN	Reversed -- HGAH 6.2022 Vacation Accruals	GJA	16,640.85		0.00
07/31/2022	07/31/2022	RC	HGAH 7.2022 Vacation Accruals	GJA		16,707.35	(16,707.35)
Totals for 2120.000 - Accrued Vacation Payable					16,640.85	16,707.35	(16,707.35)
2126.000 - Accrued Payroll (Balance Forward As of 07/01/2022)							(1,611.94)
07/01/2022	07/01/2022	Reversed - RC	Reversed -- HGAH 6.2022 Payroll Accruals	GJA	1,611.94		0.00
07/31/2022	07/31/2022	RC	HGAH 7.2022 Payroll Accruals	GJA		2,579.11	(2,579.11)
Totals for 2126.000 - Accrued Payroll					1,611.94	2,579.11	(2,579.11)
2191.000 - Security Deposits Payable (Balance Forward As of 07/01/2022)							(24,600.00)
Totals for 2191.000 - Security Deposits Payable					0.00	0.00	(24,600.00)
2191.001 - Security Deposit Interest Payable (Balance Forward As of 07/01/2022)							(1,218.78)
07/31/2022	07/31/2022		Bank Interest Earned: Interest earned	DB		10.25	(1,229.03)
Totals for 2191.001 - Security Deposit Interest Payable					0.00	10.25	(1,229.03)
2210.000 - Prepaid Revenue (Balance Forward As of 07/01/2022)							(1,182.00)
07/01/2022	07/01/2022	FileID-6403255-2	Prepaid Revenue	OARA	1,182.00		0.00
07/01/2022	07/01/2022	FileID-6407623-1	Prepaid Revenue	OARA	19,292.00		19,292.00
07/05/2022	07/05/2022	51367	01/2023-400 Deposited 07/05/2022 Settlement:15096699797	OARB		2,009.00	17,283.00
07/05/2022	07/05/2022	51368	01/2023-401 Deposited 07/05/2022 Settlement:15089813625	OARB		18,912.00	(1,629.00)
07/05/2022	07/05/2022	FileID-6407623-2	Prepaid Revenue	OARA	1,548.00		(81.00)
07/05/2022	07/05/2022	32-FileID-641282	Prepaid Revenue	OARA	1,463.00		1,382.00
07/06/2022	07/06/2022	51369	01/2023-402 Deposited 07/06/2022 Settlement:15112583333	OARB		369.00	1,013.00
07/06/2022	07/06/2022	51370	01/2023-403 Deposited 07/06/2022 Settlement:15108988161	OARB		3,635.00	(2,622.00)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
07/06/2022	07/06/2022	FileID-6412832-3	Prepaid Revenue	OARA	2,541.00		(81.00)
07/07/2022	07/07/2022	FileID-6431598-2	Prepaid Revenue	OARA	320.00		239.00
07/11/2022	07/11/2022	51371	01/2023-404 Deposited 07/11/2022 Settlement:15155526033	OARB		320.00	(81.00)
07/21/2022	07/21/2022	51372	01/2023-405 Deposited 07/21/2022 Settlement:15234013349	OARB		10.00	(91.00)
07/21/2022	07/21/2022	51373	01/2023-406 Deposited 07/21/2022 Settlement:15236687197	OARB		13.00	(104.00)
07/21/2022	07/21/2022	FileID-6472520-1	Prepaid Revenue	OARA	23.00		(81.00)
Totals for 2210.000 - Prepaid Revenue					26,369.00	25,268.00	(81.00)
3131.000 - Unrestricted Net Assets (Balance Forward As of 07/01/2022)							(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 07/01/2022)							(736,029.75)
Totals for 3140.000 - Retained Earnings - Profit or Loss					0.00	0.00	(736,029.75)
5120.000 - Rent Revenue - Gross Potential (Balance Forward As of 07/01/2022)							0.00
07/01/2022	07/01/2022	FileID-6403255-2	Rent Revenue - Gross Potential	OARA		26,375.00	(26,375.00)
Totals for 5120.000 - Rent Revenue - Gross Potential					0.00	26,375.00	(26,375.00)
5121.000 - Tenant Assistance Payments (Balance Forward As of 07/01/2022)							0.00
07/08/2022	07/08/2022	AF	LOM 07.22 Subsidy Payment	GJ		15,209.00	(15,209.00)
Totals for 5121.000 - Tenant Assistance Payments					0.00	15,209.00	(15,209.00)
5410.000 - Interest Revenue - Project Operations (Balance Forward As of 07/01/2022)							0.00
07/31/2022	07/31/2022		Bank Interest Earned: Interest earned	DB		231.34	(231.34)
Totals for 5410.000 - Interest Revenue - Project Operations					0.00	231.34	(231.34)
6205.000 - IT Support Services (Balance Forward As of 07/01/2022)							0.00
07/31/2022	07/31/2022	QN	HGAH 7.2022 Computer Lease	GJ	365.99		365.99
Totals for 6205.000 - IT Support Services					365.99	0.00	365.99
6250.000 - Other Renting Expenses (Balance Forward As of 07/01/2022)							0.00
07/07/2022	06/17/2022	I2206035835	AP Invoice - RealPage Inc: 1.00 45.26 08.22 Other renting crd cks	APA	45.26		45.26
Totals for 6250.000 - Other Renting Expenses					45.26	0.00	45.26
6311.000 - Office Supplies (Balance Forward As of 07/01/2022)							0.00
07/07/2022	06/30/2022	8066730855	AP Invoice - Staples - Dallas: 1.00 347.01 Office/Maintenance/Common Area Supplies	APA	347.01		347.01
Totals for 6311.000 - Office Supplies					347.01	0.00	347.01
6311.001 - Office Equipment Lease Expense (Balance Forward As of 07/01/2022)							0.00
07/07/2022	06/30/2022	31945156	AP Invoice - Swenson Group - Dallas: 1.00 494.37 Leased Copy Machine Fee	APA	494.37		494.37
Totals for 6311.001 - Office Equipment Lease Expense					494.37	0.00	494.37
6311.002 - Telephone/Fax/Cell Phone/Elevator (Balance Forward As of 07/01/2022)							0.00
07/07/2022	06/28/2022	18399572	AP Invoice - AT&T - Box 9011: 1.00 261.82 Phone Service 05.28.22-06.27.22	APA	261.82		261.82
07/07/2022	06/06/2022	285398576/05-06.6.22	AP Invoice - AT&T Uverse - PO Box 5014: 1.00 119.78 Internet Service 05.07.22-06.06.22	APA	119.78		381.60
07/07/2022	06/17/2022	I2206035835	AP Invoice - RealPage Inc: 1.00 124.80 08.22 Phone emergency calls	APA	124.80		506.40
07/26/2022	07/14/2022	15243180	AP Invoice - OnSolve, LLC: 1.00 353.05 One Call Now Fee	APA	353.05		859.45
07/26/2022	07/06/2022	285398576/6-7.6.22	AP Invoice - AT&T Uverse - PO Box 5014: 1.00 122.01 Internet Service 06.07.22-07.06.22	APA	122.01		981.46
07/26/2022	07/26/2022	QN	HGAH VCOM CUST11909920220726 - Lesley Uribe	GJ	34.63		1,016.09
Totals for 6311.002 - Telephone/Fax/Cell Phone/Elevator					1,016.09	0.00	1,016.09
6311.003 - Postage/FedEx/UPS (Balance Forward As of 07/01/2022)							0.00
07/31/2022	07/31/2022	RC	HGAH 7.2022 Purchase Card Concur - Uribe-USP-SPO0544520039	GJ	12.22		12.22
07/31/2022	07/31/2022	RC	HGAH 7.2022 Purchase Card Concur - Uribe-USP-SPO0544520039	GJ	17.73		29.95
Totals for 6311.003 - Postage/FedEx/UPS					29.95	0.00	29.95
6311.004 - Dues & Fees (Balance Forward As of 07/01/2022)							0.00

**Lomita Manor Senior Housing
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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
07/07/2022	06/17/2022	I2206035835	AP Invoice - RealPage Inc: 1.00 290.93 08.22 Dues and APA Fees		290.93		290.93
07/26/2022	06/30/2022	630220537	AP Invoice - Rent Track Inc: 1.00 39.00 Monthly Service APA Fee		39.00		329.93
07/31/2022	07/31/2022	AF	LOM RP fees 7.22	GJ	51.01		380.94
07/31/2022	07/31/2022	RC	HGAH 7.2022 Purchase Card Concur - Uribe-FORM990E-FILING	GJ	40.00		420.94
Totals for 6311.004 - Dues & Fees					420.94	0.00	420.94
6311.006 - Bank Fees (Balance Forward As of 07/01/2022)							0.00
07/31/2022	07/31/2022		Bank Service Charge: Service charge	DB	282.47		282.47
Totals for 6311.006 - Bank Fees					282.47	0.00	282.47
6311.011 - Resident Activities (Balance Forward As of 07/01/2022)							0.00
07/07/2022	07/05/2022	8342725	AP Invoice - Lesley Uribe: 1.00 408.74 Laundry RevenueAPA ck#8342725 6/7/22		408.74		408.74
Totals for 6311.011 - Resident Activities					408.74	0.00	408.74
6320.000 - Management Fee (Balance Forward As of 07/01/2022)							0.00
07/31/2022	07/31/2022	QN	07.2022 Management Fee	GJ	3,850.00		3,850.00
Totals for 6320.000 - Management Fee					3,850.00	0.00	3,850.00
6330.000 - Manager Salaries (Balance Forward As of 07/01/2022)							0.00
07/01/2022	07/01/2022	Reversed - RC	Reversed -- HGAH 6.2022 Payroll Accruals	GJA		882.86	(882.86)
07/09/2022	07/09/2022	RC	HGAH 7.9.2022 Payroll	GJ	1,977.60		1,094.74
07/23/2022	07/23/2022	RC	HGAH 7.23.22 Payroll	GJ	1,236.00		2,330.74
07/31/2022	07/31/2022	RC	HGAH 7.2022 Payroll Accruals	GJA	706.29		3,037.03
Totals for 6330.000 - Manager Salaries					3,919.89	882.86	3,037.03
6330.001 - Manager Salaries - Non-prod (Vacation) (Balance Forward As of 07/01/2022)							0.00
07/01/2022	07/01/2022	Reversed - QN	Reversed -- HGAH 6.2022 Vacation Accruals	GJA		6,432.85	(6,432.85)
07/09/2022	07/09/2022	RC	HGAH 7.9.2022 Payroll	GJ	494.40		(5,938.45)
07/23/2022	07/23/2022	RC	HGAH 7.23.22 Payroll	GJ	1,236.00		(4,702.45)
07/31/2022	07/31/2022	RC	HGAH 7.2022 Payroll Accruals	GJA	706.29		(3,996.16)
07/31/2022	07/31/2022	RC	HGAH 7.2022 Vacation Accruals	GJA	6,499.35		2,503.19
Totals for 6330.001 - Manager Salaries - Non-prod (Vacation)					8,936.04	6,432.85	2,503.19
6351.000 - Bookkeeping Fees (Balance Forward As of 07/01/2022)							0.00
07/31/2022	07/31/2022	QN	07.2022 Bookkeeping Fee	GJ	577.50		577.50
Totals for 6351.000 - Bookkeeping Fees					577.50	0.00	577.50
6450.000 - Electricity (Balance Forward As of 07/01/2022)							0.00
07/01/2022	07/01/2022	Reversed - AF	Reversed -- LOM Accr Elec Exp 6.22	GJ		1,000.00	(1,000.00)
07/07/2022	06/16/2022	700143266216/05-6.22	AP Invoice - So Cal Edison: 1.00 19.15 Managers Unit 05.17.22-06.15.22	APA	19.15		(980.85)
07/07/2022	06/16/2022	700434346846/05-6.22	AP Invoice - So Cal Edison: 1.00 2538.79 Electrical Ser-vice 05.17.22-06.15.22	APA	2,538.79		1,557.94
Totals for 6450.000 - Electricity					2,557.94	1,000.00	1,557.94
6451.000 - Water (Balance Forward As of 07/01/2022)							0.00
07/01/2022	07/01/2022	Reversed - AF	Reversed -- LOM Accr Water Exp 6.22	GJ		1,500.00	(1,500.00)
07/26/2022	07/13/2022	660813002/5-07.22	AP Invoice - City Lomita Water Dept: 1.00 2868.88 Water Service 05.07.22-07.07.22	APA	2,868.88		1,368.88
07/26/2022	07/13/2022	660814002/5-07.22	AP Invoice - City Lomita Water Dept: 1.00 455.22 Fire Lane 05.07.22-07.07.22	APA	455.22		1,824.10
Totals for 6451.000 - Water					3,324.10	1,500.00	1,824.10
6452.000 - Gas (Balance Forward As of 07/01/2022)							0.00
07/26/2022	07/07/2022	01350501803/6-07.5.2	AP Invoice - SoCal Gas: 1.00 98.32 Gas Service A Bldg-ing 06.03.22-07.05.22	APA	98.32		98.32
07/26/2022	07/07/2022	11430501061/6-7.5.2	AP Invoice - SoCal Gas: 1.00 516.19 Gas Service B Bldg-ing 06.03.22-07.05.22	APA	516.19		614.51
Totals for 6452.000 - Gas					614.51	0.00	614.51
6510.000 - Maintenance Salaries (Balance Forward As of 07/01/2022)							0.00
07/01/2022	07/01/2022	Reversed - RC	Reversed -- HGAH 6.2022 Payroll Accruals	GJA		729.08	(729.08)
07/09/2022	07/09/2022	RC	HGAH 7.9.2022 Payroll	GJ	1,837.28		1,108.20
07/23/2022	07/23/2022	RC	HGAH 7.23.22 Payroll	GJ	2,041.42		3,149.62
07/31/2022	07/31/2022	RC	HGAH 7.2022 Payroll Accruals	GJA	1,166.53		4,316.15
Totals for 6510.000 - Maintenance Salaries					5,045.23	729.08	4,316.15
6510.001 - Maintenance Salaries - Non-prod (Vacation) (Balance Forward As of 07/01/2022)							0.00
07/01/2022	07/01/2022	Reversed - QN	Reversed -- HGAH 6.2022 Vacation Accruals	GJA		10,208.00	(10,208.00)
07/09/2022	07/09/2022	RC	HGAH 7.9.2022 Payroll	GJ	204.14		(10,003.86)
07/31/2022	07/31/2022	RC	HGAH 7.2022 Vacation Accruals	GJA	10,208.00		204.14

**Lomita Manor Senior Housing
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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
Totals for 6510.001 - Maintenance Salaries - Non-prod (Vacation)					10,412.14	10,208.00	204.14
6515.000 - Janitorial/Cleaning Supplies (Balance Forward As of 07/01/2022)							0.00
07/07/2022	06/06/2022	525042	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 54.97 Supplies Stock	APA	54.97		54.97
07/07/2022	06/13/2022	3513008	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 74.74 Supplies Stock	APA	74.74		129.71
07/07/2022	06/30/2022	5535780	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 47.83 Supplies Stock	APA	47.83		177.54
07/07/2022	06/16/2022	9203860823	AP Invoice - HD Supply Ltd: 1.00 42.29 Supplies Stock	APA	42.29		219.83
07/26/2022	07/07/2022	9204490440	AP Invoice - HD Supply Ltd: 1.00 18.65 Supplies Stock	APA	18.65		238.48
07/26/2022	07/08/2022	9204529026	AP Invoice - HD Supply Ltd: 1.00 160.44 Supplies Stock	APA	160.44		398.92
07/26/2022	07/13/2022	9204674978	AP Invoice - HD Supply Ltd: 1.00 919.35 103A Supplies	APA	919.35		1,318.27
07/26/2022	07/06/2022	WC640417	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 34.92 Supplies Stock	APA	34.92		1,353.19
07/26/2022	07/13/2022	WC644101	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 304.58 Cleaning Supplies Stock	APA	304.58		1,657.77
07/26/2022	07/12/2022	WC644135	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 54.80 Supplies Stock	APA	54.80		1,712.57
07/26/2022	07/12/2022	WS644136	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 142.59 Supplies Stock	APA	142.59		1,855.16
Totals for 6515.000 - Janitorial/Cleaning Supplies					1,855.16	0.00	1,855.16
6515.004 - Plumbing Supplies (Balance Forward As of 07/01/2022)							0.00
07/07/2022	06/20/2022	6642235	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 510.27 Supplies Stock	APA	510.27		510.27
07/07/2022	06/20/2022	9203950342	AP Invoice - HD Supply Ltd: 1.00 55.24 Supplies Plumbing Stock	APA	55.24		565.51
07/07/2022	06/23/2022	WC632752	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 235.89 Supplies Plumbing Stock	APA	235.89		801.40
07/07/2022	06/22/2022	WC632929	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 16.82 Supplies Stock	APA	16.82		818.22
07/26/2022	07/12/2022	WS644137	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 52.41 Supplies Stock	APA	52.41		870.63
Totals for 6515.004 - Plumbing Supplies					870.63	0.00	870.63
6515.005 - Electrical Supplies (Balance Forward As of 07/01/2022)							0.00
07/07/2022	06/24/2022	9204121093	AP Invoice - HD Supply Ltd: 1.00 146.76 Supplies Electrical Stock	APA	146.76		146.76
07/07/2022	06/24/2022	WC632755	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 125.12 Supplies Stock	APA	125.12		271.88
07/26/2022	07/05/2022	4038894	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 41.71 LED Lights Stock	APA	41.71		313.59
07/26/2022	07/06/2022	WC640257	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 138.54 Bulbs Stock	APA	138.54		452.13
07/26/2022	07/06/2022	WC640271	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 151.72 Supplies Stock	APA	151.72		603.85
Totals for 6515.005 - Electrical Supplies					603.85	0.00	603.85
6520.000 - Maintenance Contracts (Balance Forward As of 07/01/2022)							0.00
07/07/2022	06/19/2022	24768	AP Invoice - Sweinhart Elect Co Inc: 1.00 628.89 Major ER Power System	APA	628.89		628.89
07/07/2022	06/20/2022	37992	AP Invoice - Cleaner Image Inc: 1.00 1620.00 Cleaning Service Jun 1-21, 2022	APA	1,620.00		2,248.89
07/07/2022	06/20/2022	37993	AP Invoice - Cleaner Image Inc: 1.00 540.00 Cleaning Service Jun 22-30, 2022	APA	540.00		2,788.89
07/07/2022	06/24/2022	63123	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 542.32 Maintenance Shop Repair	APA	542.32		3,331.21
07/26/2022	07/18/2022	38136	AP Invoice - Cleaner Image Inc: 1.00 1890.00 Cleaning Service July 1-21,2022	APA	1,890.00		5,221.21
07/26/2022	07/18/2022	38137	AP Invoice - Cleaner Image Inc: 1.00 540.00 Cleaning Service July 22-31, 2022	APA	540.00		5,761.21
07/26/2022	07/06/2022	63176	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 1834.40 315A Broken Wall Pipe Repair	APA	1,834.40		7,595.61
07/26/2022	07/07/2022	63180	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 1.00 425.00 215A Pipe Leak Repair	APA	425.00		8,020.61
07/26/2022	06/29/2022	110936	AP Invoice - HM Carpet Inc - HM Flooring Group: 1.00 611.60 102A Carpet	APA	611.60		8,632.21
07/26/2022	07/11/2022	1000572810	AP Invoice - Cosco Fire Protection Inc - Brea: 1.00 2068.32 Emergency Service Call/Repair Pull Station	APA	2,068.32		10,700.53
07/26/2022	07/19/2022	1000573828	AP Invoice - Cosco Fire Protection Inc - Brea: 1.00 2239.00 Annual Fire Sprinkler Inspection	APA	2,239.00		12,939.53
07/26/2022	07/20/2022	S129076-CL3	AP Invoice - The Chute Doctor: 1.00 484.80 Chute Cleaning Service	APA	484.80		13,424.33
Totals for 6520.000 - Maintenance Contracts					13,424.33	0.00	13,424.33

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
6520.003 - Exterminating Contract (Balance Forward As of 07/01/2022)							0.00
07/26/2022	07/06/2022	94441	AP Invoice - Round The Clock Pest Control Inc: 1.00 140.00 Pest Control Service	APA	140.00		140.00
Totals for 6520.003 - Exterminating Contract					140.00	0.00	140.00
6520.004 - Grounds Contract (Balance Forward As of 07/01/2022)							0.00
07/26/2022	07/19/2022	63022	AP Invoice - Bobs Lawn Service - Jesus Arias: 1.00 350.00 Landscaping Service	APA	350.00		350.00
Totals for 6520.004 - Grounds Contract					350.00	0.00	350.00
6525.000 - Garbage & Trash Removal (Balance Forward As of 07/01/2022)							0.00
07/31/2022	07/31/2022	AF	LOM Accr Trash Exp 7.22	GJ	1,000.00		1,000.00
Totals for 6525.000 - Garbage & Trash Removal					1,000.00	0.00	1,000.00
6546.000 - HVAC Repairs & Maintenance (Balance Forward As of 07/01/2022)							0.00
07/07/2022	06/20/2022	60019	AP Invoice - Best Tec: 1.00 1300.50 Replaced Corroded APA Flow		1,300.50		1,300.50
Totals for 6546.000 - HVAC Repairs & Maintenance					1,300.50	0.00	1,300.50
6600.000 - Depr. Expense - Land Improvements (Balance Forward As of 07/01/2022)							0.00
07/01/2022	07/01/2022		Depreciation for asset LOM-Replacem Fire Line/Pipe, FA serial number AS-004914-161212		464.78		464.78
Totals for 6600.000 - Depr. Expense - Land Improvements					464.78	0.00	464.78
6600.002 - Depr. Expense - Building Improvements (Balance Forward As of 07/01/2022)							0.00
07/01/2022	07/01/2022		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA	150.00		150.00
07/01/2022	07/01/2022		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA	133.33		283.33
07/01/2022	07/01/2022		Depreciation for asset LOM-Awning Replacement, serial number AS-004963-170410	FA	122.50		405.83
07/01/2022	07/01/2022		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA	87.47		493.30
07/01/2022	07/01/2022		Depreciation for asset LOM-Furnace - 101B, serial num- ber AS-019680-210427	FA	25.00		518.30
07/01/2022	07/01/2022		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427	FA	152.48		670.78
07/01/2022	07/01/2022		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427	FA	69.17		739.95
07/01/2022	07/01/2022		Depreciation for asset LOM-Office Door, serial number AS-019679-210427	FA	29.77		769.72
07/01/2022	07/01/2022		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427	FA	132.81		902.53
07/01/2022	07/01/2022		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	FA	57.39		959.92
Totals for 6600.002 - Depr. Expense - Building Improvements					959.92	0.00	959.92
6600.003 - Depr. Expense - Building Equipment (Balance Forward As of 07/01/2022)							0.00
07/01/2022	07/01/2022		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	FA	132.95		132.95
Totals for 6600.003 - Depr. Expense - Building Equipment					132.95	0.00	132.95
6600.004 - Depr. Expense - Office Furniture & Equipment (Balance Forward As of 07/01/2022)							0.00
07/01/2022	07/01/2022		Depreciation for asset LOM-Commonity Furniture, serial number AS-004912-161209	FA	98.34		98.34
Totals for 6600.004 - Depr. Expense - Office Furniture & Equipment					98.34	0.00	98.34
6711.000 - Payroll Taxes (FICA) (Balance Forward As of 07/01/2022)							0.00
07/09/2022	07/09/2022	RC	HGAH 7.9.2022 Payroll	GJ	324.51		324.51
07/23/2022	07/23/2022	RC	HGAH 7.23.22 Payroll	GJ	345.28		669.79
Totals for 6711.000 - Payroll Taxes (FICA)					669.79	0.00	669.79
6720.000 - Property & Liability Insurance (Hazard) (Balance Forward As of 07/01/2022)							0.00
07/01/2022	07/01/2022	QN	HGAH 7.2022 Prop Liab Ins	GJ	1,127.67		1,127.67
07/31/2022	07/31/2022	AF	LOM Earthquake Insurance EXPENSE	GJ	1,223.18		2,350.85
Totals for 6720.000 - Property & Liability Insurance (Hazard)					2,350.85	0.00	2,350.85
6722.000 - Workman's Compensation (Balance Forward As of 07/01/2022)							0.00
07/01/2022	07/01/2022	QN	HGAH 7.2022 Workers Comp	GJ	320.00		320.00
Totals for 6722.000 - Workman's Compensation					320.00	0.00	320.00
6723.000 - Health Insurance (Balance Forward As of 07/01/2022)							0.00
07/01/2022	07/01/2022	RC	HGAH Additional 6.2022 Health Benefits	GJ	312.21		312.21
07/31/2022	07/31/2022	QN	HGAH 7.2022 Benefits Allocation	GJ	1,385.65		1,697.86

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
07/31/2022	07/31/2022	RC	HGAH 7.2022 IBNR Benefits Allocation	GJ	250.87		1,948.73
Totals for 6723.000 - Health Insurance					1,948.73	0.00	1,948.73
6723.001 - Retirement (Balance Forward As of 07/01/2022)							0.00
07/01/2022	07/01/2022	RC	HGAH Additional 6.2022 Retirement	GJ	525.18		525.18
07/02/2022	07/02/2022	Reversed - RC	Reversed -- HGAH Additional 6.2022 Retirement	GJ		525.18	0.00
07/31/2022	07/31/2022	QN	HGAH 7.2022 Benefits Allocation	GJ	178.41		178.41
07/31/2022	07/31/2022	RC	HGAH 7.2022 Retirement Trueup	GJ	274.38		452.79
Totals for 6723.001 - Retirement					977.97	525.18	452.79
6723.002 - Unemployment Insurance (Balance Forward As of 07/01/2022)							0.00
07/31/2022	07/31/2022	QN	HGAH 7.2022 Benefits Allocation	GJ	62.13		62.13
Totals for 6723.002 - Unemployment Insurance					62.13	0.00	62.13
Grand Total					211,927.37	211,927.37	0.00

Lomita Manor Senior Housing Vendor Aging Report

Based on: GL posting Date As of: 07/31/2022

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	ATUV60197	AT&T Uverse - PO Box 5014	28539857 6/6-7.6. 22	No	07/26/2022	07/06/2022	08/05/2022	5	122.01	0.00	0.00	0.00	0.00	122.01
	BLSE90501	Bobs Lawn Service - Jesus Arias	63022	No	07/26/2022	07/19/2022	08/18/2022	5	350.00	0.00	0.00	0.00	0.00	350.00
	CLWD90717	City Lomita Water Dept	66081400 2/5-07.0 7.22	No	07/26/2022	07/13/2022	08/12/2022	5	455.22	0.00	0.00	0.00	0.00	455.22
			66081300 2/5-07.7 .22	No	07/26/2022	07/13/2022	08/12/2022	5	2,868.88	0.00	0.00	0.00	0.00	2,868.88
	CLIM90277	Cleaner Image Inc	38136	No	07/26/2022	07/18/2022	08/17/2022	5	1,890.00	0.00	0.00	0.00	0.00	1,890.00
			38137	No	07/26/2022	07/18/2022	08/17/2022	5	540.00	0.00	0.00	0.00	0.00	540.00
	CFPR92821	Cosco Fire Protection Inc - Brea	10005728 10	No	07/26/2022	07/11/2022	08/10/2022	5	2,068.32	0.00	0.00	0.00	0.00	2,068.32
	FFSU30384	Ferguson Facilities Supply - Atlanta	10005738 28	No	07/26/2022	07/19/2022	08/18/2022	5	2,239.00	0.00	0.00	0.00	0.00	2,239.00
			4038894	No	07/26/2022	07/05/2022	08/04/2022	5	41.71	0.00	0.00	0.00	0.00	41.71
			WC640417	No	07/26/2022	07/06/2022	08/05/2022	5	34.92	0.00	0.00	0.00	0.00	34.92
			WC640271	No	07/26/2022	07/06/2022	08/05/2022	5	151.72	0.00	0.00	0.00	0.00	151.72
			WC640257	No	07/26/2022	07/06/2022	08/05/2022	5	138.54	0.00	0.00	0.00	0.00	138.54
			WS644137	No	07/26/2022	07/12/2022	08/11/2022	5	52.41	0.00	0.00	0.00	0.00	52.41
			WS644136	No	07/26/2022	07/12/2022	08/11/2022	5	142.59	0.00	0.00	0.00	0.00	142.59
			WC644135	No	07/26/2022	07/12/2022	08/11/2022	5	54.80	0.00	0.00	0.00	0.00	54.80
			WC644101	No	07/26/2022	07/13/2022	08/12/2022	5	304.58	0.00	0.00	0.00	0.00	304.58
	HDSU92150	HD Supply Ltd	92044904 40	No	07/26/2022	07/07/2022	08/06/2022	5	18.65	0.00	0.00	0.00	0.00	18.65
			92045290 26	No	07/26/2022	07/08/2022	08/07/2022	5	160.44	0.00	0.00	0.00	0.00	160.44
			92046749 78	No	07/26/2022	07/13/2022	08/12/2022	5	919.35	0.00	0.00	0.00	0.00	919.35
	HMCA90248	HM Carpet Inc - HM Flooring Group	110936	No	07/26/2022	06/29/2022	07/29/2022	5	611.60	0.00	0.00	0.00	0.00	611.60
	HGAH94588	Humangood Affordable Housing	089	No	07/26/2022	07/19/2022	08/18/2022	5	17,598.42	0.00	0.00	0.00	0.00	17,598.42
	JMPL90505	J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	63176	No	07/26/2022	07/06/2022	08/05/2022	5	1,834.40	0.00	0.00	0.00	0.00	1,834.40
			63180	No	07/26/2022	07/07/2022	08/06/2022	5	425.00	0.00	0.00	0.00	0.00	425.00
	OCNO45373	OnSolve, LLC	15243180	No	07/26/2022	07/14/2022	08/13/2022	5	353.05	0.00	0.00	0.00	0.00	353.05
	RENT55416	Rent Track Inc	63022053 7	No	07/26/2022	06/30/2022	07/30/2022	5	39.00	0.00	0.00	0.00	0.00	39.00
	RCPC91351	Round The Clock Pest Control Inc	94441	No	07/26/2022	07/06/2022	08/05/2022	5	140.00	0.00	0.00	0.00	0.00	140.00
	GASC91756	SoCal Gas	01350501 803/6-07 .5.2	No	07/26/2022	07/07/2022	08/06/2022	5	98.32	0.00	0.00	0.00	0.00	98.32
			11430501 061/6-7. 5.2	No	07/26/2022	07/07/2022	08/06/2022	5	516.19	0.00	0.00	0.00	0.00	516.19
	CHDO91724	The Chute Doctor	S129076- CL3	No	07/26/2022	07/20/2022	08/19/2022	5	484.80	0.00	0.00	0.00	0.00	484.80
Total for Normal									34,653.92	0.00	0.00	0.00	0.00	34,653.92
Grand Totals									34,653.92	0.00	0.00	0.00	0.00	34,653.92

Report date 08/10/2022

Lomita Manor Senior Housing Check Register

Date	Vendor	Document No	Amount Cleared
	Bank: LOM Operating - Wells Fargo Bank	Account No: 4124301342	
07/20/2022	ATT60197-9011--AT&T - Box 9011	24614	261.82 07/31/2022
07/20/2022	ATUV60197--AT&T Uverse - PO Box 5014	24615	119.78 07/31/2022
07/20/2022	BETE92211--Best Tec	24616	1,300.50 07/31/2022
07/20/2022	CLIM90277--Cleaner Image Inc	24617	2,160.00 In Transit
07/20/2022	FFSU30384--Ferguson Facilities Supply - Atlanta	24618	377.83 07/31/2022
07/20/2022	HDSU92150--HD Supply Ltd	24619	244.29 07/31/2022
07/20/2022	HDCS85062--Home Depot Credit Services - Phoenix	24620	510.27 07/31/2022
07/20/2022	HDCS85062--Home Depot Credit Services - Phoenix	24621	54.97 07/31/2022
07/20/2022	HDCS85062--Home Depot Credit Services - Phoenix	24622	74.74 07/31/2022
07/20/2022	HDCS85062--Home Depot Credit Services - Phoenix	24623	47.83 07/31/2022
07/20/2022	JMPL90505--J. McKeeve Plumbing, Inc. Sewer & Drain Clean- ing	24624	542.32 07/31/2022
07/20/2022	URLE90717--Lesley Uribe	24625	408.74 In Transit
07/20/2022	REPA75267--RealPage Inc	24626	460.99 07/31/2022
07/20/2022	SCED91772-0001--So Cal Edison	24627	2,538.79 07/31/2022
07/20/2022	SCED91771-0001--So Cal Edison	24628	19.15 07/31/2022
07/20/2022	STCC75266--Staples - Dallas	24629	347.01 07/31/2022
07/20/2022	SWEL90621--Sweinhart Elect Co Inc	24630	628.89 07/31/2022
07/20/2022	SWGR75266--Swenson Group - Dallas	24631	494.37 07/31/2022
	Total for LOM Operating		<u>10,592.29</u>
	Total:		<u>10,592.29</u>
	Grand Total:		<u>10,592.29</u>

Commercial Checking Acct W Interest

Account number: [REDACTED] ■ July 1, 2022 - July 31, 2022 ■ Page 1 of 3



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

Questions?

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

Online: wellsfargo.com

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

IMPORTANT ACCOUNT INFORMATION

We're making important changes to the terms and conditions of some of our accounts. If these changes affect you, they will be included in the Important Account Information section associated with your specific account.

Account summary

Commercial Checking Acct W Interest

Account number	Beginning balance	Total credits	Total debits	Ending balance
[REDACTED]	\$670,191.51	\$43,052.71	-\$32,007.85	\$681,236.37

Interest summary

Annual percentage yield earned this period	0.40%
Interest earned during this period	\$231.34
Year to date interest and bonuses paid	\$801.68

Credits

Deposits

Effective date	Posted date	Amount	Transaction detail
07/07	07/08	262.02	Reversal of Check Posted 7-07-22 Reposted 7-08-22 as Serial 0000024600 Our Ref: 7-07-22 00000000
		\$262.02	Total deposits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	07/01	831.00	Lomita Manor Settlement 070122 000015026004141 Humangood Affordable H
	07/05	1,251.35	Lomita Manor Settlement 070522 000015019595589 Humangood Affordable H
	07/06	18,912.00	Lomita Manor Settlement 070622 000015089813625 Humangood Affordable H
	07/07	3,635.00	Lomita Manor Settlement 070722 000015108988161 Humangood Affordable H



Electronic deposits/bank credits (continued)

<i>Effective date</i>	<i>Posted date</i>	<i>Amount</i>	<i>Transaction detail</i>
	07/08	2,009.00	Lomita Manor Settlement 070822 000015096699797 Humangood Affordable H
	07/08	15,209.00	Hud Treas 310 Misc Pay 070822 xxxxx0103 RMT*VV*09901434494*****Hud Operating Fund CA13
	07/11	369.00	Lomita Manor Settlement 071122 000015112583333 Humangood Affordable H
	07/14	320.00	Lomita Manor Settlement 071422 00001515526033 Humangood Affordable H
	07/22	13.00	Lomita Manor Settlement 072222 000015236687197 Humangood Affordable H
	07/26	10.00	Lomita Manor Settlement 072622 000015234013349 Humangood Affordable H
07/31	07/29	231.34	Interest Payment
		\$42,790.69	Total electronic deposits/bank credits
		\$43,052.71	Total credits

Debits

Electronic debits/bank debits

<i>Effective date</i>	<i>Posted date</i>	<i>Amount</i>	<i>Transaction detail</i>
	07/11	282.47	Client Analysis Svc Chrg 220708 Svc Chge 0622 000004124301342
	07/20	51.01	Rpi Transbilling Sigonfile 072022 Grp809 Lomita Manor
		\$333.48	Total electronic debits/bank debits

Checks paid

<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>
4600	262.02	07/07	24607	550.52	07/07	24620	510.27	07/26
24591*	197.84	07/01	24608	365.00	07/05	24621	54.97	07/26
24592	164.58	07/01	24609	39.00	07/07	24622	74.74	07/26
24593	157.34	07/01	24610	140.00	07/28	24623	47.83	07/27
24594	194.91	07/01	24611	92.27	07/08	24624	542.32	07/25
24600*	262.02	07/08	24612	507.20	07/08	24626*	460.99	07/28
24601	1,118.00	07/07	24613	901.90	07/05	24627	2,538.79	07/28
24602	646.95	07/08	24614	261.82	07/28	24628	19.15	07/28
24603	247.05	07/08	24615	119.78	07/26	24629	347.01	07/25
24604	190.93	07/08	24616	1,300.50	07/25	24630	628.89	07/29
24605	224.00	07/08	24618*	377.83	07/26	24631	494.37	07/28
24606	17,389.29	07/01	24619	244.29	07/28			
		\$31,674.37	Total checks paid					

* Gap in check sequence.

\$32,007.85 Total debits

Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
06/30	670,191.51	07/06	671,815.00	07/11	688,876.59
07/01	652,918.55	07/07	673,480.46	07/14	689,196.59
07/05	652,903.00	07/08	688,790.06	07/20	689,145.58



Daily ledger balance summary (continued)

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
07/22	689,158.58	07/26	685,841.16	07/28	681,633.92
07/25	686,968.75	07/27	685,793.33	07/29	681,236.37
Average daily ledger balance		\$680,880.73			

Effective June 1, 2022, we are making changes to the non-sufficient funds (NSF) and overdraft fees that affect your Commercial Banking account. Please review the below details:

Elimination of Returned Item (Non-sufficient Funds/NSF) Fee

We will no longer charge a NSF fee on certain items we return unpaid due to non-sufficient funds. The fee is displayed on your deposit or Client Analysis statement as NSF RETURN ITEM FEE or service code 24253 - OVERDRAFT CHARGE-RETURNED ITEM. Overdraft fees will continue to apply to items we pay into overdraft (up to a maximum of four fees per day for Commercial Banking accounts). These changes do not affect fees that third parties or other banks may charge.

For current versions of the Commercial Account Agreement, and applicable addenda, please visit wellsfargo.com/treasury. If you have additional questions, contact your relationship team.

Elimination of the overdraft protection transfer and advance fee

If you have linked your account to a savings account or credit card for overdraft protection, we will no longer charge the overdraft protection transfer or advance fee. Advances from a linked credit card will continue to accrue interest from the date of each advance. Overdraft fees continue to apply to any items we pay into overdraft where transfers and advances from your linked accounts cannot cover the cost.

Lomita Manor Senior Housing Reconciliation Report

As Of 07/31/2022
Account: Cash - Operating

Statement Ending Balance	681,236.37
Deposits in Transit	0.00
Outstanding Checks and Charges	(6,182.60)
Adjusted Bank Balance	675,053.77
Book Balance	675,053.77
Adjustments - Excluded Transactions	0.00
Adjustments - Journal Entries*	0.00
Adjusted Book Balance	675,053.77

Total Checks and Charges Cleared	31,745.83	Total Deposits Cleared	42,790.69
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Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
General Ledger Entry	12/2022-405 Deposited 06/29/2022 Settlement:15019595589	06/29/2022	51365	1,251.35	
General Ledger Entry	12/2022-406 Deposited 06/30/2022	06/30/2022	51366	831.00	
General Ledger Entry	01/2023-400 Deposited 07/05/2022 Settlement:15096699797	07/05/2022	51367	2,009.00	
General Ledger Entry	01/2023-401 Deposited 07/05/2022 Settlement:15089813625	07/05/2022	51368	18,912.00	
General Ledger Entry	01/2023-402 Deposited 07/06/2022 Settlement:15112583333	07/06/2022	51369	369.00	
General Ledger Entry	01/2023-403 Deposited 07/06/2022 Settlement:15108988161	07/06/2022	51370	3,635.00	
General Ledger Entry	LOM 07.22 Subsidy Payment	07/08/2022		15,209.00	
General Ledger Entry	01/2023-404 Deposited 07/11/2022 Settlement:15155526033	07/11/2022	51371	320.00	
General Ledger Entry	01/2023-405 Deposited 07/21/2022 Settlement:15234013349	07/21/2022	51372	10.00	
General Ledger Entry	01/2023-406 Deposited 07/21/2022 Settlement:15236687197	07/21/2022	51373	13.00	
	LOM int earned 7.22	07/31/2022		231.34	
Total Deposits				42,790.69	0.00

Checks and Charges

Name	Memo	Date	Check No	Cleared	Outstanding
AT&T Uverse - PO Box 5014		12/17/2019	23562		13.39
Ferguson Facilities Supply - Atlanta		12/17/2019	23565		289.03
Office Depot - Phoenix Box 29248		12/17/2019	23569		362.74
ANDRE, DORCEL	Unit -LOM001-110A	03/18/2021	24007		76.06
FLETCHER, DONNA T	Unit -LOM001-303A	06/10/2021	24117		126.81
CABRERA, CONCEPCION	Unit -LOM002-102B	11/09/2021	24297		111.21
Bobs Lawn Service - Jesus Arias		03/15/2022	24442		350.00
Ferguson Facilities Supply - Atlanta		03/15/2022	24445		303.63
Ferguson Facilities Supply - Atlanta		03/15/2022	24446		209.30

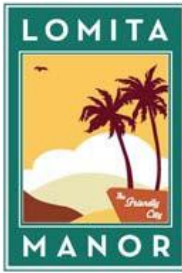
Lomita Manor Senior Housing Reconciliation Report

As Of 07/31/2022

Account: Cash - Operating

Ferguson Facilities Supply - Atlanta	03/15/2022	24447		213.87
Ferguson Facilities Supply - Atlanta	03/15/2022	24448		313.82
Rent Track Inc	03/15/2022	24461		39.00
Round The Clock Pest Control Inc	03/15/2022	24462		140.00
So Cal Edison	03/15/2022	24464		33.09
Staples - Dallas	03/15/2022	24465		476.27
Swenson Group - Dallas	03/15/2022	24466		405.05
AT&T - BOX 5014	04/06/2022	24483		150.59
Home Depot Credit Services - Phoenix	06/14/2022	24591	197.84	
Home Depot Credit Services - Phoenix	06/14/2022	24592	164.58	
Home Depot Credit Services - Phoenix	06/14/2022	24593	157.34	
Home Depot Credit Services - Phoenix	06/14/2022	24594	194.91	
AT&T - BOX 5014	06/28/2022	24600	262.02	
CalMet Services Inc	06/28/2022	24601	1,118.00	
HD Supply Ltd	06/28/2022	24602	646.95	
HD Supply Ltd	06/28/2022	24603	247.05	
HD Supply Ltd	06/28/2022	24604	190.93	
HD Supply Ltd	06/28/2022	24605	224.00	
Humangood Affordable Housing	06/28/2022	24606	17,389.29	
Lesley Uribe	06/28/2022	24607	550.52	
Pacific Coast Signs & Graphics - Christopher Reid	06/28/2022	24608	365.00	
Rent Track Inc	06/28/2022	24609	39.00	
Round The Clock Pest Control Inc	06/28/2022	24610	140.00	
SoCal Gas	06/28/2022	24611	92.27	
SoCal Gas	06/28/2022	24612	507.20	
Sweinhart Elect Co Inc	06/28/2022	24613	901.90	
AT&T - Box 9011	07/20/2022	24614	261.82	
AT&T Uverse - PO Box 5014	07/20/2022	24615	119.78	
Best Tec	07/20/2022	24616	1,300.50	
Cleaner Image Inc	07/20/2022	24617		2,160.00
Ferguson Facilities Supply - Atlanta	07/20/2022	24618	377.83	
HD Supply Ltd	07/20/2022	24619	244.29	
Home Depot Credit Services - Phoenix	07/20/2022	24620	510.27	
Home Depot Credit Services - Phoenix	07/20/2022	24621	54.97	
Home Depot Credit Services - Phoenix	07/20/2022	24622	74.74	
Home Depot Credit Services - Phoenix	07/20/2022	24623	47.83	
J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	07/20/2022	24624	542.32	
Lesley Uribe	07/20/2022	24625		408.74
RealPage Inc	07/20/2022	24626	460.99	
So Cal Edison	07/20/2022	24627	2,538.79	
So Cal Edison	07/20/2022	24628	19.15	
Staples - Dallas	07/20/2022	24629	347.01	
Sweinhart Elect Co Inc	07/20/2022	24630	628.89	
Swenson Group - Dallas	07/20/2022	24631	494.37	
General Ledger Entry	07/31/2022		282.47	
General Ledger Entry	07/31/2022		51.01	
Total Checks and Charges			31,745.83	6,182.60

LOM bk fees 7.22
LOM RP fees 7.22



VACANCIES

- 0

ACTIVITIES

- Mondays:
 - 12:00-3:00pm Bingo-canceled until further notice
- Wednesdays:
 - 11:00am Exercise/Chair class- resumed no more than 10 residents
- Thursdays:
 - 12:00pm Coloring class- resumed no more than 10 residents
- Fridays:
 - 11:00am Walking Group-canceled until further notice
 - 12:00pm Art Class – canceled until further notice
 - Monthly celebration of residents' birthdays with cake-canceled until further notice
- Some Monthly activities have resumed
- August 25, 2022- Popsicle Day at 1:00pm
- August 26, 2022- Music, Snacks, & Socializing at 1:00pm

MAINTENANCE / PROJECTS

- Annual Inspections –Started Aug 16
- REAC



CITY OF LOMITA HOUSING AUTHORITY REPORT

TO: Board of Commissioners **Item No. 4d**
FROM: Trevor Rusin, City Attorney, and Ryan Smoot, Executive Director
MEETING DATE: September 6, 2022
SUBJECT: Authorizing Virtual Housing Authority Meetings Pursuant to AB 361

RECOMMENDATION

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

ANALYSIS AND OPTIONS

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

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

To comply with AB 361 the Housing Authority must make these findings at least every 30 days. All three findings under AB 361 can be made given the current circumstances. The Governor has proclaimed a state of emergency in response to the ongoing COVID-19 pandemic and the state of emergency currently remains in effect. Further, State officials, including the California Department of Public Health, have recommended measures to promote social distancing in connection with COVID-19, which are currently in place. Similarly, local officials, including the County Public Health Officer, have also recommended measures to promote social distancing in connection with COVID-19. In a recommendation dated September 28, 2021, the County Public Health Officer stated that “utilizing teleconferencing options for public meetings is an effective and recommended social distancing measure to facilitate participation in public affairs and encourage participants to protect themselves and others from the COVID-19 disease.” Finally, the City has determined that meeting in person would present imminent risks to the health or safety of attendees. Accordingly, all of the above-referenced AB 361 findings currently exist.

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

FISCAL IMPACT

There is no fiscal impact associated with the recommended action.

Prepared by:



Trevor Rusin
City Attorney



CITY OF LOMITA HOUSING AUTHORITY REPORT

Item No. 4e

TO: Board of Commissioners
FROM: Ryan Smoot, Executive Director
PREPARED BY: Gary Sugano, Deputy Executive Director
MEETING DATE: September 6, 2022
SUBJECT: Consultant Agreement to Assist with a RAD Repositioning at Lomita Manor

RECOMMENDATION

Approve an agreement with HumanGood/Recap Advisors/Beacon to assist with a RAD repositioning at Lomita Manor; and authorize the Executive Director to execute the agreement.

BACKGROUND

As stated at your meeting on August 20, 2021, the primary goals/objectives of a RAD repositioning of Lomita Manor would be as follows:

Goals/Objectives with a RAD Repositioning

- ***Addressing deferred maintenance at Lomita Manor***
 - The last physical needs assessment (completed in 2015) concluded that there are over \$3 million in needed improvements
 - Current HUD subsidy is inadequate to address needed repairs/upgrades
- ***Reducing the administrative burden on the City/Lomita Housing Authority going forward***
- ***Development of adjacent parcel(s) to provide for additional affordable housing and assist in meeting the City's RHNA allocations***
 - Any excess proceeds after addressing deferred maintenance and closing the RAD project deal might be allocated to new affordable housing development.

Recognizing the \$26 billion dollar deferred maintenance backlog for public housing nationwide (2010 HUD figure), HUD created RAD in 2012. The purpose of RAD is to encourage public/private partnerships to address not only the maintenance issue but to

preserve public housing going forward. Existing HUD subsidies are woefully inadequate to tackle the improvements needed to bring public housing stock including Lomita Manor up to par. A RAD repositioning would generate an immediate influx of revenue that could be used to address the needed improvements.

On April 20, 2022, a Town Hall meeting was held with the Lomita Manor residents. The purpose of the Town Hall was to discuss the Annual Plan for the coming year. Part of that discussion included the possibility of a RAD repositioning. Three questions were asked however not directly related to the RAD repositioning (status of the elevators, noise reduction related to the existing windows and whether or not HumanGood staff would be retained if a RAD repositioning were to take place).

On October 5, 2021, the Housing Authority approved Amendment No. 2 to Management Agreement with HumanGood extending our current operating agreement to October 5, 2022.

City staff is currently in finalizing details of an agreement with HumanGood to extend its agreement for management of Lomita Manor, and a separate board item to consider that extension is scheduled for the HA meeting of October 4, 2022. Having HumanGood assist the Lomita Housing Authority with the RAD Repositioning and also continue on as the operational management company will provide continuity to both residents and staff as we go forward in this process.

On August 20, 2021, the Housing Authority authorized the City Manager to execute an agreement with Michael Baker International (MBI) to prepare and solicit a RFP/SOQ to possibly partner with a housing developer/operator to facilitate a RAD Repositioning at Lomita Manor.

- A RFP/RFQ was released on earlier this year and was distributed to a number of qualified firms including HumanGood, the current operational manager of Lomita Manor.
- A total of 3 proposals were received (including one from HumanGood) and the proposals were evaluated in April 2022, interviews were conducted in May and reference calls were completed following the interviews.

The recommended consulting team has the expertise to assist us in navigating the complex RAD process and HumanGood has built a solid relationship with the Lomita Manor residents.

Phase 1 of the RAD process will include a comprehensive feasibility study. The study will examine existing organizational structure before and after conversion, ownership structure post-conversion, wait list, other related items to Lomita Manor operations, physical needs of the property, financials, etc. This information will be the basis for an underwriting model to determine need and valuation going forward.

OPTIONS:

1. Provide staff alternative direction.

FISCAL IMPACT

Cost of phase 1 of the RAD process is \$17,500. This would be funded by the Lomita HA reserves. Once phase 1 is complete, the parameters of the financing structure will be known. At that time, an amendment to the agreement will be drafted and considered by the Housing Authority.

ATTACHMENT

1. PSA RAD Repositioning

Prepared by:



Gary Y. Sugano
Deputy Executive Director

Approved by:



Ryan Smoot
Executive Director

**CONTRACT FOR PROFESSIONAL SERVICES
BETWEEN
THE CITY OF LOMITA AND HUMANGOOD AFFORDABLE HOUSING/BEACON
DEVELOPMENT GROUP AND RECAP REAL ESTATE ADVISORS**

This AGREEMENT for Consulting Services for a RAD Repositioning at Lomita Manor is entered into this 6th Day of September 2022, by and between the CITY OF LOMITA, a general law city and municipal corporation (“CITY”) and HumanGood Affordable Housing/Beacon Development Group and Recap Real Estate Advisors (“CONSULTANT”).

RECITALS

- A. CITY does not have the personnel able and/or available to perform the services required under this agreement.
- B. Therefore, CITY desires to contract out for Consulting Services for a RAD Repositioning at Lomita Manor.
- C. CONSULTANT warrants to CITY that it has the qualifications, experience and facilities to perform properly and timely the services under this Agreement.
- D. CITY desires to contract with CONSULTANT to perform the services as described in **Exhibit A** of this Agreement.

NOW, THEREFORE, based on the foregoing recitals, CITY and CONSULTANT agree as follows:

1. 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 CITY agree to abide by the terms and conditions contained in this Agreement;
- C. As additional consideration, CITY agrees to pay CONSULTANT an amount not to exceed \$15,000 (Phase I Feasibility Analysis) and an additional amount for expenses, not to exceed \$2,500, for CONSULTANT’s services, unless otherwise specified by written amendment to this Agreement.
- D. No additional compensation shall be paid for any other expenses incurred, unless first approved by the City Manager or his designee.

E. CONSULTANT shall submit to CITY, by not later than the 10th day of each month, its bill for services itemizing the fees and costs incurred during the previous month. CITY shall pay 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 SERVICES 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 CITY, 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 CITY to pay CONSULTANT as specified by this Agreement, Recap Real Estate Advisors "CONSULTANT" must submit an invoice to CITY 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 CONSULTANT are to commence upon receipt of a notice to proceed from CITY and shall continue until all authorized work is completed to CITY's reasonable satisfaction, in accordance with the schedule incorporated in "**Exhibit A,**" unless extended in writing by CITY.

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 person assigned to perform work under this Agreement is Shannon Lestan and Orest Dolyniuk. CONSULTANT shall not assign another person to be in charge of the work contemplated by this Agreement without the prior written authorization of CITY.

7. **TERM OF AGREEMENT.** The term of this Agreement shall commence upon execution by both parties and shall expire on September 6, 2026, unless earlier termination occurs under Section 11 of this Agreement, or extended in writing in advance by both parties.

8. **GENERAL CONDITIONS FOR NON-CONSTRUCTION SERVICES.** In accordance with HUD Public Housing Authority requirements for professional technical Non-Construction projects, the General Conditions conditions embodied in HUD form HUD-5370-C (https://www.hud.gov/sites/documents/DOC_12587.PDF) are incorporated here as if fully set forth. HUD Form HUD-5370-C is also appended to this document.
9. **CHANGES.** CITY 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 CITY. The cost or credit to CITY resulting from changes in the services will be determined in accordance with written agreement between the parties.
10. **TAXPAYER IDENTIFICATION NUMBER.** CONSULTANT will provide CITY with a Taxpayer Identification Number.
11. **PERMITS AND LICENSES.** CONSULTANT will obtain and maintain during the term of this Agreement all permits, licenses, and certificates that may be required by local, state and federal laws in connection with the performance of services under this Agreement, including a business license as specified in Title VI, Chapter 2 of the Lomita Municipal Code.
12. **Laws and Regulations; Employee/Labor Certification.** CONSULTANT shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. CONSULTANT shall be liable for all violations of such laws and regulations in connection with the Services and this Agreement. All violations of such laws and regulations shall be grounds for CITY to terminate the Agreement for cause.
13. **TERMINATION.**
 - A. Except as otherwise provided, CITY may terminate this Agreement at any time with or without cause. Notice of termination shall be in writing.
 - B. CONSULTANT may terminate this Agreement. Notice will be in writing at least 30 days before the effective termination date.
 - C. In the event of such termination, CONSULTANT shall cease services as of the date of termination, all finished or unfinished documents, data, drawings, maps, and other materials prepared by CONSULTANT shall, at CITY's option, become CITY's property, and CONSULTANT will receive just and equitable compensation for any work satisfactorily completed up to the effective date of notice of termination.
 - D. Should the Agreement be terminated pursuant to this Section, CITY may procure on its own terms services similar to those terminated.

14. **INDEMNIFICATION.**

- A. CONSULTANT shall indemnify, defend with counsel approved by CITY, and hold harmless CITY, its officers, officials, employees and volunteers from and against all liability, loss, damage, expense, cost (including without limitation reasonable attorneys 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 CITY'S passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of CITY. Should CITY in its sole discretion find CONSULTANT'S legal counsel unacceptable, then CONSULTANT shall reimburse CITY its costs of defense, including without limitation reasonable attorneys fees, expert fees and all other costs and fees of litigation. CONSULTANT shall promptly pay any final judgment rendered against CITY (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 Section 17, and any approval of said insurance by CITY, 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.

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

16. **INDEPENDENT CONSULTANT.** CITY and CONSULTANT agree that CONSULTANT will act as an independent CONSULTANT 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 CITY. CONSULTANT is not an agent or employee of CITY and is not entitled to participate in any pension plan, insurance, bonus or similar benefits CITY provides for its employees. Any provision in this Agreement that may appear to give CITY 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 CITY as to end results of the work only.

17. **AUDIT OF RECORDS.**

- A. CONSULTANT agrees that CITY, or designee, has the right to review, obtain, and copy all records pertaining to the performance of this Agreement.

CONSULTANT agrees to provide CITY, or designee, with any relevant information requested and will permit CITY, 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.

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

19. **INSURANCE REQUIREMENTS.**

A. CONSULTANT, at CONSULTANT's own cost and expense, shall procure and maintain, for the duration of the contract, the following insurance policies:

1. Workers Compensation Insurance as required by law. CONSULTANT shall require all subconsultants similarly to provide such compensation insurance for their respective employees. Any notice of cancellation or non-renewal of all Workers' Compensation policies must be received by CITY at least thirty (30) days prior to such change. The insurer shall agree to waive all rights of subrogation against CITY, its officers, agents, employees, and volunteers for losses arising from work performed by CONSULTANT for CITY.
2. General Liability Coverage. CONSULTANT shall maintain commercial general liability insurance in an amount of not less than one million dollars (\$1,000,000) per occurrence for bodily injury, personal injury, and property damage. If a commercial general liability insurance form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit.
3. Automobile Liability Coverage. CONSULTANT shall maintain automobile liability insurance covering bodily injury and property damage for all activities of CONSULTANT arising out of or in connection with the work to be performed under this Agreement, including coverage for owned, hired, and non-owned vehicles, in an amount of not less than one million dollars

(\$1,000,000) combined single limit for each occurrence.

4. Professional Liability Coverage. CONSULTANT shall maintain professional errors and omissions liability insurance for protection against claims alleging negligent acts, errors, or omissions which may arise from CONSULTANT'S operations under this Agreement, whether such operations be by CONSULTANT or by its employees, subconsultants, or subconsultants. The amount of this insurance shall not be less than one million dollars (\$1,000,000) on a claims-made annual aggregate basis, or a combined single-limit-per-occurrence basis. When coverage is provided on a "claims made basis," CONSULTANT will continue to renew the insurance for a period of three (3) years after this Agreement expires or is terminated. Such insurance will have the same coverage and limits as the policy that was in effect during the term of this Agreement, and will cover CONSULTANT for all claims made by CITY arising out of any errors or omissions of CONSULTANT, or its officers, employees or agents during the time this Agreement was in effect.
- B. Endorsements. Each general liability, automobile liability and professional liability insurance policy shall be issued by a financially responsible insurance company or companies admitted and authorized to do business in the State of California, or which is approved in writing by CITY, and shall be endorsed as follows. CONSULTANT also agrees to require all CONSULTANTS, and subconsultants to do likewise.
1. "The CITY, 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 CITY, its elected or appointed officers, officials, employees, agents, and volunteers. Any insurance maintained by CITY, including any self-insured retention CITY 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 CITY, 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 CITY, 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 CITY.
 - C. CONSULTANT agrees to provide immediate notice to CITY of any claim or loss against CONSULTANT arising out of the work performed under this agreement. CITY 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 CITY.
 - D. Any deductibles or self-insured retentions must be declared to and approved by CITY. At CITY's option, CONSULTANT shall demonstrate financial capability for payment of such deductibles or self-insured retentions.
 - E. CONSULTANT shall provide certificates of insurance with original endorsements to CITY as evidence of the insurance coverage required herein. Certificates of such insurance shall be filed with CITY on or before commencement of performance of this Agreement. Current certification of insurance shall be kept on file with CITY at all times during the term of this Agreement.
 - F. Failure on the part of CONSULTANT to procure or maintain required insurance shall constitute a material breach of contract under which CITY may terminate this Agreement pursuant to Section 11 above.
 - G. The commercial general and automobile liability policies required by this Agreement shall allow CITY, 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 CITY pay the SIR or deductible on CONSULTANT'S behalf upon CONSULTANT'S failure or refusal to do so in order to secure defense and indemnification as an additional insured under the policy, CITY may include such amounts as damages in any action against CONSULTANT for breach of this Agreement in addition to any other damages incurred by CITY due to the breach.
- 20. USE OF OTHER CONSULTANTS.** CONSULTANT must obtain CITY'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.

- 21. 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 CITY 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 CITY'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 CITY shall not constitute, nor be deemed, a release of the responsibility and liability of 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 CITY for any defect or error in the work prepared by CONSULTANT, its employees, sub-CONSULTANTS and agents.
- 22. 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 CITY'S review of CONSULTANT'S report or plans. Should the CONSULTANT fail to make such correction in a reasonably timely manner, such correction shall be made by CITY, and the cost thereof shall be charged to CONSULTANT. In addition to all other available remedies, CITY may deduct the cost of such correction from any retention amount held by CITY or may withhold payment otherwise owed CONSULTANT under this Agreement up to the amount of the cost of correction.
- 23. NON-APPROPRIATION OF FUNDS.** Payments to be made to CONSULTANT by CITY for services performed within the current fiscal year are within the current fiscal budget and within an available, unexhausted fund. In the event that CITY 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 CITY appropriates sufficient funds and shall automatically terminate at the conclusion of such fiscal year.
- 24. 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</u> <u>24300 Narbonne Avenue</u> <u>Lomita, CA 90717</u>	<u>Recap Real Estate Advisors</u> <u>83 Morse Street</u> <u>Norwood, MA 20262</u>
<u>ATTN: City Manager</u>	<u>ATTN: Shannon Lestan</u>
	<u>HumanGood/Beacon</u> <u>Development Group</u> <u>1900 Huntington Drive</u>

	<u>Duarte, CA 91010</u> <u>ATTN: Orest Dolyniuk</u>
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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.

25. **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, CITY may rescind this Agreement without liability.
26. **THIRD PARTY BENEFICIARIES**. This Agreement and every provision herein is generally for the exclusive benefit of CONSULTANT and CITY and not for the benefit of any other party. There will be no incidental or other beneficiaries of any of CONSULTANT's or CITY's obligations under this Agreement.
27. **INTERPRETATION**. This Agreement was drafted in, and will be construed in accordance with the laws of the State of California, and exclusive venue for any action involving this agreement will be in Los Angeles County.
28. **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.
29. **RULES OF CONSTRUCTION**. Each Party had the opportunity to independently review this Agreement with legal counsel. Accordingly, this Agreement will be construed simply, as a whole, and in accordance with its fair meaning; it will not be interpreted strictly for or against either Party.
30. **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. CITY's city administrator, or designee, may execute any such amendment on behalf of CITY.

31. **ACCEPTANCE OF FACSIMILE OR ELECTRONIC SIGNATURES.** The Parties agree that this 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 CITY. Such facsimile or electronic signatures will be treated in all respects as having the same effect as an original signature.
32. **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.
33. **TIME IS OF ESSENCE.** Time is of the essence to comply with dates and schedules to be provided.
34. **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.
35. **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 CITY. 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.
36. **DISCLOSURE REQUIRED.** (CITY and CONSULTANT initials required at one of the following paragraphs)

By their respective initials next to this paragraph, CITY 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 18700.3(a)(2) or otherwise serves in a staff capacity for which disclosure would otherwise be required were CONSULTANT employed by CITY. 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 City's Manager 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.

City Initials _____

CONSULTANT Initials _____

OR

By their initials next to this paragraph, CITY 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 18700.3(a)(2) and is otherwise not serving in staff capacity in accordance with CITY'S Conflict of Interest Code.

City Initials _____

CONSULTANT Initials _____

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

CITY OF LOMITA

CONSULTANT

HUMANGOOD AFFORDABLE HOUSING
AND BEACON DEVELOPMENT GROUP

By

Ryan Smoot

By

Jennifer Kappen

City Manager

Sr. VP
Taxpayer ID No.

RECAP REAL ESTATE ADVISORS

By

Shannon Lestan
Managing Director

Kathleen Horn Gregory
City Clerk

Taxpayer ID No.

APPROVED AS TO FORM:

City Attorney

DRAFT

SCOPE OF WORK

PHASE I: FEASIBILITY ANALYSIS

Roundtable Discussions

Recap will set up bi-weekly Microsoft Teams calls with The Housing Authority of the City of Lomita to conduct collaborative roundtable discussions to discern the following: LHAs short-term and long-term goals as an agency; LHAs organizational structure pre- and post-conversion; LHAs internal capacity for a conversion; Post-Conversion Management; Ownership structures post-conversion; LHAs short-term and long-term goals for its residents; Existing Resident/waitlist demographics and needs; Occupancy Preferences; Supportive Services; Resident Rights; Physical needs of the property; Known environmental issues; Financial performance, current and historical; The differences between PBRA and PBV (pros and cons); Political and community support for conversion; Concerns and potential barriers to conversion.

Resident and Board Education

Consultant shall conduct a total of 4 resident/board education sessions of 1 hour each. Recap has extensive experience conducting RAD and repositioning trainings and can tailor the training to meet The Housing Authority of the City of Lomita's needs. These trainings would be conducted virtually.

Information Collection and Review

Recap will work with designated staff at The Housing Authority of the City of Lomita to collect all relevant financial, physical, and operating information for Lomita Manor. Items that we typically request are:

- Confirmation of Unit Mix in PIC;
- Audited financial statements and current operating budgets;
- LHA Reserve Balances;
- RHF or DDTF funds available if applicable;
- Utility Allowance information;
- HUD Forms 52722 and 52723;
- Payroll Information;
- Real Estate Tax Information;
- Property Insurance Documentation;
- Capital Needs of the property and past repairs/upgrades;
- Rent Reasonableness

Consultant shall work collaboratively with the lead developer (HumanGood/Beacon) to review the eligibility, underwriting requirements, funding limits, threshold requirements, terms, application timing, and selection criteria for the various programs.

To determine how The Housing Authority of the City of Lomita 's modernization and redevelopment will be financed, Consultant shall use an underwriting model which projects net operating income by using the following: historical rent rolls, current RAD and Fair Market Rents, historical operating expenses and a projection of operating expenses that assumes certain improvements will help streamline costs.

To determine supportable debt, the model then feeds in current borrowing rates and terms collected from lenders. In addition to debt, the model forecasts equity that each project could secure through the Low- Income Housing Tax Credit Program. Each model contains a development budget created from assumptions drawn from comparable deals as well as an itemized budget for eligible basis. With a pricing estimate based on the Team's up-to-date knowledge of current market trends, the model generates an expected value for equity.

Presentation of Initial Feasibility Findings

Based on preliminary modeling, we can inform The Housing Authority of the City of Lomita approximately how much rehab can be completed based on various structures. Once the PCNAs are vetted, Consultant shall present The Housing Authority of the City of Lomita with initial feasibility findings. This would cover the following topics: Potential conversion options for Lomita Manor; Financial feasibility of each conversion option; The pros and cons of each conversion option; Timelines and next steps. Consultant will conduct the final presentation to the Board in person. Consultant shall also provide a final written report which should include an executive summary.

DRAFT