

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  
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Next Resolution No. HA 2022-01

**AGENDA**  
**REGULAR MEETING**  
**LOMITA HOUSING AUTHORITY**  
**TUESDAY, OCTOBER 4, 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/82108663822>.

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: 821 0866 3822 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](mailto: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 September 6, 2022

**RECOMMENDED ACTION:** Approve minutes.

- b) Lomita Manor August 2022 Financial Documents

**RECOMMENDED ACTION:** Approve the monthly financial documents.

- c) Lomita Manor September 2022 Monthly Activity Report

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

- d) Amendment No. 4 to Management Agreement with HumanGood for Property Management Services at Lomita Manor

**RECOMMENDED ACTION:** Approve Amendment No. 4 with HumanGood for Property Management Services at Lomita Manor and authorize the Executive Director to execute the amendment establishing a month-to-month term.

- e) 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**

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/](http://www.lomita.com/cityhall/city_agendas/).*

Date Posted: September 29, 2022



Kathleen Horn Gregory, MMC, City Clerk

**MINUTES OF THE  
LOMITA HOUSING AUTHORITY  
REGULAR MEETING  
TUESDAY, SEPTEMBER 6, 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 5:47 p.m. on Tuesday, September 6, 2022.

b. Roll Call

**PRESENT:** Commissioners: Hart, Louviere, Gazeley, and Uphoff participated via Zoom; Waronek, Vice-Chair Waite, and Chair Segawa were present in the Upstairs Assembly Room

**ABSENT:** None

**STAFF PRESENT:** Executive Director Smoot and General Counsel Rusin were present in the Upstairs Assembly Room; Deputy Executive Director Sugano, Administrative Analyst Ibarra, 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**

There were no comments or reports from the commissioners.

**4. CONSENT AGENDA**

**RECOMMENDED ACTION:** That the Consent Agenda Items 4 a-e 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, Gazeley, Uphoff, Waronek, Vice-Chair Waite, and Chair Segawa  
NOES: None  
ABSENT: None

**Approved the following Consent Agenda items:**

- 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.

Commissioners Hart and Louviere requested clarification regarding the agreement.

Deputy Executive Director Sugano stated that this agreement is merely a beginning step, as it is a feasibility study to determine whether the RAD conversion even makes sense. The RAD consultant will collect financial and operating data, including physical needs/property improvements, to create a financial underwriting model to determine feasibility, and if it is determined that such repositioning is feasible, the Housing Authority would decide whether to proceed or not. Residents will be kept in the loop via multiple meetings throughout the process.

Executive Director Smoot stated that HumanGood/Recap Advisors/Beacon was selected via a Request for Proposals (RFP) process, in part because of HumanGood's familiarity with Lomita Manor.

Susan (no last name given), a Lomita Manor resident, expressed concerns relative to the future of current residents and the current management agreement which expires in October 2022.

Deputy Executive Director Sugano stated that an extension of the management agreement will be discussed at the next Housing Authority meeting. If RAD repositioning comes to fruition, current residents would not see any significant changes to their tenancies, and tenants will be updated throughout the process.

**SCHEDULED ITEMS**

None scheduled.

**PUBLIC HEARINGS**

None scheduled.

**5. ADJOURNMENT**

There being no further business to discuss, Chair Segawa adjourned the meeting at 6:01 p.m.

Respectfully Submitted,

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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

October 4, 2022

Housing Authority of the City of Lomita  
Board of Commissioners

Re: Lomita Manor Monthly Financial Documents – August 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**  
 August 31, 2022

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

<b>Operating Cash - Beginning of Month</b>		<b>675,054</b>
<b>Amounts Received:</b>		
Rent - Current	27,497	
HUD Operating Subsidy	15,209	
Laundry Income	409	
Interest earned on Operating Account	444	
<b>Total Receipts</b>		<b>43,559</b>
<b>Disbursements:</b>		
A/P Checks Disbursement (Incl Contract Billing)	(71,133)	
Misc Other/Bank fees	(276)	
<b>Total Disbursements</b>		<b>(71,410)</b>
<b>Operating Cash - End of Month</b>		<b>647,203</b>
<b>TOTAL CASH, END OF MONTH</b>		<b>647,203</b>

ACCOUNT TYPE	BANK NAME	BEGINNING BALANCE	DEPOSITS / INTEREST	CHECKS/DEBITS WITHDRAWAL	ENDING BALANCE
Operating	Wells Fargo	675,054	43,559	(71,410)	647,203
		<b>675,054</b>	<b>43,559</b>	<b>(71,410)</b>	<b>647,203</b>
Security Deposit	Wells Fargo	30,193	20		30,213
		<b>30,193</b>	<b>20</b>	-	<b>30,213</b>
<b>TOTAL CASH</b>		<b>705,247</b>	<b>43,578</b>	<b>(71,410)</b>	<b>677,416</b>

Prepared by: Audrey Fong  
 Title: Accountant  
 Date: 9/9/22



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

	CURRENT MONTH August 31, 2022				YEAR TO DATE August 31, 2022				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
<b>Revenue</b>									
<b>Rental Revenue</b>									
5120.000 - Rent Revenue - Gross Potential	26,496	23,544	2,952	12.53	52,871	47,088	5,783	12.28	282,528
5121.000 - Tenant Assistance Payments	15,209	14,667	542	3.69	30,418	29,333	1,085	3.69	176,000
<b>Total Rental Revenue</b>	<b>41,705</b>	<b>38,211</b>	<b>3,494</b>	<b>9.14</b>	<b>83,289</b>	<b>76,421</b>	<b>6,868</b>	<b>8.98</b>	<b>458,528</b>
<b>Financial Revenue</b>									
5410.000 - Interest Revenue - Project Operations	444	0	444	100.00	675	0	675	100.00	0
<b>Total Financial Revenue</b>	<b>444</b>	<b>0</b>	<b>444</b>	<b>100.00</b>	<b>675</b>	<b>0</b>	<b>675</b>	<b>100.00</b>	<b>0</b>
<b>Other Revenue</b>									
<b>Miscellaneous Revenue</b>									
5910.000 - Laundry Revenue	409	330	79	23.86	409	660	(251)	(38.06)	3,960
<b>Total Miscellaneous Revenue</b>	<b>409</b>	<b>330</b>	<b>79</b>	<b>23.86</b>	<b>409</b>	<b>660</b>	<b>(251)</b>	<b>(38.06)</b>	<b>3,960</b>
<b>Total Other Revenue</b>	<b>409</b>	<b>330</b>	<b>79</b>	<b>23.86</b>	<b>409</b>	<b>660</b>	<b>(251)</b>	<b>(38.06)</b>	<b>3,960</b>
<b>Total Revenue</b>	<b>42,558</b>	<b>38,541</b>	<b>4,017</b>	<b>10.42</b>	<b>84,373</b>	<b>77,081</b>	<b>7,292</b>	<b>9.45</b>	<b>462,488</b>
<b>Operating Expenses</b>									
<b>Administrative Expenses</b>									
6204.000 - Management Consultants	0	0	0	0.00	0	0	0	0.00	30,000
6205.000 - IT Support Services	374	479	105	21.91	740	958	218	22.75	5,748
6205.001 - IT Equipment	0	83	83	100.00	0	166	166	100.00	996
6210.000 - Advertising and Marketing	234	0	(234)	(100.00)	234	100	(134)	(134.00)	100
6250.000 - Other Renting Expenses	71	25	(45)	(181.04)	115	50	(66)	(131.04)	300
6311.000 - Office Supplies	0	250	250	100.00	347	500	153	30.59	3,000
6311.001 - Office Equipment Lease Expense	449	558	108	19.40	945	1,116	172	15.40	6,696
6311.002 - Telephone/Fax/Cell Phone/Elevator	531	572	41	7.18	1,547	1,144	(403)	(35.22)	6,864
6311.003 - Postage/FedEx/UPS	19	0	(19)	(100.00)	48	100	51	51.09	100
6311.004 - Dues & Fees	372	376	4	0.97	794	752	(41)	(5.48)	4,512
6311.005 - Tax Return Fees	0	0	0	0.00	0	130	130	100.00	130
6311.006 - Bank Fees	234	107	(127)	(118.66)	516	214	(302)	(141.32)	1,284
6311.008 - Payroll Fees	0	10	10	100.00	0	20	20	100.00	120
6311.011 - Resident Activities	698	0	(698)	(100.00)	1,107	0	(1,107)	(100.00)	0
6320.000 - Management Fee	3,850	0	(3,850)	(100.00)	7,700	0	(7,700)	(100.00)	0
6330.000 - Manager Salaries	5,986	5,606	(379)	(6.77)	9,022	11,212	2,189	19.52	67,272
6330.001 - Manager Salaries - Non-prod (Vacation)	115	454	337	74.57	2,619	906	(1,712)	(188.89)	5,438
6350.000 - Audit/Tax Return Expense	0	125	125	100.00	0	250	250	100.00	1,500
6351.000 - Bookkeeping Fees	578	580	3	0.43	1,155	1,160	5	0.43	6,960
6390.001 - Business Travel & Entertainment	89	0	(90)	(100.00)	90	0	(90)	(100.00)	0
<b>Total Administrative Expenses</b>	<b>13,600</b>	<b>9,225</b>	<b>(4,376)</b>	<b>(47.44)</b>	<b>26,979</b>	<b>18,778</b>	<b>(8,201)</b>	<b>(43.66)</b>	<b>141,020</b>
<b>Utilities</b>									
6450.000 - Electricity	3,209	1,500	(1,708)	(113.87)	4,766	3,000	(1,766)	(58.86)	18,000
6451.000 - Water	1,500	1,600	100	6.25	3,324	3,200	(124)	(3.87)	19,200
6452.000 - Gas	438	517	78	15.14	1,053	1,034	(19)	(1.85)	6,204

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

	CURRENT MONTH August 31, 2022				YEAR TO DATE August 31, 2022				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
<b>Total Utilities Expense</b>	<b>5,147</b>	<b>3,617</b>	<b>(1,530)</b>	<b>(42.29)</b>	<b>9,143</b>	<b>7,234</b>	<b>(1,909)</b>	<b>(26.39)</b>	<b>43,404</b>
<b>Maintenance Expenses</b>									
6510.000 - Maintenance Salaries	4,521	4,550	30	0.65	8,836	9,100	264	2.89	54,600
6510.001 - Maintenance Salaries - Non-prod (Vacation)	0	437	437	100.00	205	875	670	76.66	5,250
6515.000 - Janitorial/Cleaning Supplies	809	360	(449)	(124.89)	2,664	720	(1,944)	(270.10)	4,320
6515.003 - Maintenance Uniforms	138	0	(138)	(100.00)	138	0	(138)	(100.00)	600
6515.004 - Plumbing Supplies	808	380	(428)	(112.54)	1,678	760	(918)	(120.83)	4,560
6515.005 - Electrical Supplies	1,060	350	(710)	(202.99)	1,665	700	(965)	(137.76)	4,200
6525.000 - Garbage & Trash Removal	1,429	1,010	(419)	(41.50)	2,429	2,020	(409)	(20.25)	12,120
6546.000 - HVAC Repairs & Maintenance	0	0	0	0.00	1,300	660	(640)	(97.04)	3,960
<b>Total Maintenance Expenses</b>	<b>8,765</b>	<b>7,087</b>	<b>(1,677)</b>	<b>(23.66)</b>	<b>18,915</b>	<b>14,835</b>	<b>(4,080)</b>	<b>(27.50)</b>	<b>89,610</b>
<b>Maintenance Contracts</b>									
6520.000 - Maintenance Contracts	5,205	3,750	(1,455)	(38.78)	18,629	7,500	(11,129)	(148.38)	45,000
6520.001 - Janitorial/Cleaning Contract	0	500	500	100.00	0	1,000	1,000	100.00	6,000
6520.002 - Elevator Contract	0	0	0	0.00	0	760	760	100.00	3,040
6520.003 - Exterminating Contract	1,215	192	(1,023)	(532.81)	1,355	384	(971)	(252.86)	2,304
6520.004 - Grounds Contract	350	360	10	2.77	700	720	20	2.77	4,320
<b>Total Maintenance Contract Expense</b>	<b>6,770</b>	<b>4,802</b>	<b>(1,968)</b>	<b>(40.96)</b>	<b>20,684</b>	<b>10,364</b>	<b>(10,320)</b>	<b>(99.57)</b>	<b>60,664</b>
<b>Service Coordinator Expenses</b>									
6935.000 - Service Coordinator Salary	0	1,911	1,911	100.00	0	3,822	3,822	100.00	22,932
6936.002 - Service Coordinator Expenses - Software License (Pangea)	0	0	0	0.00	0	0	0	0.00	595
<b>Total Service Coordinator Expenses</b>	<b>0</b>	<b>1,911</b>	<b>1,911</b>	<b>100.00</b>	<b>0</b>	<b>3,822</b>	<b>3,822</b>	<b>100.00</b>	<b>23,527</b>
<b>Taxes and Insurance</b>									
6711.000 - Payroll Taxes (FICA)	649	944	295	31.21	1,319	1,887	568	30.11	11,323
6720.000 - Property & Liability Insurance (Hazard)	2,350	1,161	(1,189)	(102.39)	4,702	2,323	(2,378)	(102.39)	13,938
6720.002 - Excess Liability Insurance	0	1,260	1,260	100.00	0	2,520	2,519	100.00	15,118
6722.000 - Workman's Compensation	320	385	64	16.84	640	769	130	16.84	4,618
6723.000 - Health Insurance	1,174	1,778	605	33.99	3,122	3,558	435	12.21	21,344
6723.001 - Retirement	182	314	132	42.11	634	627	(8)	(1.17)	3,761
6723.002 - Unemployment Insurance	62	62	(1)	(1.54)	125	123	(1)	(1.14)	740
<b>Total Taxes and Insurance</b>	<b>4,737</b>	<b>5,904</b>	<b>1,166</b>	<b>19.74</b>	<b>10,542</b>	<b>11,807</b>	<b>1,265</b>	<b>10.71</b>	<b>70,842</b>
<b>Total Operating Expenses</b>	<b>39,019</b>	<b>32,546</b>	<b>(6,474)</b>	<b>(19.89)</b>	<b>86,263</b>	<b>66,840</b>	<b>(19,423)</b>	<b>(29.05)</b>	<b>429,067</b>
<b>Total Net Operating Income/(Loss)</b>	<b>3,539</b>	<b>5,996</b>	<b>(2,457)</b>	<b>(40.97)</b>	<b>(1,890)</b>	<b>10,241</b>	<b>(12,131)</b>	<b>(118.45)</b>	<b>33,421</b>
<b>Total Project Expense</b>	<b>39,019</b>	<b>32,545</b>	<b>6,474</b>	<b>19.89</b>	<b>86,263</b>	<b>66,840</b>	<b>19,423</b>	<b>29.05</b>	<b>429,067</b>
<b>Total Project Income Group (Before Reserves &amp; CapEx)</b>	<b>3,539</b>	<b>5,996</b>	<b>(2,457)</b>	<b>(40.97)</b>	<b>(1,890)</b>	<b>10,241</b>	<b>(12,131)</b>	<b>(118.45)</b>	<b>33,421</b>
<b>Total Cost of Operations</b>	<b>39,019</b>	<b>32,545</b>	<b>6,474</b>	<b>19.89</b>	<b>86,263</b>	<b>66,840</b>	<b>19,423</b>	<b>29.05</b>	<b>429,067</b>
<b>Net Income (Loss) (on Operations)</b>	<b>3,539</b>	<b>5,996</b>	<b>(2,457)</b>	<b>(40.97)</b>	<b>(1,890)</b>	<b>10,241</b>	<b>(12,131)</b>	<b>(118.45)</b>	<b>33,421</b>

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

	CURRENT MONTH				YEAR TO DATE				Annual
	August 31, 2022				August 31, 2022				
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
<b>Other Non-Cash Expenses &amp; Revenue</b>									
Depreciation Expense	1,656	1,656	0	0.00	3,312	3,312	0	0.00	19,872
<b>Other Non-Cash Expenses &amp; Revenue</b>	<u>1,656</u>	<u>1,656</u>	<u>0</u>	<u>0.00</u>	<u>3,312</u>	<u>3,312</u>	<u>0</u>	<u>0.00</u>	<u>19,872</u>
<b>GAAP Net Income (Loss)</b>	<u>1,883</u>	<u>4,340</u>	<u>(2,457)</u>	<u>(56.60)</u>	<u>(5,202)</u>	<u>6,929</u>	<u>(12,131)</u>	<u>(175.07)</u>	<u>13,549</u>
<b>Cash Flow</b>									
Total Project Net Income	3,539	5,996	(2,457)	(40.97)	(1,890)	10,241	(12,131)	(118.45)	33,421
Add (Subtract)	<u>31,390</u>	<u>0</u>	<u>(31,389)</u>	<u>(100.00)</u>	<u>(3,822)</u>	<u>0</u>	<u>3,822</u>	<u>100.00</u>	<u>0</u>
<b>Increase (Decrease) in Operating Cash</b>	<u>(27,851)</u>	<u>5,996</u>	<u>(33,846)</u>	<u>(564.52)</u>	<u>1,932</u>	<u>10,241</u>	<u>(8,309)</u>	<u>(81.13)</u>	<u>33,421</u>
<b>Increase (decrease) in Ops Cash per Bal Sheet</b>	<u>(27,851)</u>	<u>0</u>	<u>(27,851)</u>	<u>100.00</u>	<u>1,932</u>	<u>0</u>	<u>1,932</u>	<u>100.00</u>	<u>0</u>

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

	August 31, 2022	July 31, 2022	Period Difference
<b>Assets</b>			
<b>Current Assets</b>			
<b>Cash</b>			
1120.000 - Cash - Operating	647,203.02	675,053.77	(27,850.75)
<b>Total Cash</b>	<b>647,203.02</b>	<b>675,053.77</b>	<b>(27,850.75)</b>
<b>Other Restricted Cash</b>			
1191.000 - Cash - Security Deposits	30,212.63	30,193.13	19.50
<b>Other Restricted Cash</b>	<b>30,212.63</b>	<b>30,193.13</b>	<b>19.50</b>
<b>Accounts Receivable Tenants &amp; Other</b>			
1130.000 - Accounts Receivable - Tenant Rent	457.24	463.24	(6.00)
<b>Total Accounts Receivable Tenants &amp; Other</b>	<b>457.24</b>	<b>463.24</b>	<b>(6.00)</b>
<b>Prepaid Expenses and Deposits</b>			
1200.001 - Prepaid Expense - Property Insurance	1,223.18	2,446.36	(1,223.18)
<b>Total Prepaid Expenses and Deposits</b>	<b>1,223.18</b>	<b>2,446.36</b>	<b>(1,223.18)</b>
<b>Reserves &amp; Impounds - Restricted Cash</b>			
1330.000 - Cash - Operating Reserve	147,457.26	147,457.26	0.00
<b>Total Reserves &amp; Impounds - Restricted Cash</b>	<b>147,457.26</b>	<b>147,457.26</b>	<b>0.00</b>
<b>Total Current Assets</b>	<b>826,553.33</b>	<b>855,613.76</b>	<b>(29,060.43)</b>
<b>Net Fixed Assets</b>			
<b>Fixed Assets</b>			
1410.001 - Land Improvements	83,660.00	83,660.00	0.00
1420.001 - Building Improvements	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
<b>Total Fixed Assets</b>	<b>248,742.57</b>	<b>248,742.57</b>	<b>0.00</b>
<b>Accumulated Depreciation</b>			
1495.000 - Accum. Depr. - Land Improvements	32,534.60	32,069.82	464.78
1495.002 - Accum. Depr. - Building Improvements	73,182.87	72,222.95	959.92
1495.003 - Accum. Depr. - Building Equipment	11,963.05	11,830.10	132.95
1495.004 - Accum. Depr. - Office Furniture & Equipment	10,465.51	10,367.17	98.34
1495.005 - Accum. Depr. - Maintenance Equipment	1,957.64	1,957.64	0.00
<b>Total Accumulated Depreciation</b>	<b>130,103.67</b>	<b>128,447.68</b>	<b>1,655.99</b>
<b>Net Fixed Assets</b>	<b>118,638.90</b>	<b>120,294.89</b>	<b>(1,655.99)</b>
<b>Total Assets</b>	<b>945,192.23</b>	<b>975,908.65</b>	<b>(30,716.42)</b>
<b>Liabilities &amp; Equity</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
2109.000 - Accounts Payable - Accrued Expenses	1,500.00	1,000.00	500.00
2110.000 - Accounts Payable - Operations	0.00	34,653.92	(34,653.92)
2114.000 - Accounts Payable - Beacon Communities	17,452.04	18,506.02	(1,053.98)
2118.000 - Escheat Checks Payable	150.00	150.00	0.00
2120.000 - Accrued Vacation Payable	17,334.61	16,707.35	627.26

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

	August 31, 2022	July 31, 2022	Period Difference
2126.000 - Accrued Payroll	3,546.26	2,579.11	967.15
<b>Total Current Liabilities</b>	<b>39,982.91</b>	<b>73,596.40</b>	<b>(33,613.49)</b>
<b>Other Current Liabilities</b>			
2210.000 - Prepaid Revenue	1,076.00	81.00	995.00
<b>Total Other Current Liabilities</b>	<b>1,076.00</b>	<b>81.00</b>	<b>995.00</b>
<b>Other Liabilities</b>			
2191.000 - Security Deposits Payable	24,600.00	24,600.00	0.00
2191.001 - Security Deposit Interest Payable	1,248.53	1,229.03	19.50
<b>Total Other Liabilities</b>	<b>25,848.53</b>	<b>25,829.03</b>	<b>19.50</b>
<b>Total Liabilities</b>	<b>66,907.44</b>	<b>99,506.43</b>	<b>(32,598.99)</b>
<b>Equity</b>			
3131.000 - Unrestricted Net Assets	147,457.26	147,457.26	0.00
3140.000 - Retained Earnings - Profit or Loss	736,029.75	736,029.75	0.00
<b>Current Net Income</b>	<b>(5,202.22)</b>	<b>(7,084.79)</b>	<b>1,882.57</b>
<b>Total Equity</b>	<b>878,284.79</b>	<b>876,402.22</b>	<b>1,882.57</b>
<b>Total Liabilities &amp; Equity</b>	<b>945,192.23</b>	<b>975,908.65</b>	<b>(30,716.42)</b>

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

<b>DESCRIPTION</b>	<b>Amount</b>
Employees' Wages/Salaries for the month	9,675.85
Work Comp, Unemployment Ins, Pension & Health Benefits	1,738.05
Computer Lease	367.74
Property Liability Insurance	1,127.67
Concur Purchases	108.92
Other-AP transactions-	6.31
Bookkeeping Fees (77 units* \$7.50)	577.50
Rental Housing Mgmt fees (\$50*77 units)	3,850.00
<b>TOTAL DUE TO Beacon For the Month</b>	<b>17,452.04</b>
<b>Recap:</b>	
<b>Balance as of 6/30/2022</b>	17,598.42
July Charges	18,506.02
July Repayment to Beacon	(17,598.42)
<b>Ending Balance @ 07/31/22</b>	<b>18,506.02</b>
August Charges	17,452.04
August Repayment to Beacon	(18,506.02)
<b>Ending Balance @ 08/31/22</b>	<b>17,452.04</b>

### Lomita Manor Senior Housing General Ledger Report For Prior Month (08/01/2022 to 08/31/2022)

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>1120.000 - Cash - Operating (Balance Forward As of 08/01/2022)</b>							<b>675,053.77</b>
08/01/2022	08/01/2022	51374	02/2023-400 Deposited 08/01/2022 Settlement:15325072461	OARB	832.00		675,885.77
08/01/2022	08/01/2022	51375	02/2023-401 Deposited 08/01/2022 Settlement:15308785297	OARB	3,058.00		678,943.77
08/02/2022	08/02/2022	51376	02/2023-402 Deposited 08/02/2022 Settlement:15346526737	OARB	938.00		679,881.77
08/02/2022	08/02/2022	51377	02/2023-403 Deposited 08/02/2022 Settlement:15341860353	OARB	8,586.00		688,467.77
08/03/2022	08/03/2022	51378	02/2023-404 Deposited 08/03/2022 Settlement:15362475825	OARB	127.00		688,594.77
08/03/2022	08/03/2022	51379	02/2023-405 Deposited 08/03/2022 Settlement:15358131677	OARB	5,250.00		693,844.77
08/04/2022	08/04/2022	24632	AP Pymt - AT&T Uverse - PO Box 5014	DB		122.01	693,722.76
08/04/2022	08/04/2022	24633	AP Pymt - Bobs Lawn Service - Jesus Arias	DB		350.00	693,372.76
08/04/2022	08/04/2022	24634	AP Pymt - City Lomita Water Dept	DB		2,868.88	690,503.88
08/04/2022	08/04/2022	24635	AP Pymt - City Lomita Water Dept	DB		455.22	690,048.66
08/04/2022	08/04/2022	24636	AP Pymt - Cleaner Image Inc	DB		2,430.00	687,618.66
08/04/2022	08/04/2022	24637	AP Pymt - Cosco Fire Protection Inc - Brea	DB		4,307.32	683,311.34
08/04/2022	08/04/2022	24638	AP Pymt - Ferguson Facilities Supply - Atlanta	DB		921.27	682,390.07
08/04/2022	08/04/2022	24639	AP Pymt - HD Supply Ltd	DB		160.44	682,229.63
08/04/2022	08/04/2022	24640	AP Pymt - HD Supply Ltd	DB		919.35	681,310.28
08/04/2022	08/04/2022	24641	AP Pymt - HD Supply Ltd	DB		18.65	681,291.63
08/04/2022	08/04/2022	24642	AP Pymt - HM Carpet Inc - HM Flooring Group	DB		611.60	680,680.03
08/04/2022	08/04/2022	24643	AP Pymt - Humangood Affordable Housing	DB		17,598.42	663,081.61
08/04/2022	08/04/2022	24644	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	DB		2,259.40	660,822.21
08/04/2022	08/04/2022	24645	AP Pymt - OnSolve, LLC	DB		353.05	660,469.16
08/04/2022	08/04/2022	24646	AP Pymt - Rent Track Inc	DB		39.00	660,430.16
08/04/2022	08/04/2022	24647	AP Pymt - Round The Clock Pest Control Inc	DB		140.00	660,290.16
08/04/2022	08/04/2022	24648	AP Pymt - SoCal Gas	DB		516.19	659,773.97
08/04/2022	08/04/2022	24649	AP Pymt - SoCal Gas	DB		98.32	659,675.65
08/04/2022	08/04/2022	24650	AP Pymt - The Chute Doctor	DB		484.80	659,190.85
08/04/2022	08/04/2022	51380	02/2023-406 Deposited 08/04/2022 Settlement:15372885069	OARB	3,055.00		662,245.85
08/04/2022	08/04/2022	51381	02/2023-407 Deposited 08/04/2022 Settlement:15391835457	OARB	602.00		662,847.85
08/04/2022	08/04/2022	51382	02/2023-408 Deposited 08/04/2022 Settlement:15386334437	OARB	2,879.00		665,726.85
08/04/2022	08/04/2022	AF	LOM 08.22 Subsidy Payment	GJ	15,209.00		680,935.85
08/08/2022	08/08/2022	51383	02/2023-409 Deposited 08/08/2022 Settlement:15413133817	OARB	280.00		681,215.85
08/08/2022	08/08/2022	51384	02/2023-410 Deposited 08/08/2022 Settlement:15407487265	OARB	696.00		681,911.85
08/15/2022	08/15/2022	51385	02/2023-411 Deposited 08/15/2022 Settlement:15468954601	OARB	369.00		682,280.85
08/18/2022	08/18/2022	24651	AP Pymt - AT&T - Box 9011	DB		284.12	681,996.73
08/18/2022	08/18/2022	24652	AP Pymt - Athens Services	DB		1,222.97	680,773.76
08/18/2022	08/18/2022	24653	AP Pymt - Bobs Lawn Service - Jesus Arias	DB		350.00	680,423.76
08/18/2022	08/18/2022	24654	AP Pymt - Community Controls	DB		421.51	680,002.25
08/18/2022	08/18/2022	24655	AP Pymt - Cosco Fire Protection Inc - Brea	DB		75.00	679,927.25
08/18/2022	08/18/2022	24656	AP Pymt - Ferguson Facilities Supply - Atlanta	DB		86.84	679,840.41
08/18/2022	08/18/2022	24657	AP Pymt - HD Supply Ltd	DB		147.46	679,692.95
08/18/2022	08/18/2022	24658	AP Pymt - HD Supply Ltd	DB		175.98	679,516.97
08/18/2022	08/18/2022	24659	AP Pymt - HD Supply Ltd	DB		136.09	679,380.88
08/18/2022	08/18/2022	24660	AP Pymt - HD Supply Ltd	DB		125.42	679,255.46
08/18/2022	08/18/2022	24661	AP Pymt - Home Depot Credit Services - Phoenix	DB		78.21	679,177.25
08/18/2022	08/18/2022	24662	AP Pymt - Home Depot Credit Services - Phoenix	DB		67.84	679,109.41
08/18/2022	08/18/2022	24663	AP Pymt - Home Depot Credit Services - Phoenix	DB		96.71	679,012.70
08/18/2022	08/18/2022	24664	AP Pymt - Home Depot Credit Services - Phoenix	DB		210.97	678,801.73
08/18/2022	08/18/2022	24665	AP Pymt - RealPage Inc	DB		485.99	678,315.74
08/18/2022	08/18/2022	24666	AP Pymt - Rental Housing Deals, Inc	DB		234.00	678,081.74
08/18/2022	08/18/2022	24667	AP Pymt - Round The Clock Pest Control Inc	DB		140.00	677,941.74
08/18/2022	08/18/2022	24668	AP Pymt - Round The Clock Pest Control Inc	DB		175.00	677,766.74
08/18/2022	08/18/2022	24669	AP Pymt - So Cal Edison	DB		41.20	677,725.54
08/18/2022	08/18/2022	24670	AP Pymt - So Cal Edison	DB		3,166.86	674,558.68
08/18/2022	08/18/2022	24671	AP Pymt - Swenson Group - Dallas	DB		449.71	674,108.97
08/18/2022	08/18/2022	51386	02/2023-412 Deposited 08/18/2022 Settlement:15495825785	OARB	408.74		674,517.71
08/23/2022	08/23/2022	51387	02/2023-920 Adjustment 08/23/2022	OARB		249.00	674,268.71
08/25/2022	08/25/2022	24672	AP Pymt - Humangood Affordable Housing	DB		18,506.02	655,762.69
08/31/2022	08/31/2022	24673	AP Pymt - AT&T Uverse - PO Box 5014	DB		122.01	655,640.68
08/31/2022	08/31/2022	24674	AP Pymt - Athens Services	DB		1,206.20	654,434.48
08/31/2022	08/31/2022	24675	AP Pymt - Cleaner Image Inc	DB		2,430.00	652,004.48
08/31/2022	08/31/2022	24676	AP Pymt - Community Controls	DB		246.15	651,758.33
08/31/2022	08/31/2022	24677	AP Pymt - Cosco Fire Protection Inc - Brea	DB		624.45	651,133.88
08/31/2022	08/31/2022	24678	AP Pymt - Ferguson Facilities Supply - Atlanta	DB		394.18	650,739.70
08/31/2022	08/31/2022	24679	AP Pymt - HD Supply Ltd	DB		224.46	650,515.24

**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (08/01/2022 to 08/31/2022)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
08/31/2022	08/31/2022	24680	AP Pymt - HD Supply Ltd	DB		74.39	650,440.85
08/31/2022	08/31/2022	24681	AP Pymt - HD Supply Ltd	DB		71.22	650,369.63
08/31/2022	08/31/2022	24682	AP Pymt - HD Supply Ltd	DB		120.35	650,249.28
08/31/2022	08/31/2022	24683	AP Pymt - HM Carpet Inc - HM Flooring Group	DB		1,350.00	648,899.28
08/31/2022	08/31/2022	24684	AP Pymt - Lesley Uribe	DB		697.64	648,201.64
08/31/2022	08/31/2022	24685	AP Pymt - Pacific Coast Signs & Graphics - Christopher Reid	DB		240.00	647,961.64
08/31/2022	08/31/2022	24686	AP Pymt - Rent Track Inc	DB		39.00	647,922.64
08/31/2022	08/31/2022	24687	AP Pymt - Round The Clock Pest Control Inc	DB		900.00	647,022.64
08/31/2022	08/31/2022	24688	AP Pymt - Saf-Gard Safety Shoe Co.	DB		137.80	646,884.84
08/31/2022	08/31/2022	24689	AP Pymt - SoCal Gas	DB		366.36	646,518.48
08/31/2022	08/31/2022	24690	AP Pymt - SoCal Gas	DB		72.35	646,446.13
08/31/2022	08/31/2022	24691	AP Pymt - The Chute Doctor	DB		484.80	645,961.33
08/31/2022	08/31/2022	51388	02/2023-413 Deposited 08/31/2022	OARB	1,074.00		647,035.33
08/31/2022	08/31/2022		Bank Interest Earned: LOM int earned op 8.22	DB	444.06		647,479.39
08/31/2022	08/31/2022		Bank Service Charge: LOM bk fees 8.22	DB		233.97	647,245.42
08/31/2022	08/31/2022	AF	LOM RP fees 8.22	GJ		42.40	647,203.02
<b>Totals for 1120.000 - Cash - Operating</b>					<b>43,807.80</b>	<b>71,658.55</b>	<b>647,203.02</b>
<b>1130.000 - Accounts Receivable - Tenant Rent (Balance Forward As of 08/01/2022)</b>							<b>463.24</b>
08/01/2022	08/01/2022	FileID-6534473-1	Accounts Receivable - Tenant Rent	OARA	22,774.00		23,237.24
08/01/2022	08/01/2022	FileID-6538018-1	Accounts Receivable - Tenant Rent	OARA		9,524.00	13,713.24
08/02/2022	08/02/2022	FileID-6541834-2	Accounts Receivable - Tenant Rent	OARA		4,324.00	9,389.24
08/03/2022	08/03/2022	FileID-6541834-1	Accounts Receivable - Tenant Rent	OARA		1,053.00	8,336.24
08/03/2022	08/03/2022	FileID-6555228-1	Accounts Receivable - Tenant Rent	OARA		2,845.00	5,491.24
08/04/2022	08/04/2022	FileID-6555228-3	Accounts Receivable - Tenant Rent	OARA		3,689.00	1,802.24
08/04/2022	08/04/2022	FileID-6559540-4	Accounts Receivable - Tenant Rent	OARA		444.00	1,358.24
08/08/2022	08/08/2022	FileID-6559540-1	Accounts Receivable - Tenant Rent	OARA		532.00	826.24
08/15/2022	08/15/2022	FileID-6585589-2	Accounts Receivable - Tenant Rent	OARA		369.00	457.24
08/23/2022	08/23/2022	FileID-6629157-2	Accounts Receivable - Tenant Rent	OARA	249.00		706.24
08/24/2022	08/24/2022		Accounts Receivable - Tenant Rent	OARA		249.00	457.24



**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (08/01/2022 to 08/31/2022)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
1							
<b>Totals for 1130.000 - Accounts Receivable - Tenant Rent</b>					<b>23,023.00</b>	<b>23,029.00</b>	<b>457.24</b>
<b>1191.000 - Cash - Security Deposits (Balance Forward As of 08/01/2022)</b>							
08/31/2022	08/31/2022		Bank Interest Earned: LOM int earned sd 8.22	DB	19.50		30,193.13
<b>Totals for 1191.000 - Cash - Security Deposits</b>					<b>19.50</b>	<b>0.00</b>	<b>30,212.63</b>
<b>1200.001 - Prepaid Expense - Property Insurance (Balance Forward As of 08/01/2022)</b>							
08/31/2022	08/31/2022	AF	LOM Earthquake Insurance Exp	GJ		1,223.18	2,446.36
<b>Totals for 1200.001 - Prepaid Expense - Property Insurance</b>					<b>0.00</b>	<b>1,223.18</b>	<b>1,223.18</b>
<b>1330.000 - Cash - Operating Reserve (Balance Forward As of 08/01/2022)</b>							
<b>Totals for 1330.000 - Cash - Operating Reserve</b>					<b>0.00</b>	<b>0.00</b>	<b>147,457.26</b>
<b>1410.001 - Land Improvements (Balance Forward As of 08/01/2022)</b>							
<b>Totals for 1410.001 - Land Improvements</b>					<b>0.00</b>	<b>0.00</b>	<b>83,660.00</b>
<b>1420.001 - Building Improvements (Balance Forward As of 08/01/2022)</b>							
<b>Totals for 1420.001 - Building Improvements</b>					<b>0.00</b>	<b>0.00</b>	<b>122,253.46</b>
<b>1440.000 - Building Equipment (Balance Forward As of 08/01/2022)</b>							
<b>Totals for 1440.000 - Building Equipment</b>					<b>0.00</b>	<b>0.00</b>	<b>25,391.00</b>
<b>1465.000 - Office Furniture &amp; Equipment (Balance Forward As of 08/01/2022)</b>							
<b>Totals for 1465.000 - Office Furniture &amp; Equipment</b>					<b>0.00</b>	<b>0.00</b>	<b>15,480.47</b>
<b>1470.000 - Maintenance Equipment (Balance Forward As of 08/01/2022)</b>							
<b>Totals for 1470.000 - Maintenance Equipment</b>					<b>0.00</b>	<b>0.00</b>	<b>1,957.64</b>
<b>1495.000 - Accum. Depr. - Land Improvements (Balance Forward As of 08/01/2022)</b>							
08/01/2022	08/01/2022		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS-004914-161212	FA		464.78	(32,069.82)
<b>Totals for 1495.000 - Accum. Depr. - Land Improvements</b>					<b>0.00</b>	<b>464.78</b>	<b>(32,534.60)</b>
<b>1495.002 - Accum. Depr. - Building Improvements (Balance Forward As of 08/01/2022)</b>							
08/01/2022	08/01/2022		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA		150.00	(72,222.95)
08/01/2022	08/01/2022		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA		133.33	(72,372.95)
08/01/2022	08/01/2022		Depreciation for asset LOM-Awning Replacement, serial number AS-004963-170410	FA		122.50	(72,506.28)
08/01/2022	08/01/2022		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA		87.47	(72,628.78)
08/01/2022	08/01/2022		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA		25.00	(72,716.25)
08/01/2022	08/01/2022		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427	FA		152.48	(72,741.25)
08/01/2022	08/01/2022		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427	FA		69.17	(72,893.73)
08/01/2022	08/01/2022		Depreciation for asset LOM-Office Door, serial number AS-019679-210427	FA		29.77	(72,962.90)
08/01/2022	08/01/2022		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427	FA		132.81	(72,992.67)
08/01/2022	08/01/2022		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	FA		57.39	(73,125.48)
<b>Totals for 1495.002 - Accum. Depr. - Building Improvements</b>					<b>0.00</b>	<b>959.92</b>	<b>(73,182.87)</b>
<b>1495.003 - Accum. Depr. - Building Equipment (Balance Forward As of 08/01/2022)</b>							
08/01/2022	08/01/2022		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	FA		132.95	(11,830.10)
<b>Totals for 1495.003 - Accum. Depr. - Building Equipment</b>					<b>0.00</b>	<b>132.95</b>	<b>(11,963.05)</b>
<b>1495.004 - Accum. Depr. - Office Furniture &amp; Equipment (Balance Forward As of 08/01/2022)</b>							
08/01/2022	08/01/2022		Depreciation for asset LOM-Commonity Furniture, serial number AS-004912-161209	FA		98.34	(10,367.17)
<b>Totals for 1495.004 - Accum. Depr. - Office Furniture &amp; Equipment</b>					<b>0.00</b>	<b>98.34</b>	<b>(10,465.51)</b>
<b>1495.005 - Accum. Depr. - Maintenance Equipment (Balance Forward As of 08/01/2022)</b>							
<b>Totals for 1495.005 - Accum. Depr. - Maintenance Equipment</b>					<b>0.00</b>	<b>0.00</b>	<b>(1,957.64)</b>
<b>2109.000 - Accounts Payable - Accrued Expenses (Balance Forward As of 08/01/2022)</b>							
08/01/2022	08/01/2022	Reversed - AF	Reversed -- LOM Accr Trash Exp 7.22	GJ	1,000.00		(1,000.00)
08/31/2022	08/31/2022	AF	LOM Accr Water Exp 8.22	GJ		1,500.00	0.00
<b>Totals for 2109.000 - Accounts Payable - Accrued Expenses</b>					<b>1,000.00</b>	<b>1,500.00</b>	<b>(1,500.00)</b>

**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (08/01/2022 to 08/31/2022)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>2110.000 - Accounts Payable - Operations (Balance Forward As of 08/01/2022)</b>							<b>(34,653.92)</b>
08/04/2022	08/04/2022	24632	AP Pymt - AT&T Uverse - PO Box 5014: 1.00 122.01 In-DB ternet Service 06.07.22-07.06.22		122.01		(34,531.91)
08/04/2022	08/04/2022	24633	AP Pymt - Bobs Lawn Service - Jesus Arias: 1.00 350.00DB Landscaping Service		350.00		(34,181.91)
08/04/2022	08/04/2022	24634	AP Pymt - City Lomita Water Dept: 1.00 2868.88 Water DB Service 05.07.22-07.07.22		2,868.88		(31,313.03)
08/04/2022	08/04/2022	24635	AP Pymt - City Lomita Water Dept: 1.00 455.22 Fire DB Lane 05.07.22-07.07.22		455.22		(30,857.81)
08/04/2022	08/04/2022	24636	AP Pymt - Cleaner Image Inc: 1.00 1890.00 Cleaning DB Service July 1-21,2022		1,890.00		(28,967.81)
08/04/2022	08/04/2022	24636	AP Pymt - Cleaner Image Inc: 1.00 540.00 Cleaning Ser-DB vice July 22-31, 2022		540.00		(28,427.81)
08/04/2022	08/04/2022	24637	AP Pymt - Cosco Fire Protection Inc - Brea: 1.00 DB 2068.32 Emegency Service Call/Repair Pull Station		2,068.32		(26,359.49)
08/04/2022	08/04/2022	24637	AP Pymt - Cosco Fire Protection Inc - Brea: 1.00 DB 2239.00 Annual Fire Sprinkler Inspection		2,239.00		(24,120.49)
08/04/2022	08/04/2022	24638	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 DB 138.54 Bulbs Stock		138.54		(23,981.95)
08/04/2022	08/04/2022	24638	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 DB 142.59 Supplies Stock		142.59		(23,839.36)
08/04/2022	08/04/2022	24638	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 DB 151.72 Supplies Stock		151.72		(23,687.64)
08/04/2022	08/04/2022	24638	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 DB 304.58 Cleaning Supplies Stock		304.58		(23,383.06)
08/04/2022	08/04/2022	24638	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 DB 34.92 Supplies Stock		34.92		(23,348.14)
08/04/2022	08/04/2022	24638	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 DB 41.71 LED Lights Stock		41.71		(23,306.43)
08/04/2022	08/04/2022	24638	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 DB 52.41 Supplies Stock		52.41		(23,254.02)
08/04/2022	08/04/2022	24638	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 DB 54.80 Supplies Stock		54.80		(23,199.22)
08/04/2022	08/04/2022	24639	AP Pymt - HD Supply Ltd: 1.00 160.44 Supplies Stock DB		160.44		(23,038.78)
08/04/2022	08/04/2022	24640	AP Pymt - HD Supply Ltd: 1.00 919.35 103A Supplies DB		919.35		(22,119.43)
08/04/2022	08/04/2022	24641	AP Pymt - HD Supply Ltd: 1.00 18.65 Supplies Stock DB		18.65		(22,100.78)
08/04/2022	08/04/2022	24642	AP Pymt - HM Carpet Inc - HM Flooring Group: 1.00 DB 611.60 102A Carpet		611.60		(21,489.18)
08/04/2022	08/04/2022	24643	AP Pymt - Humangood Affordable Housing: beacon DB community advances for June 2022		17,598.42		(3,890.76)
08/04/2022	08/04/2022	24644	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain DB Cleaning: 1.00 1834.40 315A Broken Wall Pipe Repair		1,834.40		(2,056.36)
08/04/2022	08/04/2022	24644	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain DB Cleaning: 1.00 425.00 215A Pipe Leak Repair		425.00		(1,631.36)
08/04/2022	08/04/2022	24645	AP Pymt - OnSolve, LLC: 1.00 353.05 One Call Now DB Fee		353.05		(1,278.31)
08/04/2022	08/04/2022	24646	AP Pymt - Rent Track Inc: 1.00 39.00 Monthly Service DB Fee		39.00		(1,239.31)
08/04/2022	08/04/2022	24647	AP Pymt - Round The Clock Pest Control Inc: 1.00 DB 140.00 Pest Control Service		140.00		(1,099.31)
08/04/2022	08/04/2022	24648	AP Pymt - SoCal Gas: 1.00 516.19 Gas Service B Bldg- DB ing 06.03.22-07.05.22		516.19		(583.12)
08/04/2022	08/04/2022	24649	AP Pymt - SoCal Gas: 1.00 98.32 Gas Service A BldgDB 06.03.22-07.05.22		98.32		(484.80)
08/04/2022	08/04/2022	24650	AP Pymt - The Chute Doctor: 1.00 484.80 Chute Clean- DB ing Service		484.80		0.00
08/08/2022	07/27/2022	73122	AP Invoice - Bobs Lawn Service - Jesus Arias	APA		350.00	(350.00)
08/08/2022	07/14/2022	12610574	AP Invoice - Athens Services	APA		1,222.97	(1,572.97)
08/08/2022	07/28/2022	18544552	AP Invoice - AT&T - Box 9011	APA		284.12	(1,857.09)
08/08/2022	08/01/2022	1000572206	AP Invoice - Cosco Fire Protection Inc - Brea	APA		75.00	(1,932.09)
08/08/2022	07/26/2022	AAAO602346	AP Invoice - Community Controls	APA		421.51	(2,353.60)
08/08/2022	07/20/2022	WC648388	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		86.84	(2,440.44)
08/09/2022	08/01/2022	28870	AP Invoice - Rental Housing Deals, Inc	APA		234.00	(2,674.44)
08/09/2022	07/25/2022	95791	AP Invoice - Round The Clock Pest Control Inc	APA		175.00	(2,849.44)
08/09/2022	08/03/2022	96041	AP Invoice - Round The Clock Pest Control Inc	APA		140.00	(2,989.44)
08/09/2022	07/31/2022	4615859	AP Invoice - Home Depot Credit Services - Phoenix	APA		210.97	(3,200.41)
08/09/2022	07/20/2022	6094695	AP Invoice - Home Depot Credit Services - Phoenix	APA		96.71	(3,297.12)
08/09/2022	07/10/2022	6111937	AP Invoice - Home Depot Credit Services - Phoenix	APA		78.21	(3,375.33)
08/09/2022	07/07/2022	9111500	AP Invoice - Home Depot Credit Services - Phoenix	APA		67.84	(3,443.17)
08/09/2022	08/01/2022	32141837	AP Invoice - Swenson Group - Dallas	APA		449.71	(3,892.88)
08/09/2022	07/20/2022	9204902767	AP Invoice - HD Supply Ltd	APA		147.46	(4,040.34)
08/09/2022	07/27/2022	9205118490	AP Invoice - HD Supply Ltd	APA		175.98	(4,216.32)
08/09/2022	07/27/2022	9205118491	AP Invoice - HD Supply Ltd	APA		136.09	(4,352.41)
08/09/2022	07/28/2022	9205192336	AP Invoice - HD Supply Ltd	APA		125.42	(4,477.83)
08/09/2022	07/18/2022	700143266216/ 6-7.22	AP Invoice - So Cal Edison	APA		41.20	(4,519.03)
08/09/2022	07/18/2022	700434346846/	AP Invoice - So Cal Edison	APA		3,166.86	(7,685.89)

**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (08/01/2022 to 08/31/2022)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
		6-7.22					
08/09/2022	07/19/2022	I2207033039	AP Invoice - RealPage Inc	APA		485.99	(8,171.88)
08/16/2022	08/15/2022	091	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances for the month of July 2022	APA		18,506.02	(26,677.90)
08/18/2022	08/18/2022	24651	AP Pymt - AT&T - Box 9011: 1.00 284.12 Phone Service DB 06.28.22-07.27.22		284.12		(26,393.78)
08/18/2022	08/18/2022	24652	AP Pymt - Athens Services: 1.00 1222.97 Trash Service DB 07.22		1,222.97		(25,170.81)
08/18/2022	08/18/2022	24653	AP Pymt - Bobs Lawn Service - Jesus Arias: 1.00 350.00DB Landscaping Service		350.00		(24,820.81)
08/18/2022	08/18/2022	24654	AP Pymt - Community Controls: 1.00 421.51 Stock Sup- ply-Remotes Key Cards	DB	421.51		(24,399.30)
08/18/2022	08/18/2022	24655	AP Pymt - Cosco Fire Protection Inc - Brea: 1.00 75.00 Service Monitoring	DB	75.00		(24,324.30)
08/18/2022	08/18/2022	24656	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 86.84 LED Light Stock	DB	86.84		(24,237.46)
08/18/2022	08/18/2022	24657	AP Pymt - HD Supply Ltd: 1.00 147.46 Supplies Stock	DB	147.46		(24,090.00)
08/18/2022	08/18/2022	24658	AP Pymt - HD Supply Ltd: 1.00 175.98 103A Supplies	DB	175.98		(23,914.02)
08/18/2022	08/18/2022	24659	AP Pymt - HD Supply Ltd: 1.00 136.09 Valves Stock	DB	136.09		(23,777.93)
08/18/2022	08/18/2022	24660	AP Pymt - HD Supply Ltd: 1.00 125.42 Facuet Stock	DB	125.42		(23,652.51)
08/18/2022	08/18/2022	24661	AP Pymt - Home Depot Credit Services - Phoenix: 1.00 78.21 Supplies Stock	DB	78.21		(23,574.30)
08/18/2022	08/18/2022	24662	AP Pymt - Home Depot Credit Services - Phoenix: 1.00 67.84 Supplies Stock	DB	67.84		(23,506.46)
08/18/2022	08/18/2022	24663	AP Pymt - Home Depot Credit Services - Phoenix: 1.00 96.71 Supplies Stock	DB	96.71		(23,409.75)
08/18/2022	08/18/2022	24664	AP Pymt - Home Depot Credit Services - Phoenix: 1.00 210.97 Supplies Stock	DB	210.97		(23,198.78)
08/18/2022	08/18/2022	24665	AP Pymt - RealPage Inc: 1.00 124.80 09.22 Phone emergency call	DB	124.80		(23,073.98)
08/18/2022	08/18/2022	24665	AP Pymt - RealPage Inc: 1.00 290.93 09.22 Dues and Fees	DB	290.93		(22,783.05)
08/18/2022	08/18/2022	24665	AP Pymt - RealPage Inc: 1.00 70.26 09.22 Other renting exp crdt cks	DB	70.26		(22,712.79)
08/18/2022	08/18/2022	24666	AP Pymt - Rental Housing Deals, Inc: 1.00 234.00 Inter- net Listing 1 yr	DB	234.00		(22,478.79)
08/18/2022	08/18/2022	24667	AP Pymt - Round The Clock Pest Control Inc: 1.00 140.00 Pest Control Service	DB	140.00		(22,338.79)
08/18/2022	08/18/2022	24668	AP Pymt - Round The Clock Pest Control Inc: 1.00 175.00 Treatment 103A	DB	175.00		(22,163.79)
08/18/2022	08/18/2022	24669	AP Pymt - So Cal Edison: 1.00 41.20 Manangers Unit Electric Service 06.16.22-07.17.22	DB	41.20		(22,122.59)
08/18/2022	08/18/2022	24670	AP Pymt - So Cal Edison: 1.00 3166.86 Electric Service 06.16.22-07.17.22	DB	3,166.86		(18,955.73)
08/18/2022	08/18/2022	24671	AP Pymt - Swenson Group - Dallas: 1.00 449.71 Leased Copy Machine Fee	DB	449.71		(18,506.02)
08/22/2022	08/11/2022	448	AP Invoice - Pacific Coast Signs & Graphics - Christo- pher Reid	APA		240.00	(18,746.02)
08/22/2022	08/18/2022	38285	AP Invoice - Cleaner Image Inc	APA		1,890.00	(20,636.02)
08/22/2022	08/18/2022	38286	AP Invoice - Cleaner Image Inc	APA		540.00	(21,176.02)
08/22/2022	08/15/2022	97349	AP Invoice - Round The Clock Pest Control Inc	APA		550.00	(21,726.02)
08/22/2022	08/17/2022	97350	AP Invoice - Round The Clock Pest Control Inc	APA		175.00	(21,901.02)
08/22/2022	08/17/2022	97453	AP Invoice - Round The Clock Pest Control Inc	APA		175.00	(22,076.02)
08/22/2022	08/02/2022	111744	AP Invoice - HM Carpet Inc - HM Flooring Group	APA		1,350.00	(23,426.02)
08/22/2022	08/18/2022	234311	AP Invoice - Lesley Uribe	APA		289.55	(23,715.57)
08/22/2022	08/18/2022	8368289	AP Invoice - Lesley Uribe	APA		408.09	(24,123.66)
08/22/2022	08/01/2022	12688396	AP Invoice - Athens Services	APA		1,206.20	(25,329.86)
08/22/2022	07/31/2022	730220552	AP Invoice - Rent Track Inc	APA		39.00	(25,368.86)
08/22/2022	08/10/2022	1000576864	AP Invoice - Cosco Fire Protection Inc - Brea	APA		624.45	(25,993.31)
08/22/2022	08/03/2022	9205374668	AP Invoice - HD Supply Ltd	APA		120.35	(26,113.66)
08/22/2022	08/04/2022	9205425645	AP Invoice - HD Supply Ltd	APA		74.39	(26,188.05)
08/22/2022	08/08/2022	9205536219	AP Invoice - HD Supply Ltd	APA		224.46	(26,412.51)
08/22/2022	08/12/2022	9205743679	AP Invoice - HD Supply Ltd	APA		71.22	(26,483.73)
08/22/2022	08/05/2022	01350501803/7- 8.22	AP Invoice - SoCal Gas	APA		72.35	(26,556.08)
08/22/2022	08/05/2022	11430501061/7- 8.22	AP Invoice - SoCal Gas	APA		366.36	(26,922.44)
08/22/2022	08/06/2022	285398576/7-8. 22	AP Invoice - AT&T Uverse - PO Box 5014	APA		122.01	(27,044.45)
08/22/2022	08/04/2022	AAAO603439	AP Invoice - Community Controls	APA		246.15	(27,290.60)
08/22/2022	08/14/2022	IN-2624219	AP Invoice - Saf-Gard Safety Shoe Co.	APA		137.80	(27,428.40)
08/22/2022	08/05/2022	S129076-CL4	AP Invoice - The Chute Doctor	APA		484.80	(27,913.20)
08/22/2022	08/08/2022	WC660313	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		320.50	(28,233.70)
08/22/2022	08/08/2022	WC660372	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		46.56	(28,280.26)
08/22/2022	08/09/2022	WC660373	AP Invoice - Ferguson Facilities Supply - Atlanta	APA		27.12	(28,307.38)
08/23/2022	06/16/2022	08232022	AP Invoice - Paula J Sanders: HGAAH Administrative sup- port	APA		6.31	(28,313.69)
08/24/2022	08/24/2022	08232022	AP Invoice - Paula J Sanders: Reversed to correct TPH	APA	6.31		(28,307.38)

**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (08/01/2022 to 08/31/2022)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
08/24/2022	06/16/2022	08242022	to BCI AP Invoice - Paula J Sanders: HGAH Administrative sup-APA port			6.31	(28,313.69)
08/25/2022	08/25/2022	8359	AP Pymt - Paula J Sanders: HGAH Administrative sup- port	DB	6.31		(28,307.38)
08/25/2022	08/25/2022	24672	AP Pymt - Humangood Affordable Housing: Beacon Communities Advances for the month of July 2022	DB	18,506.02		(9,801.36)
08/31/2022	08/31/2022	24673	AP Pymt - AT&T Uverse - PO Box 5014: 1.00 122.01 Internet Service 07.07.22-08.06.22	DB	122.01		(9,679.35)
08/31/2022	08/31/2022	24674	AP Pymt - Athens Services: 1.00 1206.20 Trash Service 08.22	DB	1,206.20		(8,473.15)
08/31/2022	08/31/2022	24675	AP Pymt - Cleaner Image Inc: 1.00 1890.00 Cleaning Service Aug 1-23, 2022	DB	1,890.00		(6,583.15)
08/31/2022	08/31/2022	24675	AP Pymt - Cleaner Image Inc: 1.00 540.00 Cleaning Service Aug 24-31, 2022	DB	540.00		(6,043.15)
08/31/2022	08/31/2022	24676	AP Pymt - Community Controls: 1.00 246.15 Repair Drive In Gate	DB	246.15		(5,797.00)
08/31/2022	08/31/2022	24677	AP Pymt - Cosco Fire Protection Inc - Brea: 1.00 624.45 Fire Alarm Inspection Repairs	DB	624.45		(5,172.55)
08/31/2022	08/31/2022	24678	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 27.12 Hinge Stock	DB	27.12		(5,145.43)
08/31/2022	08/31/2022	24678	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 320.50 Disposal Stock	DB	320.50		(4,824.93)
08/31/2022	08/31/2022	24678	AP Pymt - Ferguson Facilities Supply - Atlanta: 1.00 46.56 Bath Light Stock	DB	46.56		(4,778.37)
08/31/2022	08/31/2022	24679	AP Pymt - HD Supply Ltd: 1.00 224.46 Supplies Stock	DB	224.46		(4,553.91)
08/31/2022	08/31/2022	24680	AP Pymt - HD Supply Ltd: 1.00 74.39 Supplies Stock	DB	74.39		(4,479.52)
08/31/2022	08/31/2022	24681	AP Pymt - HD Supply Ltd: 1.00 71.22 Lighting Stock	DB	71.22		(4,408.30)
08/31/2022	08/31/2022	24682	AP Pymt - HD Supply Ltd: 1.00 120.35 Electrical Supplies	DB	120.35		(4,287.95)
08/31/2022	08/31/2022	24683	AP Pymt - HM Carpet Inc - HM Flooring Group: 1.00 1350.00 103A Flooring	DB	1,350.00		(2,937.95)
08/31/2022	08/31/2022	24684	AP Pymt - Lesley Uribe: 1.00 289.55 Laundry Revenue ck#234311	DB	289.55		(2,648.40)
08/31/2022	08/31/2022	24684	AP Pymt - Lesley Uribe: 1.00 408.09 Laundry Revenue ck#8368389	DB	408.09		(2,240.31)
08/31/2022	08/31/2022	24685	AP Pymt - Pacific Coast Signs & Graphics - Christopher Reid: 1.00 240.00 Common Area Signs	DB	240.00		(2,000.31)
08/31/2022	08/31/2022	24686	AP Pymt - Rent Track Inc: 1.00 39.00 Monthly Service Fee	DB	39.00		(1,961.31)
08/31/2022	08/31/2022	24687	AP Pymt - Round The Clock Pest Control Inc: 1.00 175.00 106B Pest Control Treatment	DB	175.00		(1,786.31)
08/31/2022	08/31/2022	24687	AP Pymt - Round The Clock Pest Control Inc: 1.00 175.00 204A Pest Control Treatment	DB	175.00		(1,611.31)
08/31/2022	08/31/2022	24687	AP Pymt - Round The Clock Pest Control Inc: 1.00 550.00 304B Fleas Treatment	DB	550.00		(1,061.31)
08/31/2022	08/31/2022	24688	AP Pymt - Saf-Gard Safety Shoe Co.: 1.00 137.80 Maint Shoes	DB	137.80		(923.51)
08/31/2022	08/31/2022	24689	AP Pymt - SoCal Gas: 1.00 366.36 Gas Service B Bldg- ing 07.05.22-08.03.22	DB	366.36		(557.15)
08/31/2022	08/31/2022	24690	AP Pymt - SoCal Gas: 1.00 72.35 Gas Service A Bldg- ing 07.05.22-08.03.22	DB	72.35		(484.80)
08/31/2022	08/31/2022	24691	AP Pymt - The Chute Doctor: 1.00 484.80 Chute Cleaning Service	DB	484.80		0.00
<b>Totals for 2110.000 - Accounts Payable - Operations</b>					<b>71,145.80</b>	<b>36,491.88</b>	<b>0.00</b>
<b>2114.000 - Accounts Payable - Beacon Communities (Balance Forward As of 08/01/2022)</b>							<b>(18,506.02)</b>
08/01/2022	08/01/2022	QN	HGAH 8.2022 Prop Liab Ins	GJ		1,127.67	(19,633.69)
08/01/2022	08/01/2022	QN	HGAH 8.2022 Workers Comp	GJ		320.00	(19,953.69)
08/06/2022	08/06/2022	RC	HGAH 8.6.2022 Payroll	GJ		4,837.92	(24,791.61)
08/16/2022	08/15/2022	091	AP Invoice - Humangood Affordable Housing: Beacon Communities Advances for the month of July 2022	APA	18,506.02		(6,285.59)
08/20/2022	08/20/2022	RC	HGAH 8.20.22 Payroll	GJ		4,837.93	(11,123.52)
08/25/2022	08/25/2022		Inter Company due to : BCI	DB	6.31		(11,129.83)
08/31/2022	08/31/2022	QN	08.2022 Mgmt & Bkpk Fees	GJ		4,427.50	(15,557.33)
08/31/2022	08/31/2022	QN	HGAH 8.2022 Benefits Allocation	GJ		1,418.05	(16,975.38)
08/31/2022	08/31/2022	QN	HGAH 8.2022 Computer Lease	GJ		367.74	(17,343.12)
08/31/2022	08/31/2022	RC	HGAH 8.2022 Pcards Concur	GJ		108.92	(17,452.04)
<b>Totals for 2114.000 - Accounts Payable - Beacon Communities</b>					<b>18,506.02</b>	<b>17,452.04</b>	<b>(17,452.04)</b>
<b>2118.000 - Escheat Checks Payable (Balance Forward As of 08/01/2022)</b>							<b>(150.00)</b>
<b>Totals for 2118.000 - Escheat Checks Payable</b>					<b>0.00</b>	<b>0.00</b>	<b>(150.00)</b>
<b>2120.000 - Accrued Vacation Payable (Balance Forward As of 08/01/2022)</b>							<b>(16,707.35)</b>
08/01/2022	08/01/2022	Reversed - RC	Reversed -- HGAH 7.2022 Vacation Accruals	GJA	16,707.35		0.00
08/31/2022	08/31/2022	RC	HGAH 8.2022 Vacation Accruals	GJA		17,334.61	(17,334.61)
<b>Totals for 2120.000 - Accrued Vacation Payable</b>					<b>16,707.35</b>	<b>17,334.61</b>	<b>(17,334.61)</b>

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>2126.000 - Accrued Payroll (Balance Forward As of 08/01/2022)</b>							<b>(2,579.11)</b>
08/01/2022	08/01/2022	Reversed - RC	Reversed -- HGAH 7.2022 Payroll Accruals	GJA	2,579.11		0.00
08/31/2022	08/31/2022	RC	HGAH 8.2022 Payroll Accruals	GJA		3,546.26	(3,546.26)
<b>Totals for 2126.000 - Accrued Payroll</b>					<b>2,579.11</b>	<b>3,546.26</b>	<b>(3,546.26)</b>
<b>2191.000 - Security Deposits Payable (Balance Forward As of 08/01/2022)</b>							<b>(24,600.00)</b>
<b>Totals for 2191.000 - Security Deposits Payable</b>					<b>0.00</b>	<b>0.00</b>	<b>(24,600.00)</b>
<b>2191.001 - Security Deposit Interest Payable (Balance Forward As of 08/01/2022)</b>							<b>(1,229.03)</b>
08/31/2022	08/31/2022		Bank Interest Earned: Interest earned	DB		19.50	(1,248.53)
<b>Totals for 2191.001 - Security Deposit Interest Payable</b>					<b>0.00</b>	<b>19.50</b>	<b>(1,248.53)</b>
<b>2210.000 - Prepaid Revenue (Balance Forward As of 08/01/2022)</b>							<b>(81.00)</b>
08/01/2022	08/01/2022	51374	02/2023-400 Deposited 08/01/2022 Settlement:15325072461	OARB		832.00	(913.00)
08/01/2022	08/01/2022	51375	02/2023-401 Deposited 08/01/2022 Settlement:15308785297	OARB		3,058.00	(3,971.00)
08/01/2022	08/01/2022	FileID-6534473-1	Prepaid Revenue	OARA	3,971.00		0.00
08/01/2022	08/01/2022	FileID-6538018-1	Prepaid Revenue	OARA	9,524.00		9,524.00
08/02/2022	08/02/2022	51376	02/2023-402 Deposited 08/02/2022 Settlement:15346526737	OARB		938.00	8,586.00
08/02/2022	08/02/2022	51377	02/2023-403 Deposited 08/02/2022 Settlement:15341860353	OARB		8,586.00	0.00
08/02/2022	08/02/2022	FileID-6541834-2	Prepaid Revenue	OARA	4,324.00		4,324.00
08/03/2022	08/03/2022	51378	02/2023-404 Deposited 08/03/2022 Settlement:15362475825	OARB		127.00	4,197.00
08/03/2022	08/03/2022	51379	02/2023-405 Deposited 08/03/2022 Settlement:15358131677	OARB		5,250.00	(1,053.00)
08/03/2022	08/03/2022	FileID-6541834-1	Prepaid Revenue	OARA	1,053.00		0.00
08/03/2022	08/03/2022	FileID-6555228-1	Prepaid Revenue	OARA	2,845.00		2,845.00
08/04/2022	08/04/2022	51380	02/2023-406 Deposited 08/04/2022 Settlement:15372885069	OARB		3,055.00	(210.00)
08/04/2022	08/04/2022	51381	02/2023-407 Deposited 08/04/2022 Settlement:15391835457	OARB		602.00	(812.00)
08/04/2022	08/04/2022	51382	02/2023-408 Deposited 08/04/2022 Settlement:15386334437	OARB		2,879.00	(3,691.00)
08/04/2022	08/04/2022	FileID-6555228-3	Prepaid Revenue	OARA	3,689.00		(2.00)
08/04/2022	08/04/2022	FileID-6559540-4	Prepaid Revenue	OARA	444.00		442.00
08/08/2022	08/08/2022	51383	02/2023-409 Deposited 08/08/2022 Settlement:15413133817	OARB		280.00	162.00
08/08/2022	08/08/2022	51384	02/2023-410 Deposited 08/08/2022 Settlement:15407487265	OARB		696.00	(534.00)
08/08/2022	08/08/2022	0-FileID-6559541	Prepaid Revenue	OARA	532.00		(2.00)
08/15/2022	08/15/2022	51385	02/2023-411 Deposited 08/15/2022 Settlement:15468954601	OARB		369.00	(371.00)
08/15/2022	08/15/2022	FileID-6585589-2	Prepaid Revenue	OARA	369.00		(2.00)
08/18/2022	08/18/2022	51386	02/2023-412 Deposited 08/18/2022 Settlement:15495825785	OARB		408.74	(410.74)
08/18/2022	08/18/2022	FileID-6598285-2	Prepaid Revenue	OARA	408.74		(2.00)
08/23/2022	08/23/2022	51387	02/2023-920 Adjustment 08/23/2022	OARB	249.00		247.00
08/23/2022	08/23/2022	FileID-6629157-2	Prepaid Revenue	OARA		249.00	(2.00)
08/31/2022	08/31/2022	51388	02/2023-413 Deposited 08/31/2022	OARB		1,074.00	(1,076.00)
<b>Totals for 2210.000 - Prepaid Revenue</b>					<b>27,408.74</b>	<b>28,403.74</b>	<b>(1,076.00)</b>
<b>3131.000 - Unrestricted Net Assets (Balance Forward As of 08/01/2022)</b>							<b>(147,457.26)</b>
<b>Totals for 3131.000 - Unrestricted Net Assets</b>					<b>0.00</b>	<b>0.00</b>	<b>(147,457.26)</b>
<b>3140.000 - Retained Earnings - Profit or Loss (Balance Forward As of 08/01/2022)</b>							<b>(736,029.75)</b>
<b>Totals for 3140.000 - Retained Earnings - Profit or Loss</b>					<b>0.00</b>	<b>0.00</b>	<b>(736,029.75)</b>
<b>5120.000 - Rent Revenue - Gross Potential (Balance Forward As of 08/01/2022)</b>							<b>(26,375.00)</b>
08/01/2022	08/01/2022	FileID-6534473-1	Rent Revenue - Gross Potential	OARA		26,745.00	(53,120.00)
08/24/2022	08/24/2022	FileID-	Rent Revenue - Gross Potential	OARA	249.00		(52,871.00)

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
		6633552-1					
<b>Totals for 5120.000 - Rent Revenue - Gross Potential</b>					<b>249.00</b>	<b>26,745.00</b>	<b>(52,871.00)</b>
<b>5121.000 - Tenant Assistance Payments (Balance Forward As of 08/01/2022)</b>							<b>(15,209.00)</b>
08/04/2022	08/04/2022	AF	LOM 08.22 Subsidy Payment	GJ		15,209.00	(30,418.00)
<b>Totals for 5121.000 - Tenant Assistance Payments</b>					<b>0.00</b>	<b>15,209.00</b>	<b>(30,418.00)</b>
<b>5410.000 - Interest Revenue - Project Operations (Balance Forward As of 08/01/2022)</b>							<b>(231.34)</b>
08/31/2022	08/31/2022		Bank Interest Earned: Interest earned	DB		444.06	(675.40)
<b>Totals for 5410.000 - Interest Revenue - Project Operations</b>					<b>0.00</b>	<b>444.06</b>	<b>(675.40)</b>
<b>5910.000 - Laundry Revenue (Balance Forward As of 08/01/2022)</b>							<b>0.00</b>
08/18/2022	08/18/2022	FileID-6598285-2	Laundry Revenue	OARA		408.74	(408.74)
<b>Totals for 5910.000 - Laundry Revenue</b>					<b>0.00</b>	<b>408.74</b>	<b>(408.74)</b>
<b>6205.000 - IT Support Services (Balance Forward As of 08/01/2022)</b>							<b>365.99</b>
08/23/2022	06/16/2022	08232022	AP Invoice - Paula J Sanders: HGAAH Administrative sup-APA port		6.31		372.30
08/24/2022	08/24/2022	08232022	AP Invoice - Paula J Sanders: HGAAH Administrative sup-APA port			6.31	365.99
08/24/2022	06/16/2022	08242022	AP Invoice - Paula J Sanders: HGAAH Administrative sup-APA port		6.31		372.30
08/31/2022	08/31/2022	QN	HGAH 8.2022 Computer Lease	GJ	367.74		740.04
<b>Totals for 6205.000 - IT Support Services</b>					<b>380.36</b>	<b>6.31</b>	<b>740.04</b>
<b>6210.000 - Advertising and Marketing (Balance Forward As of 08/01/2022)</b>							<b>0.00</b>
08/09/2022	08/01/2022	28870	AP Invoice - Rental Housing Deals, Inc: 1.00 234.00 Internet Listing 1 yr	APA	234.00		234.00
<b>Totals for 6210.000 - Advertising and Marketing</b>					<b>234.00</b>	<b>0.00</b>	<b>234.00</b>
<b>6250.000 - Other Renting Expenses (Balance Forward As of 08/01/2022)</b>							<b>45.26</b>
08/09/2022	07/19/2022	12207033039	AP Invoice - RealPage Inc: 1.00 70.26 09.22 Other renting exp crdt cks	APA	70.26		115.52
<b>Totals for 6250.000 - Other Renting Expenses</b>					<b>70.26</b>	<b>0.00</b>	<b>115.52</b>
<b>6311.000 - Office Supplies (Balance Forward As of 08/01/2022)</b>							<b>347.01</b>
<b>Totals for 6311.000 - Office Supplies</b>					<b>0.00</b>	<b>0.00</b>	<b>347.01</b>
<b>6311.001 - Office Equipment Lease Expense (Balance Forward As of 08/01/2022)</b>							<b>494.37</b>
08/09/2022	08/01/2022	32141837	AP Invoice - Swenson Group - Dallas: 1.00 449.71 Leased Copy Machine Fee	APA	449.71		944.08
<b>Totals for 6311.001 - Office Equipment Lease Expense</b>					<b>449.71</b>	<b>0.00</b>	<b>944.08</b>
<b>6311.002 - Telephone/Fax/Cell Phone/Elevator (Balance Forward As of 08/01/2022)</b>							<b>1,016.09</b>
08/08/2022	07/28/2022	18544552	AP Invoice - AT&T - Box 9011: 1.00 284.12 Phone Service 06.28.22-07.27.22	APA	284.12		1,300.21
08/09/2022	07/19/2022	12207033039	AP Invoice - RealPage Inc: 1.00 124.80 09.22 Phone emergency call	APA	124.80		1,425.01
08/22/2022	08/06/2022	285398576/7-8-22	AP Invoice - AT&T Uverse - PO Box 5014: 1.00 122.01 Internet Service 07.07.22-08.06.22	APA	122.01		1,547.02
<b>Totals for 6311.002 - Telephone/Fax/Cell Phone/Elevator</b>					<b>530.93</b>	<b>0.00</b>	<b>1,547.02</b>
<b>6311.003 - Postage/FedEx/UPS (Balance Forward As of 08/01/2022)</b>							<b>29.95</b>
08/31/2022	08/31/2022	RC	HGAH 8.2022 Pcards Concur - Uribe-USP-SPO0544520039	GJ	6.64		36.59
08/31/2022	08/31/2022	RC	HGAH 8.2022 Pcards Concur - Uribe-USP-SPO0544520039	GJ	12.32		48.91
<b>Totals for 6311.003 - Postage/FedEx/UPS</b>					<b>18.96</b>	<b>0.00</b>	<b>48.91</b>
<b>6311.004 - Dues &amp; Fees (Balance Forward As of 08/01/2022)</b>							<b>420.94</b>
08/09/2022	07/19/2022	12207033039	AP Invoice - RealPage Inc: 1.00 290.93 09.22 Dues and Fees	APA	290.93		711.87
08/22/2022	07/31/2022	730220552	AP Invoice - Rent Track Inc: 1.00 39.00 Monthly Service Fee	APA	39.00		750.87
08/31/2022	08/31/2022	AF	LOM RP fees 8.22	GJ	42.40		793.27
<b>Totals for 6311.004 - Dues &amp; Fees</b>					<b>372.33</b>	<b>0.00</b>	<b>793.27</b>
<b>6311.006 - Bank Fees (Balance Forward As of 08/01/2022)</b>							<b>282.47</b>
08/31/2022	08/31/2022		Bank Service Charge: Service charge	DB	233.97		516.44
<b>Totals for 6311.006 - Bank Fees</b>					<b>233.97</b>	<b>0.00</b>	<b>516.44</b>
<b>6311.011 - Resident Activities (Balance Forward As of 08/01/2022)</b>							<b>408.74</b>
08/22/2022	08/18/2022	234311	AP Invoice - Lesley Uribe: 1.00 289.55 Laundry Revenue	APA	289.55		698.29

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Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
08/22/2022	08/18/2022	8368289	ck#234311 AP Invoice - Lesley Uribe: 1.00 408.09 Laundry RevenueAPA ck#8368389		408.09		1,106.38
<b>Totals for 6311.011 - Resident Activities</b>					<b>697.64</b>	<b>0.00</b>	<b>1,106.38</b>
<b>6320.000 - Management Fee (Balance Forward As of 08/01/2022)</b>							<b>3,850.00</b>
08/31/2022	08/31/2022	QN	08.2022 Management Fee	GJ	3,850.00		7,700.00
<b>Totals for 6320.000 - Management Fee</b>					<b>3,850.00</b>	<b>0.00</b>	<b>7,700.00</b>
<b>6330.000 - Manager Salaries (Balance Forward As of 08/01/2022)</b>							<b>3,037.03</b>
08/01/2022	08/01/2022	Reversed - RC	Reversed -- HGAH 7.2022 Payroll Accruals	GJA		706.29	2,330.74
08/06/2022	08/06/2022	RC	HGAH 8.6.2022 Payroll	GJ	2,472.00		4,802.74
08/20/2022	08/20/2022	RC	HGAH 8.20.22 Payroll	GJ	2,472.00		7,274.74
08/31/2022	08/31/2022	RC	HGAH 8.2022 Payroll Accruals	GJA	1,748.06		9,022.80
<b>Totals for 6330.000 - Manager Salaries</b>					<b>6,692.06</b>	<b>706.29</b>	<b>9,022.80</b>
<b>6330.001 - Manager Salaries - Non-prod (Vacation) (Balance Forward As of 08/01/2022)</b>							<b>2,503.19</b>
08/01/2022	08/01/2022	Reversed - RC	Reversed -- HGAH 7.2022 Vacation Accruals	GJA		6,499.35	(3,996.16)
08/01/2022	08/01/2022	Reversed - RC	Reversed -- HGAH 7.2022 Payroll Accruals	GJA		706.29	(4,702.45)
08/31/2022	08/31/2022	RC	HGAH 8.2022 Payroll Accruals	GJA	194.23		(4,508.22)
08/31/2022	08/31/2022	RC	HGAH 8.2022 Vacation Accruals	GJA	7,126.61		2,618.39
<b>Totals for 6330.001 - Manager Salaries - Non-prod (Vacation)</b>					<b>7,320.84</b>	<b>7,205.64</b>	<b>2,618.39</b>
<b>6351.000 - Bookkeeping Fees (Balance Forward As of 08/01/2022)</b>							<b>577.50</b>
08/31/2022	08/31/2022	QN	08.2022 Bookkeeping Fee	GJ	577.50		1,155.00
<b>Totals for 6351.000 - Bookkeeping Fees</b>					<b>577.50</b>	<b>0.00</b>	<b>1,155.00</b>
<b>6390.001 - Business Travel &amp; Entertainment (Balance Forward As of 08/01/2022)</b>							<b>0.00</b>
08/31/2022	08/31/2022	RC	HGAH 8.2022 Pcards Concur - Uribe-SOUTHWES	GJ	89.96		89.96
<b>Totals for 6390.001 - Business Travel &amp; Entertainment</b>					<b>89.96</b>	<b>0.00</b>	<b>89.96</b>
<b>6450.000 - Electricity (Balance Forward As of 08/01/2022)</b>							<b>1,557.94</b>
08/09/2022	07/18/2022	700143266216/6-7.22	AP Invoice - So Cal Edison: 1.00 41.20 Manangers Unit Electric Service 06.16.22-07.17.22	APA	41.20		1,599.14
08/09/2022	07/18/2022	700434346846/6-7.22	AP Invoice - So Cal Edison: 1.00 3166.86 Electric Ser- vice 06.16.22-07.17.22	APA	3,166.86		4,766.00
<b>Totals for 6450.000 - Electricity</b>					<b>3,208.06</b>	<b>0.00</b>	<b>4,766.00</b>
<b>6451.000 - Water (Balance Forward As of 08/01/2022)</b>							<b>1,824.10</b>
08/31/2022	08/31/2022	AF	LOM Accr Water Exp 8.22	GJ	1,500.00		3,324.10
<b>Totals for 6451.000 - Water</b>					<b>1,500.00</b>	<b>0.00</b>	<b>3,324.10</b>
<b>6452.000 - Gas (Balance Forward As of 08/01/2022)</b>							<b>614.51</b>
08/22/2022	08/05/2022	013505018037/8.22	AP Invoice - SoCal Gas: 1.00 72.35 Gas Service A Bldg- ing 07.05.22-08.03.22	APA	72.35		686.86
08/22/2022	08/05/2022	114305010617/8.22	AP Invoice - SoCal Gas: 1.00 366.36 Gas Service B Bldging 07.05.22-08.03.22	APA	366.36		1,053.22
<b>Totals for 6452.000 - Gas</b>					<b>438.71</b>	<b>0.00</b>	<b>1,053.22</b>
<b>6510.000 - Maintenance Salaries (Balance Forward As of 08/01/2022)</b>							<b>4,316.15</b>
08/01/2022	08/01/2022	Reversed - RC	Reversed -- HGAH 7.2022 Payroll Accruals	GJA		1,166.53	3,149.62
08/06/2022	08/06/2022	RC	HGAH 8.6.2022 Payroll	GJ	2,041.42		5,191.04
08/20/2022	08/20/2022	RC	HGAH 8.20.22 Payroll	GJ	2,041.42		7,232.46
08/31/2022	08/31/2022	RC	HGAH 8.2022 Payroll Accruals	GJA	1,603.97		8,836.43
<b>Totals for 6510.000 - Maintenance Salaries</b>					<b>5,686.81</b>	<b>1,166.53</b>	<b>8,836.43</b>
<b>6510.001 - Maintenance Salaries - Non-prod (Vacation) (Balance Forward As of 08/01/2022)</b>							<b>204.14</b>
08/01/2022	08/01/2022	Reversed - RC	Reversed -- HGAH 7.2022 Vacation Accruals	GJA		10,208.00	(10,003.86)
08/31/2022	08/31/2022	RC	HGAH 8.2022 Vacation Accruals	GJA	10,208.00		204.14
<b>Totals for 6510.001 - Maintenance Salaries - Non-prod (Vacation)</b>					<b>10,208.00</b>	<b>10,208.00</b>	<b>204.14</b>
<b>6515.000 - Janitorial/Cleaning Supplies (Balance Forward As of 08/01/2022)</b>							<b>1,855.16</b>
08/09/2022	07/31/2022	4615859	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 210.97 Supplies Stock	APA	210.97		2,066.13
08/09/2022	07/20/2022	6094695	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 96.71 Supplies Stock	APA	96.71		2,162.84
08/09/2022	07/27/2022	9205118490	AP Invoice - HD Supply Ltd: 1.00 175.98 103A Supplies	APA	175.98		2,338.82
08/22/2022	08/04/2022	9205425645	AP Invoice - HD Supply Ltd: 1.00 74.39 Supplies Stock	APA	74.39		2,413.21
08/22/2022	08/08/2022	9205536219	AP Invoice - HD Supply Ltd: 1.00 224.46 Supplies Stock	APA	224.46		2,637.67
08/22/2022	08/09/2022	WC660373	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 27.12 Hinge Stock	APA	27.12		2,664.79
<b>Totals for 6515.000 - Janitorial/Cleaning Supplies</b>					<b>809.63</b>	<b>0.00</b>	<b>2,664.79</b>
<b>6515.003 - Maintenance Uniforms (Balance Forward As of 08/01/2022)</b>							<b>0.00</b>

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General Ledger Report  
For Prior Month (08/01/2022 to 08/31/2022)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
08/22/2022	08/14/2022	IN-2624219	AP Invoice - Saf-Gard Safety Shoe Co.: 1.00 137.80 Maint Shoes	APA	137.80		137.80
<b>Totals for 6515.003 - Maintenance Uniforms</b>					<b>137.80</b>	<b>0.00</b>	<b>137.80</b>
<b>6515.004 - Plumbing Supplies (Balance Forward As of 08/01/2022)</b>							<b>870.63</b>
08/09/2022	07/10/2022	6111937	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 78.21 Supplies Stock	APA	78.21		948.84
08/09/2022	07/20/2022	9204902767	AP Invoice - HD Supply Ltd: 1.00 147.46 Supplies Stock	APA	147.46		1,096.30
08/09/2022	07/27/2022	9205118491	AP Invoice - HD Supply Ltd: 1.00 136.09 Valves Stock	APA	136.09		1,232.39
08/09/2022	07/28/2022	9205192336	AP Invoice - HD Supply Ltd: 1.00 125.42 Facuet Stock	APA	125.42		1,357.81
08/22/2022	08/08/2022	WC660313	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 320.50 320.50 Disposal Stock	APA	320.50		1,678.31
<b>Totals for 6515.004 - Plumbing Supplies</b>					<b>807.68</b>	<b>0.00</b>	<b>1,678.31</b>
<b>6515.005 - Electrical Supplies (Balance Forward As of 08/01/2022)</b>							<b>603.85</b>
08/08/2022	07/26/2022	AAAO602346	AP Invoice - Community Controls: 1.00 421.51 Stock Supply-Remotes Key Cards	APA	421.51		1,025.36
08/08/2022	07/20/2022	WC648388	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 86.84 LED Light Stock	APA	86.84		1,112.20
08/09/2022	07/07/2022	9111500	AP Invoice - Home Depot Credit Services - Phoenix: 1.00 67.84 Supplies Stock	APA	67.84		1,180.04
08/22/2022	08/03/2022	9205374668	AP Invoice - HD Supply Ltd: 1.00 120.35 Electrical Supplies	APA	120.35		1,300.39
08/22/2022	08/12/2022	9205743679	AP Invoice - HD Supply Ltd: 1.00 71.22 Lighting Stock	APA	71.22		1,371.61
08/22/2022	08/04/2022	AAAO603439	AP Invoice - Community Controls: 1.00 246.15 Repair Drive In Gate	APA	246.15		1,617.76
08/22/2022	08/08/2022	WC660372	AP Invoice - Ferguson Facilities Supply - Atlanta: 1.00 46.56 Bath Light Stock	APA	46.56		1,664.32
<b>Totals for 6515.005 - Electrical Supplies</b>					<b>1,060.47</b>	<b>0.00</b>	<b>1,664.32</b>
<b>6520.000 - Maintenance Contracts (Balance Forward As of 08/01/2022)</b>							<b>13,424.33</b>
08/08/2022	08/01/2022	1000572206	AP Invoice - Cosco Fire Protection Inc - Brea: 1.00 75.00 Service Monitoring	APA	75.00		13,499.33
08/22/2022	08/11/2022	448	AP Invoice - Pacific Coast Signs & Graphics - Christopher Reid: 1.00 240.00 Common Area Signs	APA	240.00		13,739.33
08/22/2022	08/18/2022	38285	AP Invoice - Cleaner Image Inc: 1.00 1,890.00 Cleaning Service Aug 1-23, 2022	APA	1,890.00		15,629.33
08/22/2022	08/18/2022	38286	AP Invoice - Cleaner Image Inc: 1.00 540.00 Cleaning Service Aug 24-31, 2022	APA	540.00		16,169.33
08/22/2022	08/02/2022	111744	AP Invoice - HM Carpet Inc - HM Flooring Group: 1.00 1,350.00 103A Flooring	APA	1,350.00		17,519.33
08/22/2022	08/10/2022	1000576864	AP Invoice - Cosco Fire Protection Inc - Brea: 1.00 624.45 Fire Alarm Inspection Repairs	APA	624.45		18,143.78
08/22/2022	08/05/2022	S129076-CL4	AP Invoice - The Chute Doctor: 1.00 484.80 Chute Cleaning Service	APA	484.80		18,628.58
<b>Totals for 6520.000 - Maintenance Contracts</b>					<b>5,204.25</b>	<b>0.00</b>	<b>18,628.58</b>
<b>6520.003 - Exterminating Contract (Balance Forward As of 08/01/2022)</b>							<b>140.00</b>
08/09/2022	07/25/2022	95791	AP Invoice - Round The Clock Pest Control Inc: 1.00 175.00 Treatment 103A	APA	175.00		315.00
08/09/2022	08/03/2022	96041	AP Invoice - Round The Clock Pest Control Inc: 1.00 140.00 Pest Control Service	APA	140.00		455.00
08/22/2022	08/15/2022	97349	AP Invoice - Round The Clock Pest Control Inc: 1.00 550.00 304B Fleas Treatment	APA	550.00		1,005.00
08/22/2022	08/17/2022	97350	AP Invoice - Round The Clock Pest Control Inc: 1.00 175.00 106B Pest Control Treatment	APA	175.00		1,180.00
08/22/2022	08/17/2022	97453	AP Invoice - Round The Clock Pest Control Inc: 1.00 175.00 204A Pest Control Treatment	APA	175.00		1,355.00
<b>Totals for 6520.003 - Exterminating Contract</b>					<b>1,215.00</b>	<b>0.00</b>	<b>1,355.00</b>
<b>6520.004 - Grounds Contract (Balance Forward As of 08/01/2022)</b>							<b>350.00</b>
08/08/2022	07/27/2022	73122	AP Invoice - Bobs Lawn Service - Jesus Arias: 1.00 350.00 Landscaping Service	APA	350.00		700.00
<b>Totals for 6520.004 - Grounds Contract</b>					<b>350.00</b>	<b>0.00</b>	<b>700.00</b>
<b>6525.000 - Garbage &amp; Trash Removal (Balance Forward As of 08/01/2022)</b>							<b>1,000.00</b>
08/01/2022	08/01/2022	Reversed - AF	Reversed -- LOM Accr Trash Exp 7.22	GJ		1,000.00	0.00
08/08/2022	07/14/2022	12610574	AP Invoice - Athens Services: 1.00 1,222.97 Trash Service 07.22	APA	1,222.97		1,222.97
08/22/2022	08/01/2022	12688396	AP Invoice - Athens Services: 1.00 1,206.20 Trash Service 08.22	APA	1,206.20		2,429.17
<b>Totals for 6525.000 - Garbage &amp; Trash Removal</b>					<b>2,429.17</b>	<b>1,000.00</b>	<b>2,429.17</b>
<b>6546.000 - HVAC Repairs &amp; Maintenance (Balance Forward As of 08/01/2022)</b>							<b>1,300.50</b>
<b>Totals for 6546.000 - HVAC Repairs &amp; Maintenance</b>					<b>0.00</b>	<b>0.00</b>	<b>1,300.50</b>



**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (08/01/2022 to 08/31/2022)**

Posted Dt.	Doc Dt.	Doc	Memo / Description	JNL	Debit	Credit	Balance
<b>6600.000 - Depr. Expense - Land Improvements (Balance Forward As of 08/01/2022)</b>							<b>464.78</b>
08/01/2022	08/01/2022		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS-004914-161212	FA	464.78		929.56
<b>Totals for 6600.000 - Depr. Expense - Land Improvements</b>					<b>464.78</b>	<b>0.00</b>	<b>929.56</b>
<b>6600.002 - Depr. Expense - Building Improvements (Balance Forward As of 08/01/2022)</b>							<b>959.92</b>
08/01/2022	08/01/2022		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	FA	150.00		1,109.92
08/01/2022	08/01/2022		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	FA	133.33		1,243.25
08/01/2022	08/01/2022		Depreciation for asset LOM-Awning Replacement, serial number AS-004963-170410	FA	122.50		1,365.75
08/01/2022	08/01/2022		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	FA	87.47		1,453.22
08/01/2022	08/01/2022		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	FA	25.00		1,478.22
08/01/2022	08/01/2022		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427	FA	152.48		1,630.70
08/01/2022	08/01/2022		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427	FA	69.17		1,699.87
08/01/2022	08/01/2022		Depreciation for asset LOM-Office Door, serial number AS-019679-210427	FA	29.77		1,729.64
08/01/2022	08/01/2022		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427	FA	132.81		1,862.45
08/01/2022	08/01/2022		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	FA	57.39		1,919.84
<b>Totals for 6600.002 - Depr. Expense - Building Improvements</b>					<b>959.92</b>	<b>0.00</b>	<b>1,919.84</b>
<b>6600.003 - Depr. Expense - Building Equipment (Balance Forward As of 08/01/2022)</b>							<b>132.95</b>
08/01/2022	08/01/2022		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	FA	132.95		265.90
<b>Totals for 6600.003 - Depr. Expense - Building Equipment</b>					<b>132.95</b>	<b>0.00</b>	<b>265.90</b>
<b>6600.004 - Depr. Expense - Office Furniture &amp; Equipment (Balance Forward As of 08/01/2022)</b>							<b>98.34</b>
08/01/2022	08/01/2022		Depreciation for asset LOM-Commonity Furniture, serial number AS-004912-161209	FA	98.34		196.68
<b>Totals for 6600.004 - Depr. Expense - Office Furniture &amp; Equipment</b>					<b>98.34</b>	<b>0.00</b>	<b>196.68</b>
<b>6711.000 - Payroll Taxes (FICA) (Balance Forward As of 08/01/2022)</b>							<b>669.79</b>
08/06/2022	08/06/2022	RC	HGAH 8.6.2022 Payroll	GJ	324.50		994.29
08/20/2022	08/20/2022	RC	HGAH 8.20.22 Payroll	GJ	324.51		1,318.80
<b>Totals for 6711.000 - Payroll Taxes (FICA)</b>					<b>649.01</b>	<b>0.00</b>	<b>1,318.80</b>
<b>6720.000 - Property &amp; Liability Insurance (Hazard) (Balance Forward As of 08/01/2022)</b>							<b>2,350.85</b>
08/01/2022	08/01/2022	QN	HGAH 8.2022 Prop Liab Ins	GJ	1,127.67		3,478.52
08/31/2022	08/31/2022	AF	LOM Earthquake Insurance EXPENSE	GJ	1,223.18		4,701.70
<b>Totals for 6720.000 - Property &amp; Liability Insurance (Hazard)</b>					<b>2,350.85</b>	<b>0.00</b>	<b>4,701.70</b>
<b>6722.000 - Workman's Compensation (Balance Forward As of 08/01/2022)</b>							<b>320.00</b>
08/01/2022	08/01/2022	QN	HGAH 8.2022 Workers Comp	GJ	320.00		640.00
<b>Totals for 6722.000 - Workman's Compensation</b>					<b>320.00</b>	<b>0.00</b>	<b>640.00</b>
<b>6723.000 - Health Insurance (Balance Forward As of 08/01/2022)</b>							<b>1,948.73</b>
08/31/2022	08/31/2022	QN	HGAH 8.2022 Benefits Allocation	GJ	1,174.02		3,122.75
<b>Totals for 6723.000 - Health Insurance</b>					<b>1,174.02</b>	<b>0.00</b>	<b>3,122.75</b>
<b>6723.001 - Retirement (Balance Forward As of 08/01/2022)</b>							<b>452.79</b>
08/31/2022	08/31/2022	QN	HGAH 8.2022 Benefits Allocation	GJ	181.41		634.20
<b>Totals for 6723.001 - Retirement</b>					<b>181.41</b>	<b>0.00</b>	<b>634.20</b>
<b>6723.002 - Unemployment Insurance (Balance Forward As of 08/01/2022)</b>							<b>62.13</b>
08/31/2022	08/31/2022	QN	HGAH 8.2022 Benefits Allocation	GJ	62.62		124.75
<b>Totals for 6723.002 - Unemployment Insurance</b>					<b>62.62</b>	<b>0.00</b>	<b>124.75</b>
<b>Grand Total</b>					<b>265,414.32</b>	<b>265,414.32</b>	<b>0.00</b>

# Lomita Manor Senior Housing

## Vendor Aging Report

Based on: GL posting Date As of: 08/31/2022

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
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
<b>Bank: LOM Operating - Wells Fargo Bank</b>		<b>Account No: 4124301342</b>	
08/04/2022	ATUV60197--AT&T Uverse - PO Box 5014	24632	122.01 08/31/2022
08/04/2022	BLSE90501--Bobs Lawn Service - Jesus Arias	24633	350.00 08/31/2022
08/04/2022	CLWD90717--City Lomita Water Dept	24634	2,868.88 08/31/2022
08/04/2022	CLWD90717--City Lomita Water Dept	24635	455.22 08/31/2022
08/04/2022	CLIM90277--Cleaner Image Inc	24636	2,430.00 08/31/2022
08/04/2022	CFPR92821--Cosco Fire Protection Inc - Brea	24637	4,307.32 08/31/2022
08/04/2022	FFSU30384--Ferguson Facilities Supply - Atlanta	24638	921.27 08/31/2022
08/04/2022	HDSU92150--HD Supply Ltd	24639	160.44 08/31/2022
08/04/2022	HDSU92150--HD Supply Ltd	24640	919.35 08/31/2022
08/04/2022	HDSU92150--HD Supply Ltd	24641	18.65 08/31/2022
08/04/2022	HMCA90248--HM Carpet Inc - HM Flooring Group	24642	611.60 08/31/2022
08/04/2022	HGAH94588--Humangood Affordable Housing	24643	17,598.42 08/31/2022
08/04/2022	JMPL90505--J. McKeeve Plumbing, Inc. Sewer & Drain Clean- ing	24644	2,259.40 08/31/2022
08/04/2022	OCNO45373--OnSolve, LLC	24645	353.05 08/31/2022
08/04/2022	RENT55416--Rent Track Inc	24646	39.00 08/31/2022
08/04/2022	RCPC91351--Round The Clock Pest Control Inc	24647	140.00 08/31/2022
08/04/2022	GASC91756--SoCal Gas	24648	516.19 08/31/2022
08/04/2022	GASC91756--SoCal Gas	24649	98.32 08/31/2022
08/04/2022	CHDO91724--The Chute Doctor	24650	484.80 08/31/2022
08/18/2022	ATT60197-9011--AT&T - Box 9011	24651	284.12 08/31/2022
08/18/2022	ATHE90054--Athens Services	24652	1,222.97 08/31/2022
08/18/2022	BLSE90501--Bobs Lawn Service - Jesus Arias	24653	350.00 08/31/2022
08/18/2022	COCO84120--Community Controls	24654	421.51 08/31/2022
08/18/2022	CFPR92821--Cosco Fire Protection Inc - Brea	24655	75.00 08/31/2022
08/18/2022	FFSU30384--Ferguson Facilities Supply - Atlanta	24656	86.84 08/31/2022
08/18/2022	HDSU92150--HD Supply Ltd	24657	147.46 08/31/2022
08/18/2022	HDSU92150--HD Supply Ltd	24658	175.98 08/31/2022
08/18/2022	HDSU92150--HD Supply Ltd	24659	136.09 08/31/2022
08/18/2022	HDSU92150--HD Supply Ltd	24660	125.42 08/31/2022
08/18/2022	HDCS85062--Home Depot Credit Services - Phoenix	24661	78.21 08/31/2022
08/18/2022	HDCS85062--Home Depot Credit Services - Phoenix	24662	67.84 08/31/2022
08/18/2022	HDCS85062--Home Depot Credit Services - Phoenix	24663	96.71 08/31/2022
08/18/2022	HDCS85062--Home Depot Credit Services - Phoenix	24664	210.97 08/31/2022
08/18/2022	REPA75267--RealPage Inc	24665	485.99 08/31/2022
08/18/2022	RHDI91776--Rental Housing Deals, Inc	24666	234.00 08/31/2022
08/18/2022	RCPC91351--Round The Clock Pest Control Inc	24667	140.00 In Transit
08/18/2022	RCPC91351--Round The Clock Pest Control Inc	24668	175.00 08/31/2022
08/18/2022	SCED91771-0001--So Cal Edison	24669	41.20 08/31/2022
08/18/2022	SCED91772-0001--So Cal Edison	24670	3,166.86 08/31/2022
08/18/2022	SWGR75266--Swenson Group - Dallas	24671	449.71 08/31/2022
08/25/2022	HGAH94588--Humangood Affordable Housing	24672	18,506.02 08/31/2022
08/31/2022	ATUV60197--AT&T Uverse - PO Box 5014	24673	122.01 In Transit
08/31/2022	ATHE90054--Athens Services	24674	1,206.20 In Transit
08/31/2022	CLIM90277--Cleaner Image Inc	24675	2,430.00 In Transit
08/31/2022	COCO84120--Community Controls	24676	246.15 In Transit
08/31/2022	CFPR92821--Cosco Fire Protection Inc - Brea	24677	624.45 In Transit
08/31/2022	FFSU30384--Ferguson Facilities Supply - Atlanta	24678	394.18 In Transit
08/31/2022	HDSU92150--HD Supply Ltd	24679	224.46 In Transit
08/31/2022	HDSU92150--HD Supply Ltd	24680	74.39 In Transit
08/31/2022	HDSU92150--HD Supply Ltd	24681	71.22 In Transit
08/31/2022	HDSU92150--HD Supply Ltd	24682	120.35 In Transit
08/31/2022	HMCA90248--HM Carpet Inc - HM Flooring Group	24683	1,350.00 In Transit
08/31/2022	URLE90717--Lesley Uribe	24684	697.64 In Transit
08/31/2022	PCSG92677--Pacific Coast Signs & Graphics - Christopher Reid	24685	240.00 In Transit
08/31/2022	RENT55416--Rent Track Inc	24686	39.00 In Transit
08/31/2022	RCPC91351--Round The Clock Pest Control Inc	24687	900.00 In Transit
08/31/2022	SGSS27407--Saf-Gard Safety Shoe Co.	24688	137.80 In Transit
08/31/2022	GASC91756--SoCal Gas	24689	366.36 In Transit
08/31/2022	GASC91756--SoCal Gas	24690	72.35 In Transit
08/31/2022	CHDO91724--The Chute Doctor	24691	484.80 In Transit
<b>Total for LOM Operating</b>			<b><u>71,133.18</u></b>
		<b>Total:</b>	<b><u>71,133.18</u></b>
<b>Bank: BCC Operating - Wells Fargo Bank</b>		<b>Account No: 4126235712</b>	
08/25/2022	PAUL93561--Paula J Sanders	8359	6.31 In Transit
<b>Total for BCC Operating</b>			<b><u>6.31</u></b>

## Lomita Manor Senior Housing Check Register

<b>Date</b>	<b>Vendor</b>	<b>Document No</b>	<b>Amount Cleared</b>
		<b>Total:</b>	<u>6.31</u>
		<b>Grand Total:</b>	<u>71,139.49</u>

# Commercial Checking Acct W Interest

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

WELLS  
FARGO

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](http://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]	\$681,236.37	\$42,733.80	-\$64,285.93	\$659,684.24

## Interest summary

Annual percentage yield earned this period	0.76%
Interest earned during this period	\$444.06
Year to date interest and bonuses paid	\$1,245.74

## Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	08/02	3,058.00	Lomita Manor Settlement 080222 000015308785297 Humangood Affordable H
	08/03	8,586.00	Lomita Manor Settlement 080322 000015341860353 Humangood Affordable H
	08/04	832.00	Lomita Manor Settlement 080422 000015325072461 Humangood Affordable H
	08/04	5,250.00	Lomita Manor Settlement 080422 000015358131677 Humangood Affordable H
	08/04	15,209.00	Hud Treas 310 Misc Pay 080422 xxxxx0103 RMT*VV*09901440050*****Hud Operating Fund CA13
	08/05	938.00	Lomita Manor Settlement 080522 000015346526737 Humangood Affordable H
	08/05	3,055.00	Lomita Manor Settlement 080522 000015372885069 Humangood Affordable H
	08/08	127.00	Lomita Manor Settlement 080822 000015362475825 Humangood Affordable H
	08/08	2,879.00	Lomita Manor Settlement 080822 000015386334437 Humangood Affordable H
	08/09	696.00	Lomita Manor Settlement 080922 000015407487265 Humangood Affordable H



*Electronic deposits/bank credits (continued)*

<i>Effective date</i>	<i>Posted date</i>	<i>Amount</i>	<i>Transaction detail</i>
	08/10	602.00	Lomita Manor Settlement 081022 000015391835457 Humangood Affordable H
	08/11	280.00	Lomita Manor Settlement 081122 000015413133817 Humangood Affordable H
	08/18	369.00	Lomita Manor Settlement 081822 000015468954601 Humangood Affordable H
	08/23	408.74	Lomita Manor Settlement 082322 000015495825785 Humangood Affordable H
	08/31	444.06	Interest Payment
		\$42,733.80	Total electronic deposits/bank credits
		\$42,733.80	Total credits

**Debits**

Electronic debits/bank debits

<i>Effective date</i>	<i>Posted date</i>	<i>Amount</i>	<i>Transaction detail</i>
	08/11	233.97	Client Analysis Svc Chrg 220810 Svc Chge 0722 000004124301342
	08/18	42.40	Rpi Transbilling Sigonfile 081822 15Gq39 Lomita Manor
	08/24	249.00 <	Business to Business ACH Debit - Lomita Manor Return 082422 000015527169077 Humangood Affordable H
		\$525.37	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>
24617	2,160.00	08/05	24644	2,259.40	08/11	24658	175.98	08/22
24625*	408.74	08/18	24645	353.05	08/11	24659	136.09	08/22
24632*	122.01	08/10	24646	39.00	08/11	24660	125.42	08/22
24633	350.00	08/15	24647	140.00	08/11	24661	78.21	08/23
24634	2,868.88	08/11	24648	516.19	08/10	24662	67.84	08/23
24635	455.22	08/11	24649	98.32	08/10	24663	96.71	08/23
24636	2,430.00	08/18	24650	484.80	08/09	24664	210.97	08/23
24637	4,307.32	08/09	24651	284.12	08/24	24665	485.99	08/24
24638	921.27	08/11	24652	1,222.97	08/23	24666	234.00	08/23
24639	160.44	08/10	24653	350.00	08/24	24668*	175.00	08/22
24640	919.35	08/11	24654	421.51	08/31	24669	41.20	08/25
24641	18.65	08/11	24655	75.00	08/24	24670	3,166.86	08/26
24642	611.60	08/08	24656	86.84	08/24	24671	449.71	08/25
24643	17,598.42	08/08	24657	147.46	08/22	24672	18,506.02	08/29
		\$63,760.56	Total checks paid					

\* *Gap in check sequence.*

\$64,285.93 Total debits

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**Daily ledger balance summary**

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
07/31	681,236.37	08/09	696,704.23	08/23	683,356.43
08/02	684,294.37	08/10	696,409.27	08/24	681,825.48
08/03	692,880.37	08/11	688,480.48	08/25	681,334.57
08/04	714,171.37	08/15	688,130.48	08/26	678,167.71
08/05	716,004.37	08/18	685,618.34	08/29	659,661.69
08/08	700,800.35	08/22	684,858.39	08/31	659,684.24
Average daily ledger balance		\$687,747.79			

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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](https://wellsfargo.com/treasury). If you have additional questions, contact your relationship team.

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**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 08/31/2022  
Account: Cash - Operating

Statement Ending Balance	659,684.24
Deposits in Transit	1,074.00
Outstanding Checks and Charges	(13,555.22)
Adjusted Bank Balance	647,203.02
Book Balance	647,203.02
Adjustments - Excluded Transactions	0.00
Adjustments - Journal Entries*	0.00
Adjusted Book Balance	647,203.02

<b>Total Checks and Charges Cleared</b>	<b>64,285.93</b>	<b>Total Deposits Cleared</b>	<b>42,733.80</b>
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## Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
General Ledger Entry	02/2023-400 Deposited	08/01/2022	51374	832.00	
	08/01/2022 Settlement:15325072461				
General Ledger Entry	02/2023-401 Deposited	08/01/2022	51375	3,058.00	
	08/01/2022 Settlement:15308785297				
General Ledger Entry	02/2023-402 Deposited	08/02/2022	51376	938.00	
	08/02/2022 Settlement:15346526737				
General Ledger Entry	02/2023-403 Deposited	08/02/2022	51377	8,586.00	
	08/02/2022 Settlement:15341860353				
General Ledger Entry	02/2023-404 Deposited	08/03/2022	51378	127.00	
	08/03/2022 Settlement:15362475825				
General Ledger Entry	02/2023-405 Deposited	08/03/2022	51379	5,250.00	
	08/03/2022 Settlement:15358131677				
General Ledger Entry	02/2023-406 Deposited	08/04/2022	51380	3,055.00	
	08/04/2022 Settlement:15372885069				
General Ledger Entry	02/2023-407 Deposited	08/04/2022	51381	602.00	
	08/04/2022 Settlement:15391835457				
General Ledger Entry	02/2023-408 Deposited	08/04/2022	51382	2,879.00	
	08/04/2022 Settlement:15386334437				
General Ledger Entry	LOM 08.22 Subsidy Payment	08/04/2022		15,209.00	
General Ledger Entry	02/2023-409 Deposited	08/08/2022	51383	280.00	
	08/08/2022 Settlement:15413133817				
General Ledger Entry	02/2023-410 Deposited	08/08/2022	51384	696.00	
	08/08/2022 Settlement:15407487265				
General Ledger Entry	02/2023-411 Deposited	08/15/2022	51385	369.00	
	08/15/2022 Settlement:15468954601				
General Ledger Entry	02/2023-412 Deposited	08/18/2022	51386	408.74	
	08/18/2022 Settlement:15495825785				
General Ledger Entry	02/2023-413 Deposited	08/31/2022	51388		1,074.00
	08/31/2022 LOM int earned op 8.22	08/31/2022			
<b>Total Deposits</b>				<b>42,733.80</b>	<b>1,074.00</b>

## Checks and Charges

Name	Memo	Date	Check No	Cleared	Outstanding
AT&T Uverse - PO Box		12/17/2019	23562		13.39



# Lomita Manor Senior Housing Reconciliation Report

As Of 08/31/2022

Account: Cash - Operating

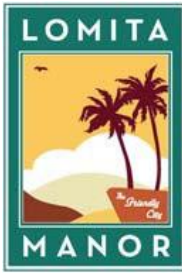
5014				
Ferguson Facilities Supply - Atlanta	12/17/2019	23565		289.03
Office Depot - Phoenix Box 29248	12/17/2019	23569		362.74
ANDRE, DORCEL Unit -LOM001-110A	03/18/2021	24007		76.06
FLETCHER, DONNA T Unit -LOM001-303A	06/10/2021	24117		126.81
CABRERA, CONCEPCION Unit -LOM002-102B	11/09/2021	24297		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
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
Cleaner Image Inc	07/20/2022	24617	2,160.00	
Lesley Uribe	07/20/2022	24625	408.74	
AT&T Uverse - PO Box 5014	08/04/2022	24632	122.01	
Bobs Lawn Service - Jesus Arias	08/04/2022	24633	350.00	
City Lomita Water Dept	08/04/2022	24634	2,868.88	
City Lomita Water Dept	08/04/2022	24635	455.22	
Cleaner Image Inc	08/04/2022	24636	2,430.00	
Cosco Fire Protection Inc - Brea	08/04/2022	24637	4,307.32	
Ferguson Facilities Supply - Atlanta	08/04/2022	24638	921.27	
HD Supply Ltd	08/04/2022	24639	160.44	
HD Supply Ltd	08/04/2022	24640	919.35	
HD Supply Ltd	08/04/2022	24641	18.65	
HM Carpet Inc - HM Flooring Group	08/04/2022	24642	611.60	
Humangood Affordable Housing	08/04/2022	24643	17,598.42	
J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	08/04/2022	24644	2,259.40	
OnSolve, LLC	08/04/2022	24645	353.05	
Rent Track Inc	08/04/2022	24646	39.00	
Round The Clock Pest Control Inc	08/04/2022	24647	140.00	
SoCal Gas	08/04/2022	24648	516.19	
SoCal Gas	08/04/2022	24649	98.32	
The Chute Doctor	08/04/2022	24650	484.80	
AT&T - Box 9011	08/18/2022	24651	284.12	
Athens Services	08/18/2022	24652	1,222.97	
Bobs Lawn Service - Jesus Arias	08/18/2022	24653	350.00	
Community Controls	08/18/2022	24654	421.51	
Cosco Fire Protection Inc - Brea	08/18/2022	24655	75.00	
Ferguson Facilities Supply - Atlanta	08/18/2022	24656	86.84	
HD Supply Ltd	08/18/2022	24657	147.46	
HD Supply Ltd	08/18/2022	24658	175.98	
HD Supply Ltd	08/18/2022	24659	136.09	

# Lomita Manor Senior Housing Reconciliation Report

As Of 08/31/2022

Account: Cash - Operating

HD Supply Ltd	08/18/2022	24660	125.42	
Home Depot Credit Services - Phoenix	08/18/2022	24661	78.21	
Home Depot Credit Services - Phoenix	08/18/2022	24662	67.84	
Home Depot Credit Services - Phoenix	08/18/2022	24663	96.71	
Home Depot Credit Services - Phoenix	08/18/2022	24664	210.97	
RealPage Inc	08/18/2022	24665	485.99	
Rental Housing Deals, Inc	08/18/2022	24666	234.00	
Round The Clock Pest Control Inc	08/18/2022	24667		140.00
Round The Clock Pest Control Inc	08/18/2022	24668	175.00	
So Cal Edison	08/18/2022	24669	41.20	
So Cal Edison	08/18/2022	24670	3,166.86	
Swenson Group - Dallas	08/18/2022	24671	449.71	
General Ledger Entry	02/2023-920 Adjustment 08/23/2022	51387	249.00	
Humangood Affordable Housing	08/25/2022	24672	18,506.02	
AT&T Uverse - PO Box 5014	08/31/2022	24673		122.01
Athens Services	08/31/2022	24674		1,206.20
Cleaner Image Inc	08/31/2022	24675		2,430.00
Community Controls	08/31/2022	24676		246.15
Cosco Fire Protection Inc - Brea	08/31/2022	24677		624.45
Ferguson Facilities Supply - Atlanta	08/31/2022	24678		394.18
HD Supply Ltd	08/31/2022	24679		224.46
HD Supply Ltd	08/31/2022	24680		74.39
HD Supply Ltd	08/31/2022	24681		71.22
HD Supply Ltd	08/31/2022	24682		120.35
HM Carpet Inc - HM	08/31/2022	24683		1,350.00
Flooring Group				
Lesley Uribe	08/31/2022	24684		697.64
Pacific Coast Signs & Graphics - Christopher Reid	08/31/2022	24685		240.00
Rent Track Inc	08/31/2022	24686		39.00
Round The Clock Pest Control Inc	08/31/2022	24687		900.00
Saf-Gard Safety Shoe Co.	08/31/2022	24688		137.80
SoCal Gas	08/31/2022	24689		366.36
SoCal Gas	08/31/2022	24690		72.35
The Chute Doctor	08/31/2022	24691		484.80
General Ledger Entry	LOM bk fees 8.22		233.97	
General Ledger Entry	LOM RP fees 8.22		42.40	
<b>Total Checks and Charges</b>			<b>64,285.93</b>	<b>13,555.22</b>



Housing Authority of the City of Lomita

Lomita Manor  
September 2022

Item No. 4c

## 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

## MAINTENANCE / PROJECTS

- Annual Inspections –Started Aug 16
- REAC



## CITY OF LOMITA HOUSING AUTHORITY REPORT

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

**FROM:** Ryan Smoot, Executive Director

**PREPARED BY:** Gary Sugano, Deputy Executive Director

**MEETING DATE:** October 4, 2022

**SUBJECT:** Amendment No. 4 to Management Agreement with HumanGood for Property Management Services at Lomita Manor

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### **RECOMMENDATION**

Approve Amendment No. 4 with HumanGood for Property Management Services at Lomita Manor and authorize the Executive Director to execute the amendment establishing a month-to-month term.

### **BACKGROUND**

The current agreement is set to expire on October 5, 2022. A month-to-month arrangement has been negotiated with HumanGood to continue management of Lomita Manor and may be extended pending the outcome of the RAD Repositioning Feasibility Analysis (see below). HumanGood is also requesting an amendment to the termination clause from 120 days to 90 days should the Housing Authority not proceed with Phase 2 of the RAD Repositioning with HumanGood/Beacon.

On September 6, 2022, the Housing Authority approved a RAD Consulting agreement with HumanGood/Beacon/Recap Advisors. The first phase of this process will involve a feasibility study (approximately 6-9 months to prepare) to determine if the RAD Repositioning at Lomita Manor can move forward from a financial standpoint. Should the results of the feasibility study be favorable, and the Housing Authority votes to proceed with HumanGood/Beacon as a future partner, the term of the property management services could be extended beyond the proposed month-to-month arrangement.

On October 5, 2021, the Housing Authority approved Amendment No. 2 to the 2016 agreement with HumanGood to extend the term to October 5, 2022.

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

**OPTIONS:**

Provide staff alternative direction.

**FISCAL IMPACT**

No impact/change.

**ATTACHMENTS:**

1. Amendment No. 4
2. Current Agreement and Prior Amendments

Prepared by:



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Gary Y. Sugano  
Deputy Executive Director

Approved by:



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Ryan Smoot  
Executive Director

**FOURTH AMENDMENT TO CONTRACT FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF LOMITA AND HUMANGOOD AFFORDABLE HOUSING FOR PROPERTY MANAGEMENT SERVICES AT LOMITA MANOR**

**Recitals.**

1. This Fourth Amendment to the Contract for Professional Services Between the Housing Authority of the City of Lomita (“Authority”) and HumanGood Affordable Housing (“Consultant”) for property management services at Lomita Manor (“Second Amendment”) is made and entered into this 4<sup>TH</sup> day of October 2022; and
2. The Authority and Consultant, then known as Beacon Communities (an ABHOW company), entered into an agreement for professional services for the above referenced services dated August 2, 2016 (the “Agreement”); and
3. The Authority and Consultant entered into a First Amendment to the Agreement on July 6, 2021, which amended Section 7, extended the term of the Agreement for 90 days, until October 3, 2021; and
4. The Authority and Consultant entered into a Second Amendment to the Agreement on October 5, 2021, which amended Section 7, extended the term of the Agreement until October 5, 2022; and
5. The Authority and Consultant entered into a Third Amendment to the Agreement which amends Section 1, Subsection C (Fee for Management Services); and
6. The Authority and Consultant now seek to enter into a Fourth Amendment to the Agreement which amends Section 7 of the Agreement.

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

1. **Term of Agreement.** Section 7 of the Agreement is amended to read in its entirety as follows: The term of this Agreement shall be on a month-to-month basis, unless terminated by the parties as set forth in Section 38.

2. **TERMINATION.** Section 38 (b) is amended to read as follows: “CONSULTANT may terminate this Agreement at any time in writing upon ninety (90) day notice.”

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

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

**IN WITNESS WHEREOF**, the parties hereto have executed this Fourth Amendment on the 4<sup>th</sup> day of October 2022, at Lomita, California.

HUMANGOOD AFFORDABLE  
HOUSING

CITY OF LOMITA HOUSING  
AUTHORITY

By: \_\_\_\_\_  
Kendra Roberts  
Vice President of Operations

By: \_\_\_\_\_  
Ryan Smoot  
Executive Director

APPROVED AS TO FORM:

Attest:

\_\_\_\_\_  
Trevor Rusin, City Attorney

\_\_\_\_\_  
Kathleen Horn Gregory, City Clerk



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

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

**RECITALS**

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

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

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

**DESCRIPTION OF PREMISES**

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

**CONSIDERATION AND COMPENSATION**

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



the terms and conditions contained in this Agreement;

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

CONSULTANT'S COMPENSATION AND EXPENSES.

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

FEE FOR MANAGEMENT SERVICES

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

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

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

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

2. SCOPE OF SERVICES.

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

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

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

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

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

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

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

19. DISBURSEMENTS FROM OPERATING ACCOUNTS.

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

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

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

21. FINANCIAL AND OTHER REPORTS.

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

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

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

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

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

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

23. LEASING AND RENTING.

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

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

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

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

24. EMPLOYEES.

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

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

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

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

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

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

25. MAINTENANCE, INSPECTIONS & REPORTS.

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

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

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

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

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

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

27. INDEMNIFICATION.

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



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

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

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

31. AUDIT OF RECORDS.

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

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

33. INSURANCE REQUIREMENTS.

- A. LIABILITY INSURANCE.

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

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

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

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

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

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

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

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

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

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

**34. CONSULTANT ASSUMES NO LIABILITY FOR ACTS OF AUTHORITY.**

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

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

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

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

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

**38. TERMINATION.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

AUTHORITY Initials \_\_\_\_\_

Consultant Initials \_\_\_\_\_

OR

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

AUTHORITY Initials \_\_\_\_\_

Consultant Initials AR

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

CITY OF LOMITA  
HOUSING AUTHORITY

Ryan Smoot  
Ryan Smoot, Executive Director

CONSULTANT

By: Ancel Romero  
Ancel Romero, President

ATTEST:

Sandra Medina  
Sandra Medina, City Clerk

\_\_\_\_\_  
Taxpayer ID No.

APPROVED AS TO FORM:

Christi Hogin  
Christi Hogin, City Attorney

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

Recitals.

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

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

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

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

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

***[Signature page follows.]***

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

HUMANGOOD AFFORDABLE HOUSING

By: Kendra Roberts  
Kendra Roberts  
Vice President of Operations

CITY OF LOMITA HOUSING AUTHORITY

By: Ryan Smoot  
Ryan Smoot  
Executive Director

APPROVED AS TO FORM:

Trevor Rusin  
Trevor Rusin, City Attorney

Attest:

Kathleen Horn Gregory  
Kathleen Horn Gregory, City Clerk



## Agree No 2021-38

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

#### **Recitals.**

1. This Second Amendment to the Contract for Professional Services Between the Housing Authority of the City of Lomita ("Authority") and HumanGood Affordable Housing ("Consultant") for property management services at Lomita Manor ("Second Amendment") is made and entered into this 5<sup>th</sup> day of October 2021; and
2. The Authority and Consultant, then known as Beacon Communities (an ABHOW company), entered into an agreement for professional services for the above referenced services dated August 2, 2016 (the "Agreement"); and
3. The Authority and Consultant entered into a First Amendment to the Agreement on July 6, 2021, which amended Section 7 and extended the term of the Agreement for 90 days, until October 3, 2021; and
4. The Authority and Consultant now seek to enter into a Second Amendment to the Agreement which amends Section 7 of the Agreement and extends the term of the Agreement until October 5, 2022. Termination of the Agreement must still comply with Section 38; and
5. Beacon Communities has since changed its name to HumanGood Affordable Housing; and
6. Consultant has requested that the City take steps to convert the premises to a Rental Assistance Demonstration (RAD) program project and the City is currently exploring the feasibility of that option. Consultant has indicated to the City that if such a conversion is not pursued it may terminate the Agreement pursuant to Section 38(B) or decline to further extend the term of the Agreement; and
7. Pursuant to Section 47 of the Agreement, the Authority and Consultant desire to amend the Agreement as outlined herein.

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

1. **Term of Agreement.** Section 7 of the Agreement is amended to read in its entirety as follows: The term of this Agreement shall be extended to October 5, 2022, unless terminated by the parties as set forth in Section 38.

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

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

full force and effect.

**IN WITNESS WHEREOF**, the parties hereto have executed this Second Amendment on the 5<sup>th</sup> day of October 2021, at Lomita, California.

HUMANGOOD AFFORDABLE  
HOUSING

CITY OF LOMITA HOUSING  
AUTHORITY

By: Kendra Roberts  
Kendra Roberts  
Vice President of Operations

By: Ryan Smoot  
Ryan Smoot  
Executive Director

APPROVED AS TO FORM:

Trevor Rusin  
Trevor Rusin, City Attorney



Attest:

Kathleen Horn Gregory  
Kathleen Horn Gregory, City Clerk



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

**Recitals.**

1. This Third Amendment to the Contract for Professional Services Between the Housing Authority of the City of Lomita ("Authority") and HumanGood Affordable Housing ("Consultant") for property management services at Lomita Manor ("Second Amendment") is made and entered into this 2<sup>nd</sup> day of November 2021; and
2. The Authority and Consultant, then known as Beacon Communities (an ABHOW company), entered into an agreement for professional services for the above referenced services dated August 2, 2016 (the "Agreement"); and
3. The Authority and Consultant entered into a First Amendment to the Agreement on July 6, 2021, which amended Section 7, extended the term of the Agreement for 90 days, until October 3, 2021; and
4. The Authority and Consultant entered into a Second Amendment to the Agreement on October 5, 2021, which amended Section 7, extended the term of the Agreement until October 5, 2022; and
5. The Authority and Consultant now seek to enter into a Third Amendment to the Agreement which amends Section 1, Subsection C (Fee for Management Services).

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

1. **Section 1, Subsection C (Fee for Management Services) of the Agreement shall be amended as follows:**

FEE FOR MANAGEMENT SERVICES

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

UNIT CATEGORIES	COMPENSATION
Occupied Units	<u>Management Fee</u> \$60.00/per unit, per month <u>Accounting Fee</u> \$7.50/per unit, per month

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



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

**IN WITNESS WHEREOF**, the parties hereto have executed this Third Amendment on the 7<sup>th</sup> day of December 2021, at Lomita, California.

HUMANGOOD AFFORDABLE  
HOUSING

CITY OF LOMITA HOUSING  
AUTHORITY

By: Kendra Roberts  
Kendra Roberts  
Vice President of Operations

By: Ryan Smoot  
Ryan Smoot  
Executive Director

APPROVED AS TO FORM:

Attest:

Trevor Rusin  
Trevor Rusin, City Attorney

Kathleen Horn Gregory  
Kathleen Horn Gregory, City Clerk



## CITY OF LOMITA HOUSING AUTHORITY REPORT

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

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

**MEETING DATE:** October 4, 2022

**SUBJECT:** Authorizing Virtual Housing Authority Meetings Pursuant to AB 361

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### **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:



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Trevor Rusin  
City Attorney