

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



LOMITA CITY HALL  
COUNCIL CHAMBERS  
24300 Narbonne Avenue  
Lomita, CA 90717  
Phone: (310) 325-7110  
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Next Resolution No. HA 2023-02

**AGENDA**  
**REGULAR MEETING**  
**LOMITA HOUSING AUTHORITY**  
**TUESDAY, NOVEMBER 7, 2023**  
**5:45 P.M.**

THE HOUSING AUTHORITY HAS RESUMED PUBLIC MEETINGS IN THE COUNCIL CHAMBERS. AS A COURTESY, THE CITY WILL ATTEMPT TO ALSO ALLOW VIRTUAL PUBLIC PARTICIPATION DURING THE MEETING. THE HOUSING AUTHORITY MAY SUSPEND PUBLIC PARTICIPATION VIA ZOOM AT ANY TIME, AND THE MEETING WILL NOT BE CANCELLED NOR SUSPENDED IF TECHNICAL ISSUES PRECLUDE OR IMPACT THE ABILITY TO ACCEPT PUBLIC COMMENT OVER ZOOM. SHOULD YOU WISH TO ENSURE YOU CAN PARTICIPATE IN THIS MEETING, OR COMMENT ON AN ITEM ON THE AGENDA, YOU MUST SHOW UP IN PERSON AT THE MEETING.

To participate in the meeting via a computer or smart device log in to Zoom at the following link:

<https://us02web.zoom.us/j/87836258466>

Telephone Option: (669) 900-6833 Meeting ID: 878 3625 8466

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

**1. OPENING CEREMONIES**

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

**2. ORAL COMMUNICATIONS**

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

**3. COMMISSIONER COMMENTS**

**4. CONSENT AGENDA**

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

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

- a) Regular Housing Authority Minutes of October 3, 2023

**RECOMMENDED ACTION:** Approve minutes.

- b) Lomita Manor September 2023 Financial Documents

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

- c) Lomita Manor October 2023 Monthly Activity Reports

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

**5. SCHEDULED ITEMS**

- a. **DISCUSSION AND CONSIDERATION OF A RENTAL ASSISTANCE DEMONSTRATION PROGRAM (RAD) OR SIMILAR HUD CONVERSION PROGRAM AT LOMITA MANOR**

**RECOMMENDED ACTION:** Authorize the Executive Director or designee to negotiate and draft agreements with HumanGood and associated partners to facilitate a RAD Repositioning of Lomita Manor (RAD/Section 18 Blend).

**6. PUBLIC HEARINGS**

None scheduled.


**7. ADJOURNMENT**

*Written materials distributed to the City Council within 72 hours of the City Council meeting are available for public inspection via the City's website and copies are available for public inspection beginning the next regular business day in the City Clerk's Office, 24300 Narbonne Avenue, Lomita.*

*In compliance with the Americans with Disabilities Act (ADA) if you need special assistance to participate in this meeting, please contact the office of the City Clerk at (310) 325-7110. Notification at least forty-eight (48) hours prior to the meeting will enable the City to make reasonable arrangements.*

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

Date Posted: November 3, 2023

  
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Kathleen Horn Gregory, MMC, City Clerk

**MINUTES OF THE  
LOMITA HOUSING AUTHORITY  
REGULAR MEETING  
TUESDAY, OCTOBER 3, 2023**

**1. OPENING CEREMONIES**

a. Call Meeting to Order

The regular meeting of the Lomita Housing Authority was called to order by Chair Waite at 5:47 p.m. on Tuesday, October 3, 2023, in the Council Chambers.

b. Roll Call

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

**ABSENT:** Commissioner Hart

**STAFF PRESENT:** Executive Director Smoot, General Counsel Rusin, Administrative Analyst Ibarra, and Deputy Secretary Gregory

**2. ORAL COMMUNICATIONS**

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

**3. COMMISSIONER COMMENTS**

Commissioner Larson reported on the Sandpipers bingo game, the tenant advisory board meeting, and resident potluck.

**4. CONSENT AGENDA**

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

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

**MOTION CARRIED by the following vote:**

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

NOES: None

ABSENT: Commissioner Hart

**Approved the following Consent Agenda items:**

- a) Regular Housing Authority Minutes of September 5, 2023

**RECOMMENDED ACTION:** Approve minutes.

- b) Lomita Manor August 2023 Financial Documents

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

- c) Lomita Manor September 2023 Monthly Activity Reports

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

**5. SCHEDULED ITEMS**

None scheduled.

**6. PUBLIC HEARINGS**

None scheduled.

**7. ADJOURNMENT**

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

Respectfully Submitted,

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Kathleen Horn Gregory, MMC, City Clerk  
Secretary  
Adopted:

**HOUSING AUTHORITY  
COMMISSIONERS**

BILL UPHOFF  
JAMES GAZELEY  
ROSEMARY HART  
JUDI LARSON  
CINDY SEGAWA  
MARK WARONEK



**CITY OF LOMITA**

**BOARD CHAIRPERSON**

BARRY WAITE

**EXECUTIVE DIRECTOR**

RYAN SMOOT

**Item No.4b**

November 7, 2023

Housing Authority of the City of Lomita  
Board of Commissioners

Re: Lomita Manor Monthly Financial Documents – September 2023 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  
September 30, 2023**

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

<b>Operating Cash - Beginning of Month</b>		<b>855,719</b>
<b>Amounts Received:</b>		
Rent - Current	27,676	
HUD Operating Subsidy	17,298	
Interest earned on Operating Account	1,630	
<b>Total Receipts</b>		<b>46,604</b>
<b>Disbursements:</b>		
A/P Checks Disbursement (Incl Contract Billing)	(63,577)	
Reversed August HAP not recorded back to Receipts in September	(17,298)	
Misc Other/Bank fees	(283)	
<b>Total Disbursements</b>		<b>(81,158)</b>
<b>Operating Cash - End of Month</b>		<b>821,165</b>

**TOTAL CASH, END OF MONTH** **821,165**

ACCOUNT TYPE	BANK NAME	BEGINNING BALANCE	DEPOSITS / INTEREST	CHECKS/DEBITS WITHDRAWAL	ENDING BALANCE
Operating	Wells Fargo	855,719	46,604	(81,158)	821,165
		<b>855,719</b>	<b>46,604</b>	<b>(81,158)</b>	<b>821,165</b>
Security Deposit	Wells Fargo	32,757	452		33,208
		<b>32,158</b>	<b>452</b>	<b>-</b>	<b>33,208</b>
<b>TOTAL CASH</b>		<b>887,877</b>	<b>47,056</b>	<b>(81,158)</b>	<b>854,373</b>

Prepared by: Teresita Tindan  
 Title: Senior Accountant  
 Date: 10/10/23

**Lomita Manor**  
**Income Statement Actual vs. Budget**  
**For the Period Ended September 30, 2023**

	CURRENT MONTH September 30, 2023				YEAR TO DATE September 30, 2023				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	28,693	27,311	1,382	5.06	86,586	81,933	4,653	5.67	327,732
5121.000 - Tenant Assistance Payments	17,298	18,054	(756)	(4.18)	33,918	54,162	(20,244)	(37.37)	216,647
5220.000 - Vacancies	0	0	0	0.00	(2,285)	0	(2,285)	(100.00)	0
<b>Total Rental Revenue</b>	<b>45,991</b>	<b>45,365</b>	<b>626</b>	<b>1.38</b>	<b>118,219</b>	<b>136,095</b>	<b>(17,876)</b>	<b>(13.13)</b>	<b>544,379</b>
<b>Financial Revenue</b>									
5410.000 - Interest Revenue - Project Operations	1,630	0	1,630	100.00	4,900	0	4,900	100.00	0
<b>Total Financial Revenue</b>	<b>1,630</b>	<b>0</b>	<b>1,630</b>	<b>100.00</b>	<b>4,900</b>	<b>0</b>	<b>4,900</b>	<b>100.00</b>	<b>0</b>
<b>Other Revenue</b>									
<b>Miscellaneous Revenue</b>									
5910.000 - Laundry Revenue	0	330	(330)	(100.00)	0	990	(990)	(100.00)	3,960
<b>Total Miscellaneous Revenue</b>	<b>0</b>	<b>330</b>	<b>(330)</b>	<b>(100.00)</b>	<b>0</b>	<b>990</b>	<b>(990)</b>	<b>(100.00)</b>	<b>3,960</b>
<b>Total Other Revenue</b>	<b>0</b>	<b>330</b>	<b>(330)</b>	<b>(100.00)</b>	<b>0</b>	<b>990</b>	<b>(990)</b>	<b>(100.00)</b>	<b>3,960</b>
<b>Total Revenue</b>	<b>47,621</b>	<b>45,695</b>	<b>1,926</b>	<b>4.21</b>	<b>123,119</b>	<b>137,085</b>	<b>(13,966)</b>	<b>(10.18)</b>	<b>548,339</b>
<b>Operating Expenses</b>									
<b>Administrative Expenses</b>									
6203.000 - Training/Meeting/Conferences	0	0	0	0.00	0	0	0	0.00	2,500
6204.000 - Management Consultants	0	0	0	0.00	0	0	0	0.00	30,000
6205.000 - IT Support Services	218	479	261	54.42	688	1,437	749	52.15	5,748
6205.001 - IT Equipment	0	83	83	100.00	0	250	250	100.00	1,000
6210.000 - Advertising and Marketing	0	0	0	0.00	234	100	(134)	(134.00)	100
6250.000 - Other Renting Expenses	0	29	29	100.00	214	86	(129)	(150.87)	342
6311.000 - Office Supplies	66	250	184	73.63	312	750	439	58.43	3,000
6311.001 - Office Equipment Lease Expense	432	458	26	5.80	1,242	1,375	133	9.68	5,500
6311.002 - Telephone/Fax/Cell Phone/Elevator	285	631	345	54.74	780	1,891	1,111	58.75	7,564
6311.003 - Postage/FedEx/UPS	34	21	(12)	(58.11)	87	63	(23)	(35.79)	255
6311.004 - Dues & Fees	82	348	266	76.41	1,166	1,046	(121)	(11.52)	4,183
6311.005 - Tax Return Fees	0	0	0	0.00	0	130	130	100.00	130
6311.006 - Bank Fees	240	248	9	3.36	821	744	(76)	(10.32)	2,976
6311.008 - Payroll Fees	0	10	10	100.00	0	30	30	100.00	120
6311.011 - Resident Activities	1,021	350	(672)	(191.90)	2,057	1,050	(1,008)	(95.96)	4,200
6320.000 - Management Fee	3,850	3,850	0	0.00	11,550	11,550	0	0.00	46,200
6330.000 - Manager Salaries	5,297	5,282	(15)	(0.28)	14,704	15,844	1,140	7.19	63,376
6330.001 - Manager Salaries - Non-prod (Vacation)	1,006	476	(530)	(111.22)	2,262	1,429	(832)	(58.24)	5,717
6330.002 - Manager Salaries - Incentive, Bonus, Award	0	0	0	0.00	0	0	0	0.00	2,000
6350.000 - Audit/Tax Return Expense	0	188	189	100.00	0	565	565	100.00	2,260
6351.000 - Bookkeeping Fees	577	585	7	1.28	1,732	1,755	22	1.28	7,020
<b>Total Administrative Expenses</b>	<b>13,108</b>	<b>13,288</b>	<b>180</b>	<b>1.35</b>	<b>37,849</b>	<b>40,095</b>	<b>2,246</b>	<b>5.60</b>	<b>194,191</b>
<b>Utilities</b>									
6450.000 - Electricity	3,796	1,834	(1,962)	(107.03)	11,056	5,500	(5,555)	(101.00)	22,000



**Lomita Manor**  
**Income Statement Actual vs. Budget**  
**For the Period Ended September 30, 2023**

	CURRENT MONTH September 30, 2023				YEAR TO DATE September 30, 2023				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
6451.000 - Water	2,008	1,716	(291)	(16.96)	5,489	5,150	(339)	(6.58)	20,600
6452.000 - Gas	670	667	(4)	(0.49)	2,428	2,000	(429)	(21.43)	8,000
<b>Total Utilities Expense</b>	<b>6,474</b>	<b>4,217</b>	<b>(2,257)</b>	<b>(53.52)</b>	<b>18,973</b>	<b>12,650</b>	<b>(6,323)</b>	<b>(49.98)</b>	<b>50,600</b>
<b>Maintenance Expenses</b>									
6510.000 - Maintenance Salaries	4,358	4,197	(161)	(3.83)	13,592	12,591	(1,001)	(7.95)	50,363
6510.001 - Maintenance Salaries - Non-prod (Vacation)	952	541	(411)	(75.85)	2,204	1,624	(580)	(35.68)	6,497
6510.002 - Maintenance Salaries - Incentive, Bonus, Award	0	0	0	0.00	0	0	0	0.00	600
6510.003 - Maintenance Salaries - Overtime, Double-Time	0	0	0	0.00	136	0	(135)	(100.00)	0
6515.000 - Janitorial/Cleaning Supplies	0	561	561	100.00	253	1,681	1,426	84.90	6,721
6515.003 - Maintenance Uniforms	0	0	0	0.00	0	0	0	0.00	600
6515.004 - Plumbing Supplies	1,567	416	(1,150)	(276.00)	4,863	1,250	(3,612)	(288.99)	5,000
6515.005 - Electrical Supplies	653	834	179	21.54	5,258	2,500	(2,758)	(110.32)	10,000
6515.006 - Decorating Supplies	442	416	(25)	(5.97)	2,273	1,250	(1,023)	(81.83)	5,000
6515.008 - Maintenance Supplies	0	0	0	0.00	363	0	(363)	(100.00)	0
6525.000 - Garbage & Trash Removal	1,296	1,224	(72)	(5.88)	3,849	3,672	(178)	(4.84)	14,688
6546.000 - HVAC Repairs & Maintenance	0	414	414	100.00	2,653	1,240	(1,413)	(113.96)	4,960
<b>Total Maintenance Expenses</b>	<b>9,268</b>	<b>8,603</b>	<b>(665)</b>	<b>(7.73)</b>	<b>35,444</b>	<b>25,808</b>	<b>(9,637)</b>	<b>(37.34)</b>	<b>104,429</b>
<b>Maintenance Contracts</b>									
6520.000 - Maintenance Contracts	5,541	4,583	(959)	(20.90)	26,007	13,750	(12,256)	(89.13)	55,000
6520.001 - Janitorial/Cleaning Contract	2,430	2,333	(96)	(4.14)	9,450	7,000	(2,450)	(35.00)	28,000
6520.002 - Elevator Contract	3,825	0	(3,825)	(100.00)	7,650	760	(6,890)	(906.56)	3,040
6520.003 - Exterminating Contract	0	167	167	100.00	288	501	213	42.43	2,004
6520.004 - Grounds Contract	350	360	10	2.77	1,500	1,080	(420)	(38.88)	4,320
<b>Total Maintenance Contract Expense</b>	<b>12,146</b>	<b>7,443</b>	<b>(4,703)</b>	<b>(63.17)</b>	<b>44,895</b>	<b>23,091</b>	<b>(21,803)</b>	<b>(94.42)</b>	<b>92,364</b>
<b>Taxes and Insurance</b>									
6711.000 - Payroll Taxes (FICA)	1,035	803	(232)	(28.83)	2,428	2,408	(20)	(0.80)	9,635
6720.000 - Property & Liability Insurance (Hazard)	1,343	1,416	73	5.13	4,030	4,249	219	5.13	16,993
6722.000 - Workman's Compensation	384	344	(40)	(11.54)	1,152	1,032	(120)	(11.54)	4,131
6723.000 - Health Insurance	837	1,590	753	47.34	2,254	4,768	2,513	52.71	19,069
6723.001 - Retirement	218	275	57	20.68	642	825	184	22.21	3,300
6723.002 - Unemployment Insurance	57	157	100	63.49	169	472	303	64.18	1,889
<b>Total Taxes and Insurance</b>	<b>3,874</b>	<b>4,585</b>	<b>711</b>	<b>15.50</b>	<b>10,675</b>	<b>13,754</b>	<b>3,079</b>	<b>22.38</b>	<b>55,017</b>
<b>Total Operating Expenses</b>	<b>44,870</b>	<b>38,136</b>	<b>(6,734)</b>	<b>(17.65)</b>	<b>147,836</b>	<b>115,398</b>	<b>(32,438)</b>	<b>(28.10)</b>	<b>496,601</b>
<b>Total Net Operating Income/(Loss)</b>	<b>2,751</b>	<b>7,559</b>	<b>(4,808)</b>	<b>(63.61)</b>	<b>(24,717)</b>	<b>21,687</b>	<b>(46,404)</b>	<b>(213.97)</b>	<b>51,738</b>
<b>Total Project Expense</b>	<b>44,870</b>	<b>38,136</b>	<b>6,735</b>	<b>17.65</b>	<b>147,836</b>	<b>115,398</b>	<b>32,438</b>	<b>28.10</b>	<b>496,601</b>
<b>Total Project Income Group (Before Reserves &amp; CapEx)</b>	<b>2,751</b>	<b>7,559</b>	<b>(4,808)</b>	<b>(63.61)</b>	<b>(24,717)</b>	<b>21,687</b>	<b>(46,404)</b>	<b>(213.97)</b>	<b>51,738</b>
<b>Total Cost of Operations</b>	<b>44,870</b>	<b>38,136</b>	<b>6,735</b>	<b>17.65</b>	<b>147,836</b>	<b>115,398</b>	<b>32,438</b>	<b>28.10</b>	<b>496,601</b>

**Lomita Manor**  
**Income Statement Actual vs. Budget**  
**For the Period Ended September 30, 2023**

	CURRENT MONTH September 30, 2023				YEAR TO DATE September 30, 2023				Annual
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var	
<b>Net Income (Loss) (on Operations)</b>	<b>2,751</b>	<b>7,559</b>	<b>(4,808)</b>	<b>(63.61)</b>	<b>(24,717)</b>	<b>21,687</b>	<b>(46,404)</b>	<b>(213.97)</b>	<b>51,738</b>
<b>Other Non-Cash Expenses &amp; Revenue</b>									
Depreciation Expense	1,656	1,656	0	0.00	4,968	4,968	0	0.00	19,872
Other Non-Cash Expenses & Revenue	1,656	1,656	0	0.00	4,968	4,968	0	0.00	19,872
<b>GAAP Net Income (Loss)</b>	<b>1,095</b>	<b>5,903</b>	<b>(4,808)</b>	<b>(81.45)</b>	<b>(29,685)</b>	<b>16,719</b>	<b>(46,404)</b>	<b>(277.55)</b>	<b>31,866</b>
<b>Cash Flow</b>									
Total Project Net Income	2,751	7,559	(4,808)	(63.61)	(24,717)	21,687	(46,404)	(213.97)	51,738
Add (Subtract)	37,305	0	(37,305)	(100.00)	(2,614)	0	2,614	100.00	0
<b>Increase (Decrease) in Operating Cash</b>	<b>(34,554)</b>	<b>7,559</b>	<b>(42,113)</b>	<b>(557.12)</b>	<b>(22,103)</b>	<b>21,687</b>	<b>(43,790)</b>	<b>(201.91)</b>	<b>51,738</b>
<b>Increase (decrease) in Ops Cash per Bal Sheet</b>	<b>(34,554)</b>	<b>0</b>	<b>(34,554)</b>	<b>100.00</b>	<b>(22,103)</b>	<b>0</b>	<b>(22,103)</b>	<b>100.00</b>	<b>0</b>

**Lomita Manor  
Balance Sheet  
September 30, 2023**

	September 30, 2023	August 31, 2023	Period Difference
<b>Assets</b>			
<b>Current Assets</b>			
<b>Cash</b>			
1120.000 - Cash - Operating	821,164.81	855,718.89	(34,554.08)
<b>Total Cash</b>	<b>821,164.81</b>	<b>855,718.89</b>	<b>(34,554.08)</b>
<b>Other Restricted Cash</b>			
1191.000 - Cash - Security Deposits	33,208.40	32,756.75	451.65
<b>Other Restricted Cash</b>	<b>33,208.40</b>	<b>32,756.75</b>	<b>451.65</b>
<b>Accounts Receivable Tenants &amp; Other</b>			
1130.000 - Accounts Receivable - Tenant Rent	3.00	3.00	0.00
1135.000 - Accounts Receivable - Subsidy	0.00	(17,298.00)	17,298.00
<b>Total Accounts Receivable Tenants &amp; Other</b>	<b>3.00</b>	<b>(17,295.00)</b>	<b>17,298.00</b>
<b>Prepaid Expenses and Deposits</b>			
1200.001 - Prepaid Expense - Property Insurance	0.00	1,343.33	(1,343.33)
<b>Total Prepaid Expenses and Deposits</b>	<b>0.00</b>	<b>1,343.33</b>	<b>(1,343.33)</b>
<b>Reserves &amp; Impounds - Restricted Cash</b>			
1330.000 - Cash - Operating Reserve	147,457.26	147,457.26	0.00
<b>Total Reserves &amp; Impounds - Restricted Cash</b>	<b>147,457.26</b>	<b>147,457.26</b>	<b>0.00</b>
<b>Total Current Assets</b>	<b>1,001,833.47</b>	<b>1,019,981.23</b>	<b>(18,147.76)</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	38,576.74	38,111.96	464.78
1495.002 - Accum. Depr. - Building Improvements	85,661.83	84,701.91	959.92
1495.003 - Accum. Depr. - Building Equipment	13,691.40	13,558.45	132.95
1495.004 - Accum. Depr. - Office Furniture & Equipment	11,743.93	11,645.59	98.34
1495.005 - Accum. Depr. - Maintenance Equipment	1,957.64	1,957.64	0.00
<b>Total Accumulated Depreciation</b>	<b>151,631.54</b>	<b>149,975.55</b>	<b>1,655.99</b>
<b>Net Fixed Assets</b>	<b>97,111.03</b>	<b>98,767.02</b>	<b>(1,655.99)</b>
<b>Total Assets</b>	<b>1,098,944.50</b>	<b>1,118,748.25</b>	<b>(19,803.75)</b>

**Liabilities & Equity**

**Liabilities**

**Current Liabilities**

2109.000 - Accounts Payable - Accrued Expenses	670.00	2,357.20	(1,687.20)
2110.000 - Accounts Payable - Operations	0.00	37,792.87	(37,792.87)
2114.000 - Accounts Payable - Beacon Communities	38,194.79	16,482.75	21,712.04

**Lomita Manor  
Balance Sheet  
September 30, 2023**

	September 30, 2023	August 31, 2023	Period Difference
2118.000 - Escheat Checks Payable	150.00	150.00	0.00
2120.000 - Accrued Vacation Payable	13,518.89	12,033.08	1,485.81
2126.000 - Accrued Payroll	0.00	4,050.76	(4,050.76)
<b>Total Current Liabilities</b>	<b>52,533.68</b>	<b>72,866.66</b>	<b>(20,332.98)</b>
<b>Other Current Liabilities</b>			
2210.000 - Prepaid Revenue	16.00	1,033.00	(1,017.00)
<b>Total Other Current Liabilities</b>	<b>16.00</b>	<b>1,033.00</b>	<b>(1,017.00)</b>
<b>Other Liabilities</b>			
2191.000 - Security Deposits Payable	25,663.00	25,273.00	390.00
2191.001 - Security Deposit Interest Payable	1,857.27	1,795.62	61.65
<b>Total Other Liabilities</b>	<b>27,520.27</b>	<b>27,068.62</b>	<b>451.65</b>
<b>Total Liabilities</b>	<b>80,069.95</b>	<b>100,968.28</b>	<b>(20,898.33)</b>
<b>Equity</b>			
3131.000 - Unrestricted Net Assets	147,457.26	147,457.26	0.00
3140.000 - Retained Earnings - Profit or Loss	901,102.36	901,102.36	0.00
<b>Current Net Income</b>	<b>(29,685.07)</b>	<b>(30,779.65)</b>	<b>1,094.58</b>
<b>Total Equity</b>	<b>1,018,874.55</b>	<b>1,017,779.97</b>	<b>1,094.58</b>
<b>Total Liabilities &amp; Equity</b>	<b>1,098,944.50</b>	<b>1,118,748.25</b>	<b>(19,803.75)</b>

**Lomita Manor**  
**CONTRACT BILLING**  
**September 30, 2023**

DESCRIPTION	Amount
Employees' Wages/Salaries for the month	15,212.14
Work Comp, Unemployment Ins, Pension & Health Benefits	1,496.26
Computer Lease	218.30
Other-AP transactions-	324.24
Bookkeeping Fees (77 units* \$7.50)	577.50
Rental Housing Mgmt fees (\$50*77 units)	3,850.00
Purchase Card	33.60
<b>TOTAL DUE TO Beacon For the Month</b>	<b>21,712.04</b>
<b>Recap:</b>	
<b>Balance as of 6/30/2023</b>	18,237.23
July Charges	16,365.02
July Repayment to Beacon	(18,237.23)
<b>Ending Balance @ 07/31/23</b>	<b>16,365.02</b>
August Charges	16,482.75
August Repayment to Beacon	(16,365.02)
<b>Ending Balance @ 08/31/23</b>	<b>16,482.75</b>
September Charges	21,712.04
September Repayment to Beacon	-
<b>Ending Balance @ 09/30/23</b>	<b>38,194.79</b>

**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (09/01/2023 to 09/30/2023)**

Location	Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance	
<b>1120.000 - Cash - Operating (Balance Forward As of 09/01/2023)</b>											<b>855,718.89</b>	
<b>Lomita Manor</b>								<b>B/F</b>			<b>855,718.89</b>	
	09/01/2023	09/01/2023	Reversed - RC	Reversed -- LOM Unposted August subsidy		LOM		GJ		17,298.00	838,420.89	
	09/01/2023	09/01/2023	18781273822	03/2024-400 Deposited 09/01/2023 Settlement:18781273822		LOM		OARB	1,211.00		839,631.89	
	09/01/2023	09/01/2023	18768828978	03/2024-402 Deposited 09/01/2023 Settlement:18768828978		LOM		OARB	3,906.00		843,537.89	
	09/05/2023	09/05/2023	18824392118	03/2024-404 Deposited 09/05/2023 Settlement:18824392118		LOM		OARB	1,949.00		845,486.89	
	09/06/2023	09/06/2023	18839344522	03/2024-405 Deposited 09/06/2023 Settlement:18839344522		LOM		OARB	386.00		845,872.89	
	09/06/2023	09/06/2023	18835155410	03/2024-406 Deposited 09/06/2023 Settlement:18835155410		LOM		OARB	1,751.00		847,623.89	
	09/07/2023	09/07/2023	25028	AP Pymt - SoCal Gas		LOM		DB		413.73	847,210.16	
	09/07/2023	09/07/2023	25027	AP Pymt - SoCal Gas		LOM		DB		205.87	847,004.29	
	09/07/2023	09/07/2023	25026	AP Pymt - So Cal Edison		LOM		DB		3,652.80	843,351.49	
	09/07/2023	09/07/2023	25016	AP Pymt - HD Supply Ltd		LOM		DB		2,694.43	840,657.06	
	09/07/2023	09/07/2023	25029	AP Pymt - Staples - Dallas		LOM		DB		170.36	840,486.70	
	09/07/2023	09/07/2023	25012	AP Pymt - Athens Services		LOM		DB		1,276.84	839,209.86	
	09/07/2023	09/07/2023	25011	AP Pymt - Amtech Elevator Services		LOM		DB		100.42	839,109.44	
	09/07/2023	09/07/2023	25017	AP Pymt - HM Carpet Inc - HM Flooring Group		LOM		DB		3,529.80	835,579.64	
	09/07/2023	09/07/2023	25015	AP Pymt - Ferguson Facilities Supply - Atlanta		LOM		DB		221.17	835,358.47	
	09/07/2023	09/07/2023	25014	AP Pymt - Community Controls		LOM		DB		227.56	835,130.91	
	09/07/2023	09/07/2023	25018	AP Pymt - Home Depot Credit Services		LOM		DB		1,214.93	833,915.98	
	09/07/2023	09/07/2023	25025	AP Pymt - So Cal Edison		LOM		DB		17.63	833,898.35	
	09/07/2023	09/07/2023	25024	AP Pymt - So Cal Edison		LOM		DB		58.82	833,839.53	
	09/07/2023	09/07/2023	25020	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning		LOM		DB		2,247.45	831,592.08	
	09/07/2023	09/07/2023	25022	AP Pymt - RealPage Inc		LOM		DB		545.82	831,046.26	
	09/07/2023	09/07/2023	25019	AP Pymt - Humangood Affordable Housing		LOM		DB		16,365.02	814,681.24	
	09/07/2023	09/07/2023	25010	AP Pymt - Alvarez Refinishing Inc		LOM		DB		1,240.00	813,441.24	
	09/07/2023	09/07/2023	25021	AP Pymt - Lesley Uribe		LOM		DB		1,036.02	812,405.22	
	09/07/2023	09/07/2023	25023	AP Pymt - Round The Clock Pest Control Inc		LOM		DB		144.20	812,261.02	
	09/07/2023	09/07/2023	25013	AP Pymt - Cleaner Image Inc		LOM		DB		2,430.00	809,831.02	
	09/07/2023	09/07/2023	18817567686	03/2024-407 Deposited 09/07/2023 Settlement:18817567686		LOM		OARB	16,793.00		826,624.02	
	09/07/2023	09/07/2023	18852890610	03/2024-408 Deposited 09/07/2023 Settlement:18852890610		LOM		OARB	261.00		826,885.02	
	09/07/2023	09/07/2023	18849237810	03/2024-409 Deposited 09/07/2023 Settlement:18849237810		LOM		OARB	680.00		827,565.02	
	09/08/2023	09/08/2023	18860636842	03/2024-410 Deposited 09/08/2023 Settlement:18860636842		LOM		OARB	19.00		827,584.02	
	09/11/2023	09/11/2023	18874789098	03/2024-411 Deposited 09/11/2023 Settlement:18874789098		LOM		OARB	9.00		827,593.02	
	09/13/2023	09/13/2023	18892037182	03/2024-413 Deposited 09/13/2023 Settlement:18892037182		LOM		OARB	711.00		828,304.02	
	09/14/2023	09/14/2023	25036	AP Pymt - SoCal Gas		LOM		DB		194.64	828,109.38	
	09/14/2023	09/14/2023	25035	AP Pymt - SoCal Gas		LOM		DB		362.56	827,746.82	
	09/14/2023	09/14/2023	25033	AP Pymt - HD Supply Ltd		LOM		DB		381.69	827,365.13	
	09/14/2023	09/14/2023	25034	AP Pymt - HM Carpet Inc - HM Flooring Group		LOM		DB		1,606.40	825,758.73	
	09/14/2023	09/14/2023	25037	AP Pymt - Staples - Dallas		LOM		DB		65.92	825,692.81	
	09/14/2023	09/14/2023	25038	AP Pymt - Swenson Group - Dallas		LOM		DB		431.73	825,261.08	
	09/14/2023	09/14/2023	25030	AP Pymt - Amtech Elevator Services		LOM		DB		3,825.00	821,436.08	
	09/14/2023	09/14/2023	25031	AP Pymt - Bobs Lawn Service - Jesus Arias		LOM		DB		350.00	821,086.08	
	09/14/2023	09/14/2023	25032	AP Pymt - Cosco Fire Protection Inc - Brea		LOM		DB		819.00	820,267.08	
	09/28/2023	09/28/2023	25049	AP Pymt - So Cal Edison		LOM		DB		3,717.64	816,549.44	
	09/28/2023	09/28/2023	25039	AP Pymt - Athens Services		LOM		DB		1,296.01	815,253.43	
	09/28/2023	09/28/2023	25048	AP Pymt - So Cal Edison		LOM		DB		14.84	815,238.59	
	09/28/2023	09/28/2023	25044	AP Pymt - HD Supply Ltd		LOM		DB		2,280.33	812,958.26	
	09/28/2023	09/28/2023	25041	AP Pymt - City Lomita Water Dept		LOM		DB		3,323.03	809,635.23	
	09/28/2023	09/28/2023	25040	AP Pymt - City Lomita Water Dept		LOM		DB		484.81	809,150.42	
	09/28/2023	09/28/2023	25047	AP Pymt - So Cal Edison		LOM		DB		63.14	809,087.28	
	09/28/2023	09/28/2023	25045	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning		LOM		DB		1,453.83	807,633.45	
	09/28/2023	09/28/2023	25050	AP Pymt - Sweinhart Elect Co Inc		LOM		DB		293.00	807,340.45	
	09/28/2023	09/28/2023	25046	AP Pymt - Lesley Uribe		LOM		DB		1,021.66	806,318.79	
	09/28/2023	09/28/2023	25051	AP Pymt - The Chute Doctor		LOM		DB		649.14	805,669.65	
	09/28/2023	09/28/2023	25043	AP Pymt - Cosco Fire Protection Inc - Brea		LOM		DB		720.00	804,949.65	
	09/28/2023	09/28/2023	25042	AP Pymt - Cleaner Image Inc		LOM		DB		2,430.00	802,519.65	
	09/30/2023	09/30/2023		Bank Interest Earned: LOM2309 Bank Interest Income		LOM		DB	1,630.01		804,149.66	
	09/30/2023	09/30/2023		Bank Service Charge: LOM2309Bank Service Charge		LOM		DB		239.65	803,910.01	

**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (09/01/2023 to 09/30/2023)**

Location	Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
	09/30/2023	09/30/2023	TRT	LOM23GJ09RPI fee		LOM		GJ		43.20	803,866.81
	09/30/2023	09/30/2023	TRT	LOM2309Unposted September HAP sub- sidy		LOM		GJ	17,298.00		821,164.81
<b>Totals for Lomita Manor</b>									<b>46,604.01</b>	<b>81,158.09</b>	<b>821,164.81</b>
<b>Totals for 1120.000 - Cash - Operating</b>									<b>46,604.01</b>	<b>81,158.09</b>	<b>821,164.81</b>
<b>1130.000 - Accounts Receivable - Tenant Rent (Balance Forward As of 09/01/2023)</b>											
<b>Lomita Manor</b>											
	09/01/2023	09/01/2023	FileID-8188870-1	Accounts Receivable - Tenant Rent		LOM		OARA	22,543.00		22,546.00
	09/01/2023	09/01/2023	FileID-8193620-1	Accounts Receivable - Tenant Rent		LOM		OARA		1,106.00	21,440.00
	09/01/2023	09/01/2023	FileID-8200418-8	Accounts Receivable - Tenant Rent		LOM		OARA		15,910.00	5,530.00
	09/02/2023	09/02/2023	FileID-8193620-3	Accounts Receivable - Tenant Rent		LOM		OARA		843.00	4,687.00
	09/02/2023	09/02/2023	FileID-8200418-10	Accounts Receivable - Tenant Rent		LOM		OARA		289.00	4,398.00
	09/05/2023	09/05/2023	FileID-8196751-1	Accounts Receivable - Tenant Rent		LOM		OARA		2,137.00	2,261.00
	09/05/2023	09/05/2023	FileID-8200418-9	Accounts Receivable - Tenant Rent		LOM		OARA		289.00	1,972.00
	09/06/2023	09/06/2023	FileID-8200418-2	Accounts Receivable - Tenant Rent		LOM		OARA		969.00	1,003.00
	09/07/2023	09/07/2023	FileID-8200418-1	Accounts Receivable - Tenant Rent		LOM		OARA		261.00	742.00
	09/08/2023	09/08/2023	FileID-8208466-2	Accounts Receivable - Tenant Rent		LOM		OARA		19.00	723.00
	09/08/2023	09/08/2023	FileID-8212578-2	Accounts Receivable - Tenant Rent		LOM		OARA		9.00	714.00
	09/13/2023	09/13/2023	FileID-8219693-2	Accounts Receivable - Tenant Rent		LOM		OARA		711.00	3.00
<b>Totals for Lomita Manor</b>									<b>22,543.00</b>	<b>22,543.00</b>	<b>3.00</b>
<b>Totals for 1130.000 - Accounts Receivable - Tenant Rent</b>									<b>22,543.00</b>	<b>22,543.00</b>	<b>3.00</b>
<b>1135.000 - Accounts Receivable - Subsidy (Balance Forward As of 09/01/2023)</b>											
<b>Lomita Manor</b>											
	09/01/2023	09/01/2023	Reversed - RC	Reversed -- LOM Unposted August subsidy		LOM		GJ	17,298.00		0.00
<b>Totals for Lomita Manor</b>									<b>17,298.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Totals for 1135.000 - Accounts Receivable - Subsidy</b>									<b>17,298.00</b>	<b>0.00</b>	<b>0.00</b>
<b>1191.000 - Cash - Security Deposits (Balance Forward As of 09/01/2023)</b>											
<b>Lomita Manor</b>											
	09/01/2023	09/01/2023	18784853202	03/2024-401 Deposited 09/01/2023 Settlement:18784853202		LOM		OARB	330.00		33,086.75
	09/01/2023	09/01/2023	18750550658	03/2024-403 Deposited 09/01/2023 Settlement:18750550658		LOM		OARB	10.00		33,096.75
	09/11/2023	09/11/2023	18874803930	03/2024-412 Deposited 09/11/2023 Settlement:18874803930		LOM		OARB	50.00		33,146.75
	09/30/2023	09/30/2023		Bank Interest Earned: LOM23GJ09InterestIncome		LOM		DB	61.65		33,208.40
<b>Totals for Lomita Manor</b>									<b>451.65</b>	<b>0.00</b>	<b>33,208.40</b>
<b>Totals for 1191.000 - Cash - Security Deposits</b>									<b>451.65</b>	<b>0.00</b>	<b>33,208.40</b>
<b>1200.001 - Prepaid Expense - Property Insurance (Balance Forward As of 09/01/2023)</b>											
<b>Lomita Manor</b>											
	09/20/2023	09/20/2023	TRT	LOM 0923 Recurring Entries		LOM		GJ		1,343.33	0.00
<b>Totals for Lomita Manor</b>									<b>0.00</b>	<b>1,343.33</b>	<b>0.00</b>
<b>Totals for 1200.001 - Prepaid Expense - Property Insurance</b>									<b>0.00</b>	<b>1,343.33</b>	<b>0.00</b>
<b>1330.000 - Cash - Operating Reserve (Balance Forward As of 09/01/2023)</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 09/01/2023)</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 09/01/2023)</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 09/01/2023)</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 09/01/2023)</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 09/01/2023)</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 09/01/2023)</b>											
<b>Lomita Manor</b>											
	09/01/2023	09/01/2023		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS-004914-161212		LOM		FA		464.78	(38,576.74)
<b>Totals for Lomita Manor</b>									<b>0.00</b>	<b>464.78</b>	<b>(38,576.74)</b>
<b>Totals for 1495.000 - Accum. Depr. - Land Improvements</b>									<b>0.00</b>	<b>464.78</b>	<b>(38,576.74)</b>

**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (09/01/2023 to 09/30/2023)**

Location	Posted Dt.	Doc Dt.	Doc	Memo / Description	Department Location	Unit	JNL	Debit	Credit	Balance
<b>1495.002 - Accum. Depr. - Building Improvements (Balance Forward As of 09/01/2023)</b>										<b>(84,701.91)</b>
<b>Lomita Manor</b>										<b>(84,701.91)</b>
	09/01/2023	09/01/2023		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427	LOM		FA	132.81		(84,834.72)
	09/01/2023	09/01/2023		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427	LOM		FA	69.17		(84,903.89)
	09/01/2023	09/01/2023		Depreciation for asset LOM-Office Door, serial number AS-019679-210427	LOM		FA	29.77		(84,933.66)
	09/01/2023	09/01/2023		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427	LOM		FA	152.48		(85,086.14)
	09/01/2023	09/01/2023		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427	LOM		FA	87.47		(85,173.61)
	09/01/2023	09/01/2023		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427	LOM		FA	25.00		(85,198.61)
	09/01/2023	09/01/2023		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427	LOM		FA	150.00		(85,348.61)
	09/01/2023	09/01/2023		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427	LOM		FA	133.33		(85,481.94)
	09/01/2023	09/01/2023		Depreciation for asset LOM-Awning Replacement, serial number AS-004963-170410	LOM		FA	122.50		(85,604.44)
	09/01/2023	09/01/2023		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212	LOM		FA	57.39		(85,661.83)
<b>Totals for Lomita Manor</b>								<b>0.00</b>	<b>959.92</b>	<b>(85,661.83)</b>
<b>Totals for 1495.002 - Accum. Depr. - Building Improvements</b>								<b>0.00</b>	<b>959.92</b>	<b>(85,661.83)</b>
<b>1495.003 - Accum. Depr. - Building Equipment (Balance Forward As of 09/01/2023)</b>										<b>(13,558.45)</b>
<b>Lomita Manor</b>										<b>(13,558.45)</b>
	09/01/2023	09/01/2023		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504	LOM		FA	132.95		(13,691.40)
<b>Totals for Lomita Manor</b>								<b>0.00</b>	<b>132.95</b>	<b>(13,691.40)</b>
<b>Totals for 1495.003 - Accum. Depr. - Building Equipment</b>								<b>0.00</b>	<b>132.95</b>	<b>(13,691.40)</b>
<b>1495.004 - Accum. Depr. - Office Furniture &amp; Equipment (Balance Forward As of 09/01/2023)</b>										<b>(11,645.59)</b>
<b>Lomita Manor</b>										<b>(11,645.59)</b>
	09/01/2023	09/01/2023		Depreciation for asset LOM-Commonity Furniture, serial number AS-004912-161209	LOM		FA	98.34		(11,743.93)
<b>Totals for Lomita Manor</b>								<b>0.00</b>	<b>98.34</b>	<b>(11,743.93)</b>
<b>Totals for 1495.004 - Accum. Depr. - Office Furniture &amp; Equipment</b>								<b>0.00</b>	<b>98.34</b>	<b>(11,743.93)</b>
<b>1495.005 - Accum. Depr. - Maintenance Equipment (Balance Forward As of 09/01/2023)</b>										<b>(1,957.64)</b>
<b>Totals for 1495.005 - Accum. Depr. - Maintenance Equipment</b>								<b>0.00</b>	<b>0.00</b>	<b>(1,957.64)</b>
<b>2109.000 - Accounts Payable - Accrued Expenses (Balance Forward As of 09/01/2023)</b>										<b>(2,357.20)</b>
<b>Lomita Manor</b>										<b>(2,357.20)</b>
	09/01/2023	09/01/2023	Reversed - TRT	Reversed -- LOM 083123 August water accrued expenses	LOM		GJ	1,800.00		(557.20)
	09/01/2023	09/01/2023	Reversed - TRT	Reversed -- LOM 0823 August Gas accrued Expenses	LOM		GJ	194.64		(362.56)
	09/01/2023	09/01/2023	Reversed - TRT	Reversed -- LOM 0823 August Gas accrued expenses	LOM		GJ	362.56		0.00
	09/30/2023	09/30/2023	TRT	LOM-Sept gas accrual	LOM		GJ		670.00	(670.00)
<b>Totals for Lomita Manor</b>								<b>2,357.20</b>	<b>670.00</b>	<b>(670.00)</b>
<b>Totals for 2109.000 - Accounts Payable - Accrued Expenses</b>								<b>2,357.20</b>	<b>670.00</b>	<b>(670.00)</b>
<b>2110.000 - Accounts Payable - Operations (Balance Forward As of 09/01/2023)</b>										<b>(37,792.87)</b>
<b>Lomita Manor</b>										<b>(37,792.87)</b>
	09/07/2023	09/07/2023	25028	AP Pymt - SoCal Gas: Gas Service B Bldg-ing 06.30.23-08.01.23	LOM		DB	413.73		(37,379.14)
	09/07/2023	09/07/2023	25027	AP Pymt - SoCal Gas: Gas Service A Bldg-ing 06.30.23-08.01.23	LOM		DB	205.87		(37,173.27)
	09/07/2023	09/07/2023	25026	AP Pymt - So Cal Edison: Electric Service 07.17.23-08.14.23	LOM		DB	3,652.80		(33,520.47)
	09/07/2023	09/07/2023	25016	AP Pymt - HD Supply Ltd: Kitchen Drawer Supply	LOM		DB	118.55		(33,401.92)
	09/07/2023	09/07/2023	25016	AP Pymt - HD Supply Ltd: Supplies Stock	LOM		DB	1,206.87		(32,195.05)
	09/07/2023	09/07/2023	25016	AP Pymt - HD Supply Ltd: Plumbing Supply Stock	LOM		DB	319.98		(31,875.07)
	09/07/2023	09/07/2023	25016	AP Pymt - HD Supply Ltd: Electrical Supply Stock	LOM		DB	883.79		(30,991.28)



**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (09/01/2023 to 09/30/2023)**

Location	Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
	09/07/2023	09/07/2023	25016	AP Pymt - HD Supply Ltd: Flag Common Area		LOM		DB	165.24		(30,826.04)
	09/07/2023	09/07/2023	25029	AP Pymt - Staples - Dallas: Office Supplies		LOM		DB	170.36		(30,655.68)
	09/07/2023	09/07/2023	25012	AP Pymt - Athens Services: Trash Service 08.23		LOM		DB	1,276.84		(29,378.84)
	09/07/2023	09/07/2023	25011	AP Pymt - Amtech Elevator Services: Late Fee		LOM		DB	100.42		(29,278.42)
	09/07/2023	09/07/2023	25017	AP Pymt - HM Carpet Inc - HM Flooring Group: 301A Carpet & VCT Tile		LOM		DB	1,869.20		(27,409.22)
	09/07/2023	09/07/2023	25017	AP Pymt - HM Carpet Inc - HM Flooring Group: 308B VCT Tile & Carpet		LOM		DB	1,660.60		(25,748.62)
	09/07/2023	09/07/2023	25015	AP Pymt - Ferguson Facilities Supply - Atlanta: Supplies Stock		LOM		DB	221.17		(25,527.45)
	09/07/2023	09/07/2023	25014	AP Pymt - Community Controls: Drive in Gate Repair		LOM		DB	227.56		(25,299.89)
	09/07/2023	09/07/2023	25018	AP Pymt - Home Depot Credit Services: Supplies Vacant Unit		LOM		DB	1,179.93		(24,119.96)
	09/07/2023	09/07/2023	25018	AP Pymt - Home Depot Credit Services: Late Fee		LOM		DB	35.00		(24,084.96)
	09/07/2023	09/07/2023	25025	AP Pymt - So Cal Edison: Vacant 301A Electric Service		LOM		DB	17.63		(24,067.33)
	09/07/2023	09/07/2023	25024	AP Pymt - So Cal Edison: Manager Unit Electric Service 07.17.23-08.14.23		LOM		DB	58.82		(24,008.51)
	09/07/2023	09/07/2023	25020	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 301A Replace Shower Valve		LOM		DB	1,849.95		(22,158.56)
	09/07/2023	09/07/2023	25020	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 207A Clear Kitchen Line		LOM		DB	397.50		(21,761.06)
	09/07/2023	09/07/2023	25022	AP Pymt - RealPage Inc		LOM		DB	545.82		(21,215.24)
	09/07/2023	09/07/2023	25019	AP Pymt - Humangood Affordable Housing: Beacon Communities Advances for July 2023		LOM		DB	16,365.02		(4,850.22)
	09/07/2023	09/07/2023	25010	AP Pymt - Alvarez Refinishing Inc: 101B Kitchen & Tub Refinish		LOM		DB	435.00		(4,415.22)
	09/07/2023	09/07/2023	25010	AP Pymt - Alvarez Refinishing Inc: 301A Kitchen & Tub Refinish		LOM		DB	805.00		(3,610.22)
	09/07/2023	09/07/2023	25021	AP Pymt - Lesley Uribe: Laundry Revenue ck#8642471 06.06.23		LOM		DB	507.06		(3,103.16)
	09/07/2023	09/07/2023	25021	AP Pymt - Lesley Uribe: Laundry Revenue ck#8668184 07.07.23		LOM		DB	528.96		(2,574.20)
	09/07/2023	09/07/2023	25023	AP Pymt - Round The Clock Pest Control Inc: Pest Control Service		LOM		DB	144.20		(2,430.00)
	09/07/2023	09/07/2023	25013	AP Pymt - Cleaner Image Inc: Cleaning Service Aug 1-22, 2023		LOM		DB	1,890.00		(540.00)
	09/07/2023	09/07/2023	25013	AP Pymt - Cleaner Image Inc: Cleaning Service Aug 23-31, 2023		LOM		DB	540.00		0.00
	09/11/2023	08/28/2023	DVB17703001	AP Invoice - Amtech Elevator Services: Emergency After Hours Call		LOM		APA		3,725.00	(3,725.00)
	09/11/2023	08/14/2023	F10000118804	AP Invoice - Amtech Elevator Services: Logistics & Fuel Impact Fee		LOM		APA		100.00	(3,825.00)
	09/11/2023	08/24/2023	83123	AP Invoice - Bobs Lawn Service - Jesus Arias: Landscaping Service		LOM		APA		350.00	(4,175.00)
	09/11/2023	09/01/2023	1000630651	AP Invoice - Cosco Fire Protection Inc - Brea: Fire Hydrant Repair		LOM		APA		819.00	(4,994.00)
	09/11/2023	09/01/2023	01350501803/08.01.23	AP Invoice - SoCal Gas: Gas Service A Bldg 08.01.23-08.30.23		LOM		APA		194.64	(5,188.64)
	09/11/2023	09/01/2023	11430501061/08.01.23	AP Invoice - SoCal Gas: Gas Service B Bldg 08.01.23-08.30.23		LOM		APA		362.56	(5,551.20)
	09/11/2023	08/29/2023	9217994458	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA		94.09	(5,645.29)
	09/11/2023	08/30/2023	9218041432	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA		235.22	(5,880.51)
	09/11/2023	09/05/2023	9218176423	AP Invoice - HD Supply Ltd: Common Area Flag		LOM		APA		52.38	(5,932.89)
	09/11/2023	08/29/2023	121052	AP Invoice - HM Carpet Inc - HM Flooring Group: 308A VCT & Carpet		LOM		APA		1,606.40	(7,539.29)
	09/11/2023	08/31/2023	8071455260	AP Invoice - Staples - Dallas: Office Supplies		LOM		APA		65.92	(7,605.21)
	09/11/2023	08/31/2023	34784347	AP Invoice - Swenson Group - Dallas: Leased Copy Machine Fee		LOM		APA		431.73	(8,036.94)
	09/14/2023	09/14/2023	25036	AP Pymt - SoCal Gas: Gas Service A Bldg 08.01.23-08.30.23		LOM		DB	194.64		(7,842.30)
	09/14/2023	09/14/2023	25035	AP Pymt - SoCal Gas: Gas Service B Bldg 08.01.23-08.30.23		LOM		DB	362.56		(7,479.74)
	09/14/2023	09/14/2023	25033	AP Pymt - HD Supply Ltd: Supplies Stock		LOM		DB	329.31		(7,150.43)
	09/14/2023	09/14/2023	25033	AP Pymt - HD Supply Ltd: Common Area Flag		LOM		DB	52.38		(7,098.05)
	09/14/2023	09/14/2023	25034	AP Pymt - HM Carpet Inc - HM Flooring Group: 308A VCT & Carpet		LOM		DB	1,606.40		(5,491.65)

**Lomita Manor Senior Housing  
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For Prior Month (09/01/2023 to 09/30/2023)**

Location	Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
	09/14/2023	09/14/2023	25037	AP Pymt - Staples - Dallas: Office Supplies		LOM		DB	65.92		(5,425.73)
	09/14/2023	09/14/2023	25038	AP Pymt - Swenson Group - Dallas: Leased Copy Machine Fee		LOM		DB	431.73		(4,994.00)
	09/14/2023	09/14/2023	25030	AP Pymt - Amtech Elevator Services: Emergency After Hours Call		LOM		DB	3,725.00		(1,269.00)
	09/14/2023	09/14/2023	25030	AP Pymt - Amtech Elevator Services: Logistics & Fuel Impact Fee		LOM		DB	100.00		(1,169.00)
	09/14/2023	09/14/2023	25031	AP Pymt - Bobs Lawn Service - Jesus Arias: Landscaping Service		LOM		DB	350.00		(819.00)
	09/14/2023	09/14/2023	25032	AP Pymt - Cosco Fire Protection Inc - Brea: Fire Hydrant Repair		LOM		DB	819.00		0.00
	09/25/2023	09/01/2023	15283163	AP Invoice - Athens Services: Trash Service 09.23		LOM		APA		1,296.01	(1,296.01)
	09/25/2023	09/11/2023	660814002/07.08.23-09.07.23	AP Invoice - City Lomita Water Dept: Fire Lane Water Service 07.08.23-09.07.23		LOM		APA		484.81	(1,780.82)
	09/25/2023	09/11/2023	660813002/07.08.23-09.07.23	AP Invoice - City Lomita Water Dept: Water Service 07.08.23-09.07.23		LOM		APA		3,323.03	(5,103.85)
	09/25/2023	09/18/2023	10000632930	AP Invoice - Cosco Fire Protection Inc - Brea: Fire Alarm Inspection Repairs		LOM		APA		720.00	(5,823.85)
	09/25/2023	09/21/2023	40135	AP Invoice - Cleaner Image Inc: Cleaning Service Sept 1-22, 2023		LOM		APA		1,890.00	(7,713.85)
	09/25/2023	09/21/2023	40136	AP Invoice - Cleaner Image Inc: Cleaning Service Sept 23-30, 2023		LOM		APA		540.00	(8,253.85)
	09/25/2023	09/21/2023	S134018-CL3	AP Invoice - The Chute Doctor: Chute Cleaning Service		LOM		APA		649.14	(8,902.99)
	09/25/2023	09/07/2023	9218266942	AP Invoice - HD Supply Ltd: Plumbing Supplies Stock		LOM		APA		781.94	(9,684.93)
	09/25/2023	09/08/2023	9218331089	AP Invoice - HD Supply Ltd: Plumbing Supplies		LOM		APA		233.95	(9,918.88)
	09/25/2023	09/11/2023	9218384193	AP Invoice - HD Supply Ltd: Plumbing Supplies		LOM		APA		221.49	(10,140.37)
	09/25/2023	09/14/2023	9218535623	AP Invoice - HD Supply Ltd: Range		LOM		APA		653.78	(10,794.15)
	09/25/2023	09/20/2023	9218740370	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA		389.17	(11,183.32)
	09/25/2023	09/19/2023	65090	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 204A Replace Bathroom Sink Pipe		LOM		APA		1,453.83	(12,637.15)
	09/25/2023	09/14/2023	700434346846/08.15.23-09.13.23	AP Invoice - So Cal Edison: Electric Service 08.15.23-09.13.12		LOM		APA		3,717.64	(16,354.79)
	09/25/2023	09/05/2023	70083017227/08.09.23	AP Invoice - So Cal Edison: Vacant Electric Service While Turning Unit		LOM		APA		14.84	(16,369.63)
	09/25/2023	09/14/2023	700143266216/08.15.23-09.13.23	AP Invoice - So Cal Edison: Manager Electric Service 08.15.23-09.13.23		LOM		APA		63.14	(16,432.77)
	09/25/2023	09/20/2023	26582	AP Invoice - Sweinhart Elect Co Inc: Monthly ER Power System Service		LOM		APA		293.00	(16,725.77)
	09/25/2023	09/21/2023	8714990	AP Invoice - Lesley Uribe: Laundry Revenue ck#8174990 9.7.23		LOM		APA		516.00	(17,241.77)
	09/25/2023	09/21/2023	8692214	AP Invoice - Lesley Uribe: Laundry Revenue ck#8692214 8.4.23		LOM		APA		505.66	(17,747.43)
	09/28/2023	09/28/2023	25049	AP Pymt - So Cal Edison: Electric Service 08.15.23-09.13.12		LOM		DB	3,717.64		(14,029.79)
	09/28/2023	09/28/2023	25039	AP Pymt - Athens Services: Trash Service 09.23		LOM		DB	1,296.01		(12,733.78)
	09/28/2023	09/28/2023	25048	AP Pymt - So Cal Edison: Vacant Electric Service While Turning Unit		LOM		DB	14.84		(12,718.94)
	09/28/2023	09/28/2023	25044	AP Pymt - HD Supply Ltd: Supplies Stock		LOM		DB	389.17		(12,329.77)
	09/28/2023	09/28/2023	25044	AP Pymt - HD Supply Ltd: Range		LOM		DB	653.78		(11,675.99)
	09/28/2023	09/28/2023	25044	AP Pymt - HD Supply Ltd: Plumbing Supplies		LOM		DB	455.44		(11,220.55)
	09/28/2023	09/28/2023	25044	AP Pymt - HD Supply Ltd: Plumbing Supplies Stock		LOM		DB	781.94		(10,438.61)
	09/28/2023	09/28/2023	25041	AP Pymt - City Lomita Water Dept: Water Service 07.08.23-09.07.23		LOM		DB	3,323.03		(7,115.58)
	09/28/2023	09/28/2023	25040	AP Pymt - City Lomita Water Dept: Fire Lane Water Service 07.08.23-09.07.23		LOM		DB	484.81		(6,630.77)
	09/28/2023	09/28/2023	25047	AP Pymt - So Cal Edison: Manager Electric Service 08.15.23-09.13.23		LOM		DB	63.14		(6,567.63)
	09/28/2023	09/28/2023	25045	AP Pymt - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 204A Replace Bathroom Sink Pipe		LOM		DB	1,453.83		(5,113.80)
	09/28/2023	09/28/2023	25050	AP Pymt - Sweinhart Elect Co Inc: Monthly ER Power System Service		LOM		DB	293.00		(4,820.80)
	09/28/2023	09/28/2023	25046	AP Pymt - Lesley Uribe: Laundry Revenue ck#8174990 9.7.23		LOM		DB	516.00		(4,304.80)
	09/28/2023	09/28/2023	25046	AP Pymt - Lesley Uribe: Laundry Revenue ck#8692214 8.4.23		LOM		DB	505.66		(3,799.14)
	09/28/2023	09/28/2023	25051	AP Pymt - The Chute Doctor: Chute Cleaning Service		LOM		DB	649.14		(3,150.00)
	09/28/2023	09/28/2023	25043	AP Pymt - Cosco Fire Protection Inc - Brea:		LOM		DB	720.00		(2,430.00)

**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (09/01/2023 to 09/30/2023)**

Location	Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
	09/28/2023	09/28/2023	25042	Fire Alarm Inspection Repairs AP Pymt - Cleaner Image Inc: Cleaning Service Sept 23-30, 2023		LOM		DB	540.00		(1,890.00)
	09/28/2023	09/28/2023	25042	AP Pymt - Cleaner Image Inc: Cleaning Service Sept 1-22, 2023		LOM		DB	1,890.00		0.00
<b>Totals for Lomita Manor</b>									<b>63,577.24</b>	<b>25,784.37</b>	<b>0.00</b>
<b>Totals for 2110.000 - Accounts Payable - Operations</b>									<b>63,577.24</b>	<b>25,784.37</b>	<b>0.00</b>
<b>2114.000 - Accounts Payable - Beacon Communities (Balance Forward As of 09/01/2023)</b>											<b>(16,482.75)</b>
<b>Lomita Manor</b>											<b>(16,482.75)</b>
	09/01/2023	09/01/2023	CA	HGAH 09.2023 Workers Comp		LOM		GJ		384.00	(16,866.75)
	09/02/2023	09/02/2023	CA	HGAH 09.02.23 Payroll		LOM		GJ	5,070.71		(21,937.46)
	09/12/2023	09/12/2023	CA	HGAH Rent Track 831230005		LOM		GJ	39.00		(21,976.46)
	09/16/2023	09/16/2023	CA	HGAH 09.16.23 Payroll		LOM		GJ	5,070.71		(27,047.17)
	09/27/2023	09/27/2023	CA	HGAH Radius invoices 092723		LOM		GJ	285.24		(27,332.41)
	09/30/2023	09/30/2023	TRT	BCI 09.2023 Mgmt & Bkfp Fees - Managed		LOM		GJ	4,427.50		(31,759.91)
	09/30/2023	09/30/2023	CA	HGAH 09.2023 Computer Lease		LOM		GJ	218.30		(31,978.21)
	09/30/2023	09/30/2023	CA	HGAH 09.30.23 Payroll		LOM		GJ	5,070.72		(37,048.93)
	09/30/2023	09/30/2023	RC	HGAH 09.2023 Purchase Card Truist		LOM		GJ	33.60		(37,082.53)
	09/30/2023	09/30/2023	CA	HGAH 09.2023 Benefits Allocation		LOM		GJ	1,112.26		(38,194.79)
<b>Totals for Lomita Manor</b>									<b>0.00</b>	<b>21,712.04</b>	<b>(38,194.79)</b>
<b>Totals for 2114.000 - Accounts Payable - Beacon Communities</b>									<b>0.00</b>	<b>21,712.04</b>	<b>(38,194.79)</b>
<b>2118.000 - Escheat Checks Payable (Balance Forward As of 09/01/2023)</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 09/01/2023)</b>											<b>(12,033.08)</b>
<b>Lomita Manor</b>											<b>(12,033.08)</b>
	09/01/2023	09/01/2023	Reversed - CA	Reversed -- HGAH 08.2023 Vacation Accruals		LOM		GJA	12,033.08		0.00
	09/30/2023	09/30/2023	CA	HGAH 09.2023 Vacation Accruals		LOM		GJA		13,518.89	(13,518.89)
<b>Totals for Lomita Manor</b>									<b>12,033.08</b>	<b>13,518.89</b>	<b>(13,518.89)</b>
<b>Totals for 2120.000 - Accrued Vacation Payable</b>									<b>12,033.08</b>	<b>13,518.89</b>	<b>(13,518.89)</b>
<b>2126.000 - Accrued Payroll (Balance Forward As of 09/01/2023)</b>											<b>(4,050.76)</b>
<b>Lomita Manor</b>											<b>(4,050.76)</b>
	09/01/2023	09/01/2023	Reversed - CA	Reversed -- HGAH 08.2023 Payroll Accruals		LOM		GJA	4,050.76		0.00
<b>Totals for Lomita Manor</b>									<b>4,050.76</b>	<b>0.00</b>	<b>0.00</b>
<b>Totals for 2126.000 - Accrued Payroll</b>									<b>4,050.76</b>	<b>0.00</b>	<b>0.00</b>
<b>2191.000 - Security Deposits Payable (Balance Forward As of 09/01/2023)</b>											<b>(25,273.00)</b>
<b>Lomita Manor</b>											<b>(25,273.00)</b>
	09/01/2023	09/01/2023	18784853202	03/2024-401 Deposited 09/01/2023 Settlement:18784853202		LOM		OARB		330.00	(25,603.00)
	09/01/2023	09/01/2023	18750550658	03/2024-403 Deposited 09/01/2023 Settlement:18750550658		LOM		OARB		10.00	(25,613.00)
	09/11/2023	09/11/2023	18874803930	03/2024-412 Deposited 09/11/2023 Settlement:18874803930		LOM		OARB		50.00	(25,663.00)
<b>Totals for Lomita Manor</b>									<b>0.00</b>	<b>390.00</b>	<b>(25,663.00)</b>
<b>Totals for 2191.000 - Security Deposits Payable</b>									<b>0.00</b>	<b>390.00</b>	<b>(25,663.00)</b>
<b>2191.001 - Security Deposit Interest Payable (Balance Forward As of 09/01/2023)</b>											<b>(1,795.62)</b>
<b>Lomita Manor</b>											<b>(1,795.62)</b>
	09/30/2023	09/30/2023		Bank Interest Earned: Interest earned		LOM		DB		61.65	(1,857.27)
<b>Totals for Lomita Manor</b>									<b>0.00</b>	<b>61.65</b>	<b>(1,857.27)</b>
<b>Totals for 2191.001 - Security Deposit Interest Payable</b>									<b>0.00</b>	<b>61.65</b>	<b>(1,857.27)</b>
<b>2210.000 - Prepaid Revenue (Balance Forward As of 09/01/2023)</b>											<b>(1,033.00)</b>
<b>Lomita Manor</b>											<b>(1,033.00)</b>
	09/01/2023	09/01/2023	18781273822	03/2024-400 Deposited 09/01/2023 Settlement:18781273822		LOM		OARB		1,211.00	(2,244.00)
	09/01/2023	09/01/2023	18768828978	03/2024-402 Deposited 09/01/2023 Settlement:18768828978		LOM		OARB		3,906.00	(6,150.00)
	09/01/2023	09/01/2023	FileID-8188870-1	Prepaid Revenue		LOM		OARA	6,150.00		0.00
	09/01/2023	09/01/2023	FileID-8193620-1	Prepaid Revenue		LOM		OARA	1,106.00		1,106.00
	09/01/2023	09/01/2023	FileID-8200418-8	Prepaid Revenue		LOM		OARA	15,910.00		17,016.00
	09/02/2023	09/02/2023	FileID-8193620-3	Prepaid Revenue		LOM		OARA	843.00		17,859.00
	09/02/2023	09/02/2023	FileID-8200418-10	Prepaid Revenue		LOM		OARA	289.00		18,148.00
	09/05/2023	09/05/2023	18824392118	03/2024-404 Deposited 09/05/2023 Settlement:18824392118		LOM		OARB		1,949.00	16,199.00
	09/05/2023	09/05/2023	FileID-8196751-1	Prepaid Revenue		LOM		OARA	2,137.00		18,336.00
	09/05/2023	09/05/2023	FileID-8200418-9	Prepaid Revenue		LOM		OARA	289.00		18,625.00

**Lomita Manor Senior Housing  
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Location	Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
	09/06/2023	09/06/2023	18839344522	03/2024-405 Deposited 09/06/2023 Settlement:18839344522		LOM		OARB		386.00	18,239.00
	09/06/2023	09/06/2023	18835155410	03/2024-406 Deposited 09/06/2023 Settlement:18835155410		LOM		OARB		1,751.00	16,488.00
	09/06/2023	09/06/2023	FileID-8200418-2	Prepaid Revenue		LOM		OARA	969.00		17,457.00
	09/07/2023	09/07/2023	18817567686	03/2024-407 Deposited 09/07/2023 Settlement:18817567686		LOM		OARB		16,793.00	664.00
	09/07/2023	09/07/2023	FileID-8200418-1	Prepaid Revenue		LOM		OARA	261.00		925.00
	09/07/2023	09/07/2023	18852890610	03/2024-408 Deposited 09/07/2023 Settlement:18852890610		LOM		OARB		261.00	664.00
	09/07/2023	09/07/2023	18849237810	03/2024-409 Deposited 09/07/2023 Settlement:18849237810		LOM		OARB		680.00	(16.00)
	09/08/2023	09/08/2023	18860636842	03/2024-410 Deposited 09/08/2023 Settlement:18860636842		LOM		OARB		19.00	(35.00)
	09/08/2023	09/08/2023	FileID-8208466-2	Prepaid Revenue		LOM		OARA	19.00		(16.00)
	09/08/2023	09/08/2023	FileID-8212578-2	Prepaid Revenue		LOM		OARA	9.00		(7.00)
	09/11/2023	09/11/2023	18874789098	03/2024-411 Deposited 09/11/2023 Settlement:18874789098		LOM		OARB		9.00	(16.00)
	09/13/2023	09/13/2023	18892037182	03/2024-413 Deposited 09/13/2023 Settlement:18892037182		LOM		OARB		711.00	(727.00)
	09/13/2023	09/13/2023	FileID-8219693-2	Prepaid Revenue		LOM		OARA	711.00		(16.00)
<b>Totals for Lomita Manor</b>									<b>28,693.00</b>	<b>27,676.00</b>	<b>(16.00)</b>
<b>Totals for 2210.000 - Prepaid Revenue</b>									<b>28,693.00</b>	<b>27,676.00</b>	<b>(16.00)</b>
<b>3131.000 - Unrestricted Net Assets (Balance Forward As of 09/01/2023)</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 09/01/2023)</b>											<b>(870,322.71)</b>
<b>Totals for 3140.000 - Retained Earnings - Profit or Loss</b>									<b>0.00</b>	<b>0.00</b>	<b>(870,322.71)</b>
<b>5120.000 - Rent Revenue - Gross Potential (Balance Forward As of 09/01/2023)</b>											<b>0.00</b>
<b>Lomita Manor</b>									<b>B/F</b>		<b>0.00</b>
	09/01/2023	09/01/2023	FileID-8188870-1	Rent Revenue - Gross Potential		LOM		OARA		28,693.00	(28,693.00)
<b>Totals for Lomita Manor</b>									<b>0.00</b>	<b>28,693.00</b>	<b>(28,693.00)</b>
<b>Totals for 5120.000 - Rent Revenue - Gross Potential</b>									<b>0.00</b>	<b>28,693.00</b>	<b>(28,693.00)</b>
<b>5121.000 - Tenant Assistance Payments (Balance Forward As of 09/01/2023)</b>											<b>0.00</b>
<b>Lomita Manor</b>									<b>B/F</b>		<b>0.00</b>
	09/30/2023	09/30/2023	TRT	LOM2309Unposted September HAP subsidy		LOM		GJ		17,298.00	(17,298.00)
<b>Totals for Lomita Manor</b>									<b>0.00</b>	<b>17,298.00</b>	<b>(17,298.00)</b>
<b>Totals for 5121.000 - Tenant Assistance Payments</b>									<b>0.00</b>	<b>17,298.00</b>	<b>(17,298.00)</b>
<b>5410.000 - Interest Revenue - Project Operations (Balance Forward As of 09/01/2023)</b>											<b>0.00</b>
<b>Lomita Manor</b>									<b>B/F</b>		<b>0.00</b>
	09/30/2023	09/30/2023		Bank Interest Earned: Interest earned		LOM		DB		1,630.01	(1,630.01)
<b>Totals for Lomita Manor</b>									<b>0.00</b>	<b>1,630.01</b>	<b>(1,630.01)</b>
<b>Totals for 5410.000 - Interest Revenue - Project Operations</b>									<b>0.00</b>	<b>1,630.01</b>	<b>(1,630.01)</b>
<b>6205.000 - IT Support Services (Balance Forward As of 09/01/2023)</b>											<b>0.00</b>
<b>Lomita Manor</b>									<b>B/F</b>		<b>0.00</b>
	09/30/2023	09/30/2023	CA	HGAH 09.2023 Computer Lease		LOM		GJ	218.30		218.30
<b>Totals for Lomita Manor</b>									<b>218.30</b>	<b>0.00</b>	<b>218.30</b>
<b>Totals for 6205.000 - IT Support Services</b>									<b>218.30</b>	<b>0.00</b>	<b>218.30</b>
<b>6311.000 - Office Supplies (Balance Forward As of 09/01/2023)</b>											<b>0.00</b>
<b>Lomita Manor</b>									<b>B/F</b>		<b>0.00</b>
	09/11/2023	08/31/2023	8071455260	AP Invoice - Staples - Dallas: Office Supplies		LOM		APA	65.92		65.92
<b>Totals for Lomita Manor</b>									<b>65.92</b>	<b>0.00</b>	<b>65.92</b>
<b>Totals for 6311.000 - Office Supplies</b>									<b>65.92</b>	<b>0.00</b>	<b>65.92</b>
<b>6311.001 - Office Equipment Lease Expense (Balance Forward As of 09/01/2023)</b>											<b>0.00</b>
<b>Lomita Manor</b>									<b>B/F</b>		<b>0.00</b>
	09/11/2023	08/31/2023	34784347	AP Invoice - Swenson Group - Dallas: Leased Copy Machine Fee		LOM		APA	431.73		431.73
<b>Totals for Lomita Manor</b>									<b>431.73</b>	<b>0.00</b>	<b>431.73</b>
<b>Totals for 6311.001 - Office Equipment Lease Expense</b>									<b>431.73</b>	<b>0.00</b>	<b>431.73</b>
<b>6311.002 - Telephone/Fax/Cell Phone/Elevator (Balance Forward As of 09/01/2023)</b>											<b>0.00</b>
<b>Lomita Manor</b>									<b>B/F</b>		<b>0.00</b>
	09/27/2023	09/27/2023	CA	HGAH Radius invoices 092723 - AT&T U-VERSE - 85398576 0923		LOM		GJ	47.03		47.03

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Location	Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
	09/27/2023	09/27/2023	CA	HGAH Radius invoices 092723 - AT&T U-VERSE - 85398576 0923		LOM		GJ	238.21		285.24
<b>Totals for Lomita Manor</b>									<b>285.24</b>	<b>0.00</b>	<b>285.24</b>
<b>Totals for 6311.002 - Telephone/Fax/Cell Phone/Elevator</b>									<b>285.24</b>	<b>0.00</b>	<b>285.24</b>
<b>6311.003 - Postage/FedEx/UPS (Balance Forward As of 09/01/2023)</b>											
<b>Lomita Manor</b>											
	09/30/2023	09/30/2023	RC	HGAH 09.2023 Purchase Card Truist - Uribe-USPS PO 0544520039		LOM		B/F GJ	18.42		18.42
	09/30/2023	09/30/2023	RC	HGAH 09.2023 Purchase Card Truist - Uribe-USPS PO 0544520039		LOM		GJ	15.18		33.60
<b>Totals for Lomita Manor</b>									<b>33.60</b>	<b>0.00</b>	<b>33.60</b>
<b>Totals for 6311.003 - Postage/FedEx/UPS</b>									<b>33.60</b>	<b>0.00</b>	<b>33.60</b>
<b>6311.004 - Dues &amp; Fees (Balance Forward As of 09/01/2023)</b>											
<b>Lomita Manor</b>											
	09/12/2023	09/12/2023	CA	HGAH Rent Track 831230005 - Monthly SB-1157 Service Fee		LOM		B/F GJ	39.00		39.00
	09/30/2023	09/30/2023	TRT	LOM23GJ09RPI fee		LOM		GJ	43.20		82.20
<b>Totals for Lomita Manor</b>									<b>82.20</b>	<b>0.00</b>	<b>82.20</b>
<b>Totals for 6311.004 - Dues &amp; Fees</b>									<b>82.20</b>	<b>0.00</b>	<b>82.20</b>
<b>6311.006 - Bank Fees (Balance Forward As of 09/01/2023)</b>											
<b>Lomita Manor</b>											
	09/30/2023	09/30/2023		Bank Service Charge: Service charge		LOM		B/F DB	239.65		239.65
<b>Totals for Lomita Manor</b>									<b>239.65</b>	<b>0.00</b>	<b>239.65</b>
<b>Totals for 6311.006 - Bank Fees</b>									<b>239.65</b>	<b>0.00</b>	<b>239.65</b>
<b>6311.011 - Resident Activities (Balance Forward As of 09/01/2023)</b>											
<b>Lomita Manor</b>											
	09/25/2023	09/21/2023	8714990	AP Invoice - Lesley Uribe: Laundry Revenue ck#8174990 9.7.23		LOM		B/F APA	516.00		516.00
	09/25/2023	09/21/2023	8692214	AP Invoice - Lesley Uribe: Laundry Revenue ck#8692214 8.4.23		LOM		APA	505.66		1,021.66
<b>Totals for Lomita Manor</b>									<b>1,021.66</b>	<b>0.00</b>	<b>1,021.66</b>
<b>Totals for 6311.011 - Resident Activities</b>									<b>1,021.66</b>	<b>0.00</b>	<b>1,021.66</b>
<b>6320.000 - Management Fee (Balance Forward As of 09/01/2023)</b>											
<b>Lomita Manor</b>											
	09/30/2023	09/30/2023	TRT	BCI 09.2023 Mgmt & Bkpk Fees - Managed		LOM		B/F GJ	3,850.00		3,850.00
<b>Totals for Lomita Manor</b>									<b>3,850.00</b>	<b>0.00</b>	<b>3,850.00</b>
<b>Totals for 6320.000 - Management Fee</b>									<b>3,850.00</b>	<b>0.00</b>	<b>3,850.00</b>
<b>6330.000 - Manager Salaries (Balance Forward As of 09/01/2023)</b>											
<b>Lomita Manor</b>											
	09/01/2023	09/01/2023	Reversed - CA	Reversed -- HGAH 08.2023 Payroll Accruals		LOM		B/F GJA		2,222.24	(2,222.24)
	09/02/2023	09/02/2023	CA	HGAH 09.02.23 Payroll		LOM		GJ	2,592.62		370.38
	09/16/2023	09/16/2023	CA	HGAH 09.16.23 Payroll		LOM		GJ	2,333.36		2,703.74
	09/30/2023	09/30/2023	CA	HGAH 09.30.23 Payroll		LOM		GJ	2,592.62		5,296.36
<b>Totals for Lomita Manor</b>									<b>7,518.60</b>	<b>2,222.24</b>	<b>5,296.36</b>
<b>Totals for 6330.000 - Manager Salaries</b>									<b>7,518.60</b>	<b>2,222.24</b>	<b>5,296.36</b>
<b>6330.001 - Manager Salaries - Non-prod (Vacation) (Balance Forward As of 09/01/2023)</b>											
<b>Lomita Manor</b>											
	09/01/2023	09/01/2023	Reversed - CA	Reversed -- HGAH 08.2023 Vacation Accruals		LOM		B/F GJA		5,250.10	(5,250.10)
	09/16/2023	09/16/2023	CA	HGAH 09.16.23 Payroll		LOM		GJ	259.26		(4,990.84)
	09/30/2023	09/30/2023	CA	HGAH 09.2023 Vacation Accruals		LOM		GJA	5,997.15		1,006.31
<b>Totals for Lomita Manor</b>									<b>6,256.41</b>	<b>5,250.10</b>	<b>1,006.31</b>
<b>Totals for 6330.001 - Manager Salaries - Non-prod (Vacation)</b>									<b>6,256.41</b>	<b>5,250.10</b>	<b>1,006.31</b>
<b>6351.000 - Bookkeeping Fees (Balance Forward As of 09/01/2023)</b>											
<b>Lomita Manor</b>											
	09/30/2023	09/30/2023	TRT	BCI 09.2023 Mgmt & Bkpk Fees - Managed		LOM		B/F GJ	577.50		577.50
<b>Totals for Lomita Manor</b>									<b>577.50</b>	<b>0.00</b>	<b>577.50</b>
<b>Totals for 6351.000 - Bookkeeping Fees</b>									<b>577.50</b>	<b>0.00</b>	<b>577.50</b>
<b>6450.000 - Electricity (Balance Forward As of 09/01/2023)</b>											
<b>Lomita Manor</b>											
	09/25/2023	09/14/2023	700434346846/08.15.2	AP Invoice - So Cal Edison: Electric Service		LOM		B/F APA	3,717.64		3,717.64

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Location	Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
	09/25/2023	09/05/2023	3-09.13.23 70083017227/08.09.23	08.15.23-09.13.12 AP Invoice - So Cal Edison: Vacant Electric Service While Turning Unit		LOM		APA	14.84		3,732.48
	09/25/2023	09/14/2023	700143266216/08.15.23 3-09.13.23	AP Invoice - So Cal Edison: Manager Electric Service 08.15.23-09.13.23		LOM		APA	63.14		3,795.62
<b>Totals for Lomita Manor</b>									<b>3,795.62</b>	<b>0.00</b>	<b>3,795.62</b>
<b>Totals for 6450.000 - Electricity</b>									<b>3,795.62</b>	<b>0.00</b>	<b>3,795.62</b>
<b>6451.000 - Water (Balance Forward As of 09/01/2023)</b>											<b>0.00</b>
<b>Lomita Manor</b>											<b>0.00</b>
	09/01/2023	09/01/2023	Reversed - TRT	Reversed -- LOM 083123 August water accrued expenses		LOM		B/F GJ		1,800.00	(1,800.00)
	09/25/2023	09/11/2023	660814002/07.08.23-09.07.23	AP Invoice - City Lomita Water Dept: Fire Lane Water Service 07.08.23-09.07.23		LOM		APA	484.81		(1,315.19)
	09/25/2023	09/11/2023	660813002/07.08.23-09.07.23	AP Invoice - City Lomita Water Dept: Water Service 07.08.23-09.07.23		LOM		APA	3,323.03		2,007.84
<b>Totals for Lomita Manor</b>									<b>3,807.84</b>	<b>1,800.00</b>	<b>2,007.84</b>
<b>Totals for 6451.000 - Water</b>									<b>3,807.84</b>	<b>1,800.00</b>	<b>2,007.84</b>
<b>6452.000 - Gas (Balance Forward As of 09/01/2023)</b>											<b>0.00</b>
<b>Lomita Manor</b>											<b>0.00</b>
	09/01/2023	09/01/2023	Reversed - TRT	Reversed -- LOM 0823 August Gas accrued Expense		LOM		B/F GJ		194.64	(194.64)
	09/01/2023	09/01/2023	Reversed - TRT	Reversed -- LOM 0823 August Gas accrued expenses		LOM		GJ		362.56	(557.20)
	09/11/2023	09/01/2023	01350501803/08.01.23-08.30.23	AP Invoice - SoCal Gas: Gas Service A Bldging 08.01.23-08.30.23		LOM		APA	194.64		(362.56)
	09/11/2023	09/01/2023	11430501061/08.01.23-08.30.23	AP Invoice - SoCal Gas: Gas Service B Bldging 08.01.23-08.30.23		LOM		APA	362.56		0.00
	09/30/2023	09/30/2023	TRT	LOM-Sept gas accrual		LOM		GJ	670.00		670.00
<b>Totals for Lomita Manor</b>									<b>1,227.20</b>	<b>557.20</b>	<b>670.00</b>
<b>Totals for 6452.000 - Gas</b>									<b>1,227.20</b>	<b>557.20</b>	<b>670.00</b>
<b>6510.000 - Maintenance Salaries (Balance Forward As of 09/01/2023)</b>											<b>0.00</b>
<b>Lomita Manor</b>											<b>0.00</b>
	09/01/2023	09/01/2023	Reversed - CA	Reversed -- HGAH 08.2023 Payroll Accruals		LOM		B/F GJA		1,828.52	(1,828.52)
	09/02/2023	09/02/2023	CA	HGAH 09.02.23 Payroll		LOM		GJ	2,133.28		304.76
	09/16/2023	09/16/2023	CA	HGAH 09.16.23 Payroll		LOM		GJ	1,919.95		2,224.71
	09/30/2023	09/30/2023	CA	HGAH 09.30.23 Payroll		LOM		GJ	2,133.28		4,357.99
<b>Totals for Lomita Manor</b>									<b>6,186.51</b>	<b>1,828.52</b>	<b>4,357.99</b>
<b>Totals for 6510.000 - Maintenance Salaries</b>									<b>6,186.51</b>	<b>1,828.52</b>	<b>4,357.99</b>
<b>6510.001 - Maintenance Salaries - Non-prod (Vacation) (Balance Forward As of 09/01/2023)</b>											<b>0.00</b>
<b>Lomita Manor</b>											<b>0.00</b>
	09/01/2023	09/01/2023	Reversed - CA	Reversed -- HGAH 08.2023 Vacation Accruals		LOM		B/F GJA		6,782.98	(6,782.98)
	09/16/2023	09/16/2023	CA	HGAH 09.16.23 Payroll		LOM		GJ	213.33		(6,569.65)
	09/30/2023	09/30/2023	CA	HGAH 09.2023 Vacation Accruals		LOM		GJA	7,521.74		952.09
<b>Totals for Lomita Manor</b>									<b>7,735.07</b>	<b>6,782.98</b>	<b>952.09</b>
<b>Totals for 6510.001 - Maintenance Salaries - Non-prod (Vacation)</b>									<b>7,735.07</b>	<b>6,782.98</b>	<b>952.09</b>
<b>6515.004 - Plumbing Supplies (Balance Forward As of 09/01/2023)</b>											<b>0.00</b>
<b>Lomita Manor</b>											<b>0.00</b>
	09/11/2023	08/29/2023	9217994458	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA	94.09		94.09
	09/11/2023	08/30/2023	9218041432	AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA	235.22		329.31
	09/25/2023	09/07/2023	9218266942	AP Invoice - HD Supply Ltd: Plumbing Supplies Stock		LOM		APA	781.94		1,111.25
	09/25/2023	09/08/2023	9218331089	AP Invoice - HD Supply Ltd: Plumbing Supplies		LOM		APA	233.95		1,345.20
	09/25/2023	09/11/2023	9218384193	AP Invoice - HD Supply Ltd: Plumbing Supplies		LOM		APA	221.49		1,566.69
<b>Totals for Lomita Manor</b>									<b>1,566.69</b>	<b>0.00</b>	<b>1,566.69</b>
<b>Totals for 6515.004 - Plumbing Supplies</b>									<b>1,566.69</b>	<b>0.00</b>	<b>1,566.69</b>
<b>6515.005 - Electrical Supplies (Balance Forward As of 09/01/2023)</b>											<b>0.00</b>
<b>Lomita Manor</b>											<b>0.00</b>
	09/25/2023	09/14/2023	9218535623	AP Invoice - HD Supply Ltd: Range		LOM		APA	653.78		653.78
<b>Totals for Lomita Manor</b>									<b>653.78</b>	<b>0.00</b>	<b>653.78</b>
<b>Totals for 6515.005 - Electrical Supplies</b>									<b>653.78</b>	<b>0.00</b>	<b>653.78</b>
<b>6515.006 - Decorating Supplies (Balance Forward As of 09/01/2023)</b>											<b>0.00</b>
<b>Lomita Manor</b>											<b>0.00</b>
	09/11/2023	09/05/2023	9218176423	AP Invoice - HD Supply Ltd: Common Area		LOM		APA	52.38		52.38

**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (09/01/2023 to 09/30/2023)**

Location	Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
	09/25/2023	09/20/2023	9218740370	Flag AP Invoice - HD Supply Ltd: Supplies Stock		LOM		APA	389.17		441.55
<b>Totals for Lomita Manor</b>									<b>441.55</b>	<b>0.00</b>	<b>441.55</b>
<b>Totals for 6515.006 - Decorating Supplies</b>									<b>441.55</b>	<b>0.00</b>	<b>441.55</b>
<b>6520.000 - Maintenance Contracts (Balance Forward As of 09/01/2023)</b>											<b>0.00</b>
<b>Lomita Manor</b>											<b>0.00</b>
	09/11/2023	09/01/2023	1000630651	AP Invoice - Cosco Fire Protection Inc - Brea: Fire Hydrant Repair		LOM		APA	819.00		819.00
	09/11/2023	08/29/2023	121052	AP Invoice - HM Carpet Inc - HM Flooring Group: 308A VCT & Carpet		LOM		APA	1,606.40		2,425.40
	09/25/2023	09/18/2023	10000632930	AP Invoice - Cosco Fire Protection Inc - Brea: Fire Alarm Inspection Repairs		LOM		APA	720.00		3,145.40
	09/25/2023	09/21/2023	S134018-CL3	AP Invoice - The Chute Doctor: Chute Cleaning Service		LOM		APA	649.14		3,794.54
	09/25/2023	09/19/2023	65090	AP Invoice - J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning: 204A Replace Bathroom Sink Pipe		LOM		APA	1,453.83		5,248.37
	09/25/2023	09/20/2023	26582	AP Invoice - Sweinhart Elect Co Inc: Monthly ER Power System Service		LOM		APA	293.00		5,541.37
<b>Totals for Lomita Manor</b>									<b>5,541.37</b>	<b>0.00</b>	<b>5,541.37</b>
<b>Totals for 6520.000 - Maintenance Contracts</b>									<b>5,541.37</b>	<b>0.00</b>	<b>5,541.37</b>
<b>6520.001 - Janitorial/Cleaning Contract (Balance Forward As of 09/01/2023)</b>											<b>0.00</b>
<b>Lomita Manor</b>											<b>0.00</b>
	09/25/2023	09/21/2023	40135	AP Invoice - Cleaner Image Inc: Cleaning Service Sept 1-22, 2023		LOM		APA	1,890.00		1,890.00
	09/25/2023	09/21/2023	40136	AP Invoice - Cleaner Image Inc: Cleaning Service Sept 23-30, 2023		LOM		APA	540.00		2,430.00
<b>Totals for Lomita Manor</b>									<b>2,430.00</b>	<b>0.00</b>	<b>2,430.00</b>
<b>Totals for 6520.001 - Janitorial/Cleaning Contract</b>									<b>2,430.00</b>	<b>0.00</b>	<b>2,430.00</b>
<b>6520.002 - Elevator Contract (Balance Forward As of 09/01/2023)</b>											<b>0.00</b>
<b>Lomita Manor</b>											<b>0.00</b>
	09/11/2023	08/28/2023	DVB17703001	AP Invoice - Amtech Elevator Services: Emergency After Hours Call		LOM		APA	3,725.00		3,725.00
	09/11/2023	08/14/2023	F10000118804	AP Invoice - Amtech Elevator Services: Lo- gistics & Fuel Impact Fee		LOM		APA	100.00		3,825.00
<b>Totals for Lomita Manor</b>									<b>3,825.00</b>	<b>0.00</b>	<b>3,825.00</b>
<b>Totals for 6520.002 - Elevator Contract</b>									<b>3,825.00</b>	<b>0.00</b>	<b>3,825.00</b>
<b>6520.004 - Grounds Contract (Balance Forward As of 09/01/2023)</b>											<b>0.00</b>
<b>Lomita Manor</b>											<b>0.00</b>
	09/11/2023	08/24/2023	83123	AP Invoice - Bobs Lawn Service - Jesus Arias: Landscaping Service		LOM		APA	350.00		350.00
<b>Totals for Lomita Manor</b>									<b>350.00</b>	<b>0.00</b>	<b>350.00</b>
<b>Totals for 6520.004 - Grounds Contract</b>									<b>350.00</b>	<b>0.00</b>	<b>350.00</b>
<b>6525.000 - Garbage &amp; Trash Removal (Balance Forward As of 09/01/2023)</b>											<b>0.00</b>
<b>Lomita Manor</b>											<b>0.00</b>
	09/25/2023	09/01/2023	15283163	AP Invoice - Athens Services: Trash Ser- vice 09.23		LOM		APA	1,296.01		1,296.01
<b>Totals for Lomita Manor</b>									<b>1,296.01</b>	<b>0.00</b>	<b>1,296.01</b>
<b>Totals for 6525.000 - Garbage &amp; Trash Removal</b>									<b>1,296.01</b>	<b>0.00</b>	<b>1,296.01</b>
<b>6600.000 - Depr. Expense - Land Improvements (Balance Forward As of 09/01/2023)</b>											<b>0.00</b>
<b>Lomita Manor</b>											<b>0.00</b>
	09/01/2023	09/01/2023		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS- 004914-161212		LOM		FA	464.78		464.78
<b>Totals for Lomita Manor</b>									<b>464.78</b>	<b>0.00</b>	<b>464.78</b>
<b>Totals for 6600.000 - Depr. Expense - Land Improvements</b>									<b>464.78</b>	<b>0.00</b>	<b>464.78</b>
<b>6600.002 - Depr. Expense - Building Improvements (Balance Forward As of 09/01/2023)</b>											<b>0.00</b>
<b>Lomita Manor</b>											<b>0.00</b>
	09/01/2023	09/01/2023		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427		LOM		FA	132.81		132.81
	09/01/2023	09/01/2023		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS- 019674-210427		LOM		FA	69.17		201.98
	09/01/2023	09/01/2023		Depreciation for asset LOM-Office Door, se- rial number AS-019679-210427		LOM		FA	29.77		231.75
	09/01/2023	09/01/2023		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-		LOM		FA	152.48		384.23

**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (09/01/2023 to 09/30/2023)**

Location	Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
	09/01/2023	09/01/2023		019675-210427 Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427		LOM		FA	87.47		471.70
	09/01/2023	09/01/2023		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427		LOM		FA	25.00		496.70
	09/01/2023	09/01/2023		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427		LOM		FA	150.00		646.70
	09/01/2023	09/01/2023		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427		LOM		FA	133.33		780.03
	09/01/2023	09/01/2023		Depreciation for asset LOM-Awning Re- placement, serial number AS- 004963-170410		LOM		FA	122.50		902.53
	09/01/2023	09/01/2023		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS- 004915-161212		LOM		FA	57.39		959.92
<b>Totals for Lomita Manor</b>									<b>959.92</b>	<b>0.00</b>	<b>959.92</b>
<b>Totals for 6600.002 - Depr. Expense - Building Improvements</b>									<b>959.92</b>	<b>0.00</b>	<b>959.92</b>
<b>6600.003 - Depr. Expense - Building Equipment (Balance Forward As of 09/01/2023)</b>											<b>0.00</b>
<b>Lomita Manor</b>											<b>0.00</b>
	09/01/2023	09/01/2023		Depreciation for asset LOM-Fire Alarm Sys- tem, serial number AS-004532-160504		LOM		B/F FA	132.95		132.95
<b>Totals for Lomita Manor</b>									<b>132.95</b>	<b>0.00</b>	<b>132.95</b>
<b>Totals for 6600.003 - Depr. Expense - Building Equipment</b>									<b>132.95</b>	<b>0.00</b>	<b>132.95</b>
<b>6600.004 - Depr. Expense - Office Furniture &amp; Equipment (Balance Forward As of 09/01/2023)</b>											<b>0.00</b>
<b>Lomita Manor</b>											<b>0.00</b>
	09/01/2023	09/01/2023		Depreciation for asset LOM-Commonity Furniture, serial number AS- 004912-161209		LOM		B/F FA	98.34		98.34
<b>Totals for Lomita Manor</b>									<b>98.34</b>	<b>0.00</b>	<b>98.34</b>
<b>Totals for 6600.004 - Depr. Expense - Office Furniture &amp; Equipment</b>									<b>98.34</b>	<b>0.00</b>	<b>98.34</b>
<b>6711.000 - Payroll Taxes (FICA) (Balance Forward As of 09/01/2023)</b>											<b>0.00</b>
<b>Lomita Manor</b>											<b>0.00</b>
	09/02/2023	09/02/2023	CA	HGAH 09.02.23 Payroll		LOM		GJ	344.81		344.81
	09/16/2023	09/16/2023	CA	HGAH 09.16.23 Payroll		LOM		GJ	344.81		689.62
	09/30/2023	09/30/2023	CA	HGAH 09.30.23 Payroll		LOM		GJ	344.82		1,034.44
<b>Totals for Lomita Manor</b>									<b>1,034.44</b>	<b>0.00</b>	<b>1,034.44</b>
<b>Totals for 6711.000 - Payroll Taxes (FICA)</b>									<b>1,034.44</b>	<b>0.00</b>	<b>1,034.44</b>
<b>6720.000 - Property &amp; Liability Insurance (Hazard) (Balance Forward As of 09/01/2023)</b>											<b>0.00</b>
<b>Lomita Manor</b>											<b>0.00</b>
	09/20/2023	09/20/2023	TRT	LOM 0923 Recurring Entries		LOM		GJ	1,343.33		1,343.33
<b>Totals for Lomita Manor</b>									<b>1,343.33</b>	<b>0.00</b>	<b>1,343.33</b>
<b>Totals for 6720.000 - Property &amp; Liability Insurance (Hazard)</b>									<b>1,343.33</b>	<b>0.00</b>	<b>1,343.33</b>
<b>6722.000 - Workman's Compensation (Balance Forward As of 09/01/2023)</b>											<b>0.00</b>
<b>Lomita Manor</b>											<b>0.00</b>
	09/01/2023	09/01/2023	CA	HGAH 09.2023 Workers Comp		LOM		GJ	384.00		384.00
<b>Totals for Lomita Manor</b>									<b>384.00</b>	<b>0.00</b>	<b>384.00</b>
<b>Totals for 6722.000 - Workman's Compensation</b>									<b>384.00</b>	<b>0.00</b>	<b>384.00</b>
<b>6723.000 - Health Insurance (Balance Forward As of 09/01/2023)</b>											<b>0.00</b>
<b>Lomita Manor</b>											<b>0.00</b>
	09/30/2023	09/30/2023	CA	HGAH 09.2023 Benefits Allocation		LOM		GJ	836.66		836.66
<b>Totals for Lomita Manor</b>									<b>836.66</b>	<b>0.00</b>	<b>836.66</b>
<b>Totals for 6723.000 - Health Insurance</b>									<b>836.66</b>	<b>0.00</b>	<b>836.66</b>
<b>6723.001 - Retirement (Balance Forward As of 09/01/2023)</b>											<b>0.00</b>
<b>Lomita Manor</b>											<b>0.00</b>
	09/30/2023	09/30/2023	CA	HGAH 09.2023 Benefits Allocation		LOM		GJ	218.13		218.13
<b>Totals for Lomita Manor</b>									<b>218.13</b>	<b>0.00</b>	<b>218.13</b>
<b>Totals for 6723.001 - Retirement</b>									<b>218.13</b>	<b>0.00</b>	<b>218.13</b>
<b>6723.002 - Unemployment Insurance (Balance Forward As of 09/01/2023)</b>											<b>0.00</b>
<b>Lomita Manor</b>											<b>0.00</b>
	09/30/2023	09/30/2023	CA	HGAH 09.2023 Benefits Allocation		LOM		GJ	57.47		57.47
<b>Totals for Lomita Manor</b>									<b>57.47</b>	<b>0.00</b>	<b>57.47</b>
<b>Totals for 6723.002 - Unemployment Insurance</b>									<b>57.47</b>	<b>0.00</b>	<b>57.47</b>
<b>OCCU - Occupied Units (Balance Forward As of 09/01/2023)</b>											<b>77.00</b>
<b>Lomita Manor</b>											<b>77.00</b>



**Lomita Manor Senior Housing  
General Ledger Report  
For Prior Month (09/01/2023 to 09/30/2023)**

Location	Posted Dt.	Doc Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
	09/30/2023	09/30/2023	BB	Change in Occupancy 09/30/2023		LOM		ST	1.00		78.00
<b>Totals for Lomita Manor</b>									<b>1.00</b>	<b>0.00</b>	<b>78.00</b>
<b>Totals for OCCU - Occupied Units</b>									<b>1.00</b>	<b>0.00</b>	<b>78.00</b>
<b>UNIT - Total Unit Count (Balance Forward As of 09/01/2023)</b>											<b>78.00</b>
<b>Totals for UNIT - Total Unit Count</b>									<b>0.00</b>	<b>0.00</b>	<b>78.00</b>
<b>Grand Total</b>									<b>262,576.41</b>	<b>262,575.41</b>	<b>156.00</b>

# Lomita Manor Senior Housing Vendor Aging Report

Based on: GL posting Date As of: 09/30/2023

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	
<b>Grand Totals</b>								<hr/>	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>	
09/07/2023	ALRE92836--Alvarez Refinishing Inc	25010	1,240.00 09/30/2023
09/07/2023	AESE91185--Amtech Elevator Services	25011	100.42 09/30/2023
09/07/2023	ATHE90054--Athens Services	25012	1,276.84 09/30/2023
09/07/2023	CLIM90277--Cleaner Image Inc	25013	2,430.00 09/30/2023
09/07/2023	COCO84120--Community Controls	25014	227.56 09/30/2023
09/07/2023	FFSU30384--Ferguson Facilities Supply - Atlanta	25015	221.17 09/30/2023
09/07/2023	HDSU92150--HD Supply Ltd	25016	2,694.43 09/30/2023
09/07/2023	HMCA90248--HM Carpet Inc - HM Flooring Group	25017	3,529.80 09/30/2023
09/07/2023	HDCS85062--Home Depot Credit Services	25018	1,214.93 09/30/2023
09/07/2023	HGAH94588--Humangood Affordable Housing	25019	16,365.02 09/30/2023
09/07/2023	JMPL90505--J. McKeeve Plumbing, Inc. Sewer & Drain Clean- ing	25020	2,247.45 09/30/2023
09/07/2023	URLE90717--Lesley Uribe	25021	1,036.02 In Transit
09/07/2023	REPA75267--RealPage Inc	25022	545.82 09/30/2023
09/07/2023	RCPC91351--Round The Clock Pest Control Inc	25023	144.20 09/30/2023
09/07/2023	SCED91771-0001--So Cal Edison	25024	58.82 09/30/2023
09/07/2023	SCED91771-0001--So Cal Edison	25025	17.63 09/30/2023
09/07/2023	SCED91772-0001--So Cal Edison	25026	3,652.80 09/30/2023
09/07/2023	GASC91756--SoCal Gas	25027	205.87 09/30/2023
09/07/2023	GASC91756--SoCal Gas	25028	413.73 09/30/2023
09/07/2023	STCC75266--Staples - Dallas	25029	170.36 09/30/2023
09/14/2023	AESE91185--Amtech Elevator Services	25030	3,825.00 09/30/2023
09/14/2023	BLSE90501--Bobs Lawn Service - Jesus Arias	25031	350.00 09/30/2023
09/14/2023	CFPR92821--Cosco Fire Protection Inc - Brea	25032	819.00 09/30/2023
09/14/2023	HDSU92150--HD Supply Ltd	25033	381.69 09/30/2023
09/14/2023	HMCA90248--HM Carpet Inc - HM Flooring Group	25034	1,606.40 09/30/2023
09/14/2023	GASC91756--SoCal Gas	25035	362.56 09/30/2023
09/14/2023	GASC91756--SoCal Gas	25036	194.64 09/30/2023
09/14/2023	STCC75266--Staples - Dallas	25037	65.92 09/30/2023
09/14/2023	SWGR75266--Swenson Group - Dallas	25038	431.73 09/30/2023
09/28/2023	ATHE90054--Athens Services	25039	1,296.01 In Transit
09/28/2023	CLWD90717--City Lomita Water Dept	25040	484.81 In Transit
09/28/2023	CLWD90717--City Lomita Water Dept	25041	3,323.03 In Transit
09/28/2023	CLIM90277--Cleaner Image Inc	25042	2,430.00 In Transit
09/28/2023	CFPR92821--Cosco Fire Protection Inc - Brea	25043	720.00 In Transit
09/28/2023	HDSU92150--HD Supply Ltd	25044	2,280.33 In Transit
09/28/2023	JMPL90505--J. McKeeve Plumbing, Inc. Sewer & Drain Clean- ing	25045	1,453.83 In Transit
09/28/2023	URLE90717--Lesley Uribe	25046	1,021.66 In Transit
09/28/2023	SCED91771-0001--So Cal Edison	25047	63.14 In Transit
09/28/2023	SCED91771-0001--So Cal Edison	25048	14.84 In Transit
09/28/2023	SCED91772-0001--So Cal Edison	25049	3,717.64 In Transit
09/28/2023	SWEL90621--Sweinhart Elect Co Inc	25050	293.00 In Transit
09/28/2023	CHDO91724--The Chute Doctor	25051	649.14 In Transit
<b>Total for LOM Operating</b>			<b><u>63,577.24</u></b>
		<b>Total:</b>	<b><u>63,577.24</u></b>
		<b>Grand Total:</b>	<b><u>63,577.24</u></b>

## Lomita Manor Senior Housing Check Register

Date	Vendor	Document No	Amount Cleared
	<b>Bank: LOM Operating - Wells Fargo Bank</b>	<b>Account No: 4124301342</b>	
09/07/2023	ALRE92836--Alvarez Refinishing Inc	25010	1,240.00 09/30/2023
09/07/2023	AESE91185--Amtech Elevator Services	25011	100.42 09/30/2023
09/07/2023	ATHE90054--Athens Services	25012	1,276.84 09/30/2023
09/07/2023	CLIM90277--Cleaner Image Inc	25013	2,430.00 09/30/2023
09/07/2023	COCO84120--Community Controls	25014	227.56 09/30/2023
09/07/2023	FFSU30384--Ferguson Facilities Supply - Atlanta	25015	221.17 09/30/2023
09/07/2023	HDSU92150--HD Supply Ltd	25016	2,694.43 09/30/2023
09/07/2023	HMCA90248--HM Carpet Inc - HM Flooring Group	25017	3,529.80 09/30/2023
09/07/2023	HDCS85062--Home Depot Credit Services	25018	1,214.93 09/30/2023
09/07/2023	HGAH94588--Humangood Affordable Housing	25019	16,365.02 09/30/2023
09/07/2023	JMPL90505--J. McKeeve Plumbing, Inc. Sewer & Drain Clean- ing	25020	2,247.45 09/30/2023
09/07/2023	URLE90717--Lesley Uribe	25021	1,036.02 In Transit
09/07/2023	REPA75267--RealPage Inc	25022	545.82 09/30/2023
09/07/2023	RCPC91351--Round The Clock Pest Control Inc	25023	144.20 09/30/2023
09/07/2023	SCED91771-0001--So Cal Edison	25024	58.82 09/30/2023
09/07/2023	SCED91771-0001--So Cal Edison	25025	17.63 09/30/2023
09/07/2023	SCED91772-0001--So Cal Edison	25026	3,652.80 09/30/2023
09/07/2023	GASC91756--SoCal Gas	25027	205.87 09/30/2023
09/07/2023	GASC91756--SoCal Gas	25028	413.73 09/30/2023
09/07/2023	STCC75266--Staples - Dallas	25029	170.36 09/30/2023
09/14/2023	AESE91185--Amtech Elevator Services	25030	3,825.00 09/30/2023
09/14/2023	BLSE90501--Bobs Lawn Service - Jesus Arias	25031	350.00 09/30/2023
09/14/2023	CFPR92821--Cosco Fire Protection Inc - Brea	25032	819.00 09/30/2023
09/14/2023	HDSU92150--HD Supply Ltd	25033	381.69 09/30/2023
09/14/2023	HMCA90248--HM Carpet Inc - HM Flooring Group	25034	1,606.40 09/30/2023
09/14/2023	GASC91756--SoCal Gas	25035	362.56 09/30/2023
09/14/2023	GASC91756--SoCal Gas	25036	194.64 09/30/2023
09/14/2023	STCC75266--Staples - Dallas	25037	65.92 09/30/2023
09/14/2023	SWGR75266--Swenson Group - Dallas	25038	431.73 09/30/2023
09/28/2023	ATHE90054--Athens Services	25039	1,296.01 In Transit
09/28/2023	CLWD90717--City Lomita Water Dept	25040	484.81 In Transit
09/28/2023	CLWD90717--City Lomita Water Dept	25041	3,323.03 In Transit
09/28/2023	CLIM90277--Cleaner Image Inc	25042	2,430.00 In Transit
09/28/2023	CFPR92821--Cosco Fire Protection Inc - Brea	25043	720.00 In Transit
09/28/2023	HDSU92150--HD Supply Ltd	25044	2,280.33 In Transit
09/28/2023	JMPL90505--J. McKeeve Plumbing, Inc. Sewer & Drain Clean- ing	25045	1,453.83 In Transit
09/28/2023	URLE90717--Lesley Uribe	25046	1,021.66 In Transit
09/28/2023	SCED91771-0001--So Cal Edison	25047	63.14 In Transit
09/28/2023	SCED91771-0001--So Cal Edison	25048	14.84 In Transit
09/28/2023	SCED91772-0001--So Cal Edison	25049	3,717.64 In Transit
09/28/2023	SWEL90621--Sweinhart Elect Co Inc	25050	293.00 In Transit
09/28/2023	CHDO91724--The Chute Doctor	25051	649.14 In Transit
	<b>Total for LOM Operating</b>		<b><u>63,577.24</u></b>
		<b>Total:</b>	<b><u>63,577.24</u></b>
		<b>Grand Total:</b>	<b><u>63,577.24</u></b>

# Commercial Checking Acct W Interest

Account number: [REDACTED] ■ September 1, 2023 - September 30, 2023 ■ Page 1 of 3



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

## Questions?

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

Online: [wellsfargo.com](https://wellsfargo.com)

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

## Account summary

### Commercial Checking Acct W Interest

Account number	Beginning balance	Total credits	Total debits	Ending balance
[REDACTED]	\$861,402.40	\$47,658.01	-\$45,076.64	\$863,983.77

## Interest summary

Annual percentage yield earned this period	2.30%
Interest earned during this period	\$1,630.01
Year to date interest and bonuses paid	\$13,880.65

## Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	09/01	94.00	Lomita Manor Settlement 090123 000018741806726 Humangood Affordable H
	09/01	671.00	Lomita Manor Settlement 090123 000018755969226 Humangood Affordable H
	09/05	289.00	Lomita Manor Settlement 090523 000018750550650 Humangood Affordable H
	09/05	3,906.00	Lomita Manor Settlement 090523 000018768828978 Humangood Affordable H
	09/06	16,793.00	Lomita Manor Settlement 090623 000018817567686 Humangood Affordable H
	09/06	17,298.00	Hud Treas 310 Misc Pay 090623 xxxxx0103 RMT*VV*09901542805*****Hud Operating Fund CA13
	09/07	1,211.00	Lomita Manor Settlement 090723 000018781273822 Humangood Affordable H
	09/07	1,751.00	Lomita Manor Settlement 090723 000018835155410 Humangood Affordable H
	09/08	680.00	Lomita Manor Settlement 090823 000018849237810 Humangood Affordable H
	09/08	1,949.00	Lomita Manor Settlement 090823 000018824392118 Humangood Affordable H
	09/11	19.00	Lomita Manor Settlement 091123 000018860636842 Humangood Affordable H
	09/11	386.00	Lomita Manor Settlement 091123 000018839344522 Humangood Affordable H
	09/12	261.00	Lomita Manor Settlement 091223 000018852890610 Humangood Affordable H
	09/14	9.00	Lomita Manor Settlement 091423 000018874789098 Humangood Affordable H



*Electronic deposits/bank credits (continued)*

<i>Effective date</i>	<i>Posted date</i>	<i>Amount</i>	<i>Transaction detail</i>
	09/18	711.00	Lomita Manor Settlement 091823 000018892037182 Humangood Affordable H
09/30	09/29	1,630.01	Interest Payment
		\$47,658.01	Total electronic deposits/bank credits
		\$47,658.01	Total credits

**Debits**

Electronic debits/bank debits

<i>Effective date</i>	<i>Posted date</i>	<i>Amount</i>	<i>Transaction detail</i>
	09/11	239.65	Client Analysis Svc Chrg 230908 Svc Chge 0823 000004124301342
	09/20	43.20	Rpi Transbilling Sigonfile 092023 Ws5Qlb Lomita Manor
		\$282.85	Total electronic debits/bank debits

Checks paid

<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>
25010	1,240.00	09/20	25020	2,247.45	09/13	25030	3,825.00	09/18
25011	100.42	09/11	25022*	545.82	09/13	25031	350.00	09/20
25012	1,276.84	09/11	25023	144.20	09/11	25032	819.00	09/19
25013	2,430.00	09/15	25024	58.82	09/14	25033	381.69	09/18
25014	227.56	09/13	25025	17.63	09/14	25034	1,606.40	09/18
25015	221.17	09/13	25026	3,652.80	09/14	25035	362.56	09/20
25016	2,694.43	09/12	25027	205.87	09/14	25036	194.64	09/20
25017	3,529.80	09/11	25028	413.73	09/14	25037	65.92	09/19
25018	1,214.93	09/13	25029	170.36	09/12	25038	431.73	09/22
25019	16,365.02	09/11						
		\$44,793.79						Total checks paid

\* Gap in check sequence.

\$45,076.64 Total debits

**Daily ledger balance summary**

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
08/31	861,402.40	09/11	884,793.47	09/18	865,860.81
09/01	862,167.40	09/12	882,189.68	09/19	864,975.89
09/05	866,362.40	09/13	877,732.75	09/20	862,785.49
09/06	900,453.40	09/14	873,392.90	09/22	862,353.76
09/07	903,415.40	09/15	870,962.90	09/29	863,983.77
09/08	906,044.40				
Average daily ledger balance		\$872,908.43			

Limits to your Card

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Effective on or after August 28, 2023 in Selected Terms and Conditions for

- Wells Fargo Consumer debit and ATM cards
- Wells Fargo Campus debit and ATM cards
- Wells Fargo Business debit, ATM, and deposit cards
- Wells Fargo Advisors debit cards

In the section titled "Using your card," under subsection titled "Daily limits and funds available for using your Card" bullet titled "The limits for your Card" is deleted and replaced with:

The limits for your Card: We provide you your daily ATM withdrawal and purchase limits when you receive your Card. You can confirm your Card's daily limits by signing on to Wells Fargo Online or the Wells Fargo Mobile® app, or calling us at the number listed in the "Contact Us" section. Note: For security reasons there may be additional limits on the amount, number, or type of transactions you can make using your Card, including the geographic location of the ATM or merchant.

Please see the Wells Fargo debit and ATM card terms and conditions applicable to your card, which can be found at [www.wellsfargo.com/debit-card/terms-and-conditions](http://www.wellsfargo.com/debit-card/terms-and-conditions).

# Lomita Manor Senior Housing Reconciliation Report

As Of 09/30/2023  
Account: Cash - Operating

Statement Ending Balance	863,983.77
Deposits in Transit	0.00
Outstanding Checks and Charges	(42,818.96)
Adjusted Bank Balance	821,164.81
Book Balance	821,164.81
Adjustments - Excluded Transactions	0.00
Adjustments - Unmatched Items	0.00
Adjustments - Journal Entries*	0.00
Adjusted Book Balance	821,164.81

<b>Total Checks and Charges Cleared</b>	<b>45,076.64</b>	<b>Total Deposits Cleared</b>	<b>47,658.01</b>
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## Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
General Ledger Entry	02/2024-413 Deposited	08/29/2023	18741806726	94.00	
General Ledger Entry	08/29/2023 Settlement:18741806726				
General Ledger Entry	02/2024-415 Deposited	08/30/2023	18750550650	289.00	
General Ledger Entry	08/30/2023 Settlement:18750550650				
General Ledger Entry	02/2024-416 Deposited	08/31/2023		671.00	
General Ledger Entry	08/31/2023				
General Ledger Entry	03/2024-402 Deposited	09/01/2023	18768828978	3,906.00	
General Ledger Entry	09/01/2023 Settlement:18768828978				
General Ledger Entry	03/2024-400 Deposited	09/01/2023	18781273822	1,211.00	
General Ledger Entry	09/01/2023 Settlement:18781273822				
General Ledger Entry	03/2024-404 Deposited	09/05/2023	18824392118	1,949.00	
General Ledger Entry	09/05/2023 Settlement:18824392118				
General Ledger Entry	03/2024-406 Deposited	09/06/2023	18835155410	1,751.00	
General Ledger Entry	09/06/2023 Settlement:18835155410				
General Ledger Entry	03/2024-405 Deposited	09/06/2023	18839344522	386.00	
General Ledger Entry	09/06/2023 Settlement:18839344522				
General Ledger Entry	03/2024-407 Deposited	09/07/2023	18817567686	16,793.00	
General Ledger Entry	09/07/2023 Settlement:18817567686				
General Ledger Entry	03/2024-409 Deposited	09/07/2023	18849237810	680.00	
General Ledger Entry	09/07/2023 Settlement:18849237810				
General Ledger Entry	03/2024-408 Deposited	09/07/2023	18852890610	261.00	
General Ledger Entry	09/07/2023 Settlement:18852890610				
General Ledger Entry	03/2024-410 Deposited	09/08/2023	18860636842	19.00	
General Ledger Entry	09/08/2023 Settlement:18860636842				
General Ledger Entry	03/2024-411 Deposited	09/11/2023	18874789098	9.00	
General Ledger Entry	09/11/2023 Settlement:18874789098				
General Ledger Entry	03/2024-413 Deposited	09/13/2023	18892037182	711.00	
General Ledger Entry	09/13/2023 Settlement:18892037182				
General Ledger Entry	LOM2309Unposted	09/30/2023		17,298.00	
	September HAP subsidy				
	LOM2309 Bank Interest	09/30/2023		1,630.01	
	Income				
<b>Total Deposits</b>				<b>47,658.01</b>	<b>0.00</b>

## Checks and Charges



# Lomita Manor Senior Housing Reconciliation Report

As Of 09/30/2023

Account: Cash - Operating

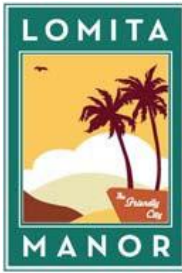
Name	Memo	Date	Check No	Cleared	Outstanding
AT&T Uverse - PO Box 5014		12/17/2019	23562		13.39
Ferguson Facilities Supply - Atlanta		12/17/2019	23565		289.03
Office Depot - Phoenix Box 29248		12/17/2019	23569		362.74
ANDRE, DORCEL	Unit -LOM001-110A	03/18/2021	24007		76.06
FLETCHER, DONNA T	Unit -LOM001-303A	06/10/2021	24117		126.81
CABRERA, CONCEPCION	Unit -LOM002-102B	11/09/2021	24297		111.21
Bobs Lawn Service - Jesus Arias		03/15/2022	24442		350.00
Ferguson Facilities Supply - Atlanta		03/15/2022	24445		303.63
Ferguson Facilities Supply - Atlanta		03/15/2022	24446		209.30
Ferguson Facilities Supply - Atlanta		03/15/2022	24447		213.87
Ferguson Facilities Supply - Atlanta		03/15/2022	24448		313.82
Rent Track Inc		03/15/2022	24461		39.00
Round The Clock Pest Control Inc		03/15/2022	24462		140.00
So Cal Edison		03/15/2022	24464		33.09
Staples - Dallas		03/15/2022	24465		476.27
AT&T - BOX 5014		04/06/2022	24483		150.59
Lesley Uribe		03/30/2023	24877		1,720.33
Lesley Uribe		05/31/2023	24941		1,556.08
MIRAMONTEZ, IRENE T	Unit -LOM002-101B	07/20/2023	24991		252.29
General Ledger Entry	Reversed -- LOM Un-posted August subsidy	09/01/2023			17,298.00
Alvarez Refinishing Inc		09/07/2023	25010	1,240.00	
Amtech Elevator Services		09/07/2023	25011	100.42	
Athens Services		09/07/2023	25012	1,276.84	
Cleaner Image Inc		09/07/2023	25013	2,430.00	
Community Controls		09/07/2023	25014	227.56	
Ferguson Facilities Supply - Atlanta		09/07/2023	25015	221.17	
HD Supply Ltd		09/07/2023	25016	2,694.43	
HM Carpet Inc - HM Flooring Group		09/07/2023	25017	3,529.80	
Home Depot Credit Services		09/07/2023	25018	1,214.93	
Humangood Affordable Housing		09/07/2023	25019	16,365.02	
J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning		09/07/2023	25020	2,247.45	
Lesley Uribe		09/07/2023	25021		1,036.02
RealPage Inc		09/07/2023	25022	545.82	
Round The Clock Pest Control Inc		09/07/2023	25023	144.20	
So Cal Edison		09/07/2023	25024	58.82	
So Cal Edison		09/07/2023	25025	17.63	
So Cal Edison		09/07/2023	25026	3,652.80	
SoCal Gas		09/07/2023	25027	205.87	
SoCal Gas		09/07/2023	25028	413.73	
Staples - Dallas		09/07/2023	25029	170.36	
Amtech Elevator Services		09/14/2023	25030	3,825.00	
Bobs Lawn Service - Jesus Arias		09/14/2023	25031	350.00	
Cosco Fire Protection Inc - Brea		09/14/2023	25032	819.00	
HD Supply Ltd		09/14/2023	25033	381.69	
HM Carpet Inc - HM		09/14/2023	25034	1,606.40	

# Lomita Manor Senior Housing Reconciliation Report

As Of 09/30/2023

Account: Cash - Operating

Flooring Group				
SoCal Gas	09/14/2023	25035	362.56	
SoCal Gas	09/14/2023	25036	194.64	
Staples - Dallas	09/14/2023	25037	65.92	
Swenson Group - Dallas	09/14/2023	25038	431.73	
Athens Services	09/28/2023	25039		1,296.01
City Lomita Water Dept	09/28/2023	25040		484.81
City Lomita Water Dept	09/28/2023	25041		3,323.03
Cleaner Image Inc	09/28/2023	25042		2,430.00
Cosco Fire Protection Inc	09/28/2023	25043		720.00
- Brea				
HD Supply Ltd	09/28/2023	25044		2,280.33
J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	09/28/2023	25045		1,453.83
Lesley Uribe	09/28/2023	25046		1,021.66
So Cal Edison	09/28/2023	25047		63.14
So Cal Edison	09/28/2023	25048		14.84
So Cal Edison	09/28/2023	25049		3,717.64
Sweinhart Elect Co Inc	09/28/2023	25050		293.00
The Chute Doctor	09/28/2023	25051		649.14
	LOM2309Bank Service Charge	09/30/2023	239.65	
General Ledger Entry	LOM23GJ09RPI fee	09/30/2023	43.20	
<b>Total Checks and Charges</b>			<b>45,076.64</b>	<b>42,818.96</b>



## VACANCIES

- 0

## ACTIVITIES

- Mondays:
  - 11:00am Exercise/Chair class
  - 12:00-3:00pm Bingo-available if resident want to lead
- Wednesdays:
  - 11:00am Exercise/Chair class
- Thursdays:
  - 12:00pm Coloring class-available if resident want to lead
- Fridays:
  - 10:00am Exercise/Chair class
  - 11:00am Walking Group-available if resident want to lead
  - 12:00pm Art Class – available if resident want to lead
  - Monthly celebration of residents' birthdays with cake-every 2 months during TAB Meeting
- October 17- Scrapbook Pumpkins & Penny Pitching Game
- October 27- Halloween Party

## MAINTENANCE / PROJECTS

- Annual Inspections- Starting April 24, 2023
- REAC



## CITY OF LOMITA HOUSING AUTHORITY REPORT

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

**FROM:** Ryan Smoot, Executive Director

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

**MEETING DATE:** November 7, 2023

**SUBJECT:** Discussion and Consideration of a Rental Assistance Demonstration Program (RAD) or Similar HUD Conversion Program at Lomita Manor

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### **RECOMMENDATION**

Authorize the Executive Director or designee to negotiate and draft agreements with HumanGood and associated partners to facilitate a RAD Repositioning of Lomita Manor (RAD/Section 18 Blend).

### **BACKGROUND**

On September 6, 2022, the Board approved an agreement with HumanGood/Recap Advisors/Beacon to assist with a conduct Phase 1 (feasibility analysis) for a potential RAD repositioning at Lomita Manor.

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

From 1985 to 2011, the Housing Authority of the City of Lomita (Public Housing Agency CA139) contracted the managing and operating responsibility for the Lomita Manor Senior Development to the Housing Authority of the County of Los Angeles (HACoLA), and since 2011 has contracted with a private management company – currently HumanGood - to manage the facility.

In the early 1980s, the City approved a series of actions to facilitate the development of Lomita Manor, a 78 unit senior housing project. This included the formation of the Lomita Housing Authority, obtaining the needed financing to construct the project and entering into a long-term operating agreement for Lomita Manor with Housing and Urban Development (HUD). The long-term HUD agreement provided the City's Housing Authority with annual operating and capital funding in exchange for providing housing to qualifying low-income senior and handicapped individuals.

Lomita Manor is now 38 years old and has significant deferred maintenance related projects that will need to be addressed in the coming years. A Physical Needs Assessment (PNA) and energy audit conducted in 2015 identified almost \$3 million in needed improvements through 2034 (this does not include any aesthetic-related upgrades or modernization projects at Lomita Manor). The annual funds received through HUD would not be adequate to complete these projects.

The primary goals/objectives of a RAD repositioning of Lomita Manor would be as follows:

#### Goals/Objectives with a RAD Repositioning

- ***Addressing deferred maintenance at Lomita Manor***
  - The 2015 physical needs assessment concluded that there are over \$3 million in needed improvements over the long-term
  - Current HUD subsidy is inadequate to address needed repairs/upgrades
  - Very rough estimates include approximately \$115,000/unit in upgrades
  - Additional potential upgrades to common areas and exterior of the buildings/property
- ***Reducing the administrative burden on the Lomita Housing Authority going forward***
  - Day-to-day management would be handled by HumanGood
  - The Lomita Housing Authority would have limited administrative functions going forward
- ***Development of adjacent parcel(s) to provide for additional affordable housing and assist in meeting the City's RHNA allocations***
  - Any excess proceeds after addressing deferred maintenance and closing the RAD project deal may be allocated to new affordable housing development

#### Housing Element Goals & Policies

Goals and policies from the City's General Plan, Housing Element include Housing Conservation as stated below:

*Issue Area No. 1 - Housing Conservation. The City of Lomita will remain committed to those efforts designed to preserve and maintain the existing housing resources in the City, including affordable housing, with the implementation of the following policies:*

*Policy 1.1: The City will strive to promote the development and maintenance of an inventory of housing stock that provides a healthy and safe environment for all citizens of Lomita.*

*Policy 1.2: The City will work to protect the quality of the sound housing stock and rehabilitate substandard dwelling units in the City.*

HumanGood, our current operating manager for Lomita Manor has indicated an interest in partnering with the City for a Rental Assistance Demonstration (RAD) conversion or similar HUD conversion program at Lomita Manor.

#### Findings from the 2023 Capital Needs Assessment (CNA)

As part of the RAD feasibility analysis, a capital needs assessment was conducted in 2023 by Dominion Due Diligence Group.

The analysis provided a detailed understanding of the current site condition, the condition of the long-lived building systems, and future capital requirements, for the purpose of underwriting or securing mortgage loans. The conclusions within the report were based upon a visual walk-through survey of the building(s) and grounds, research of readily available documents, and conversations with individuals who have knowledge of the property.

Property inspections were conducted including a minimum of 25% of the individual residential units. The report concluded that the property was in fair condition defined as *a component or system in working condition but may require immediate or short-term repairs substantially above an agreed upon threshold.*

The CNA identified 38 critical repair items totaling \$129,730 and 35 non-critical repair items totaling \$528,707. The CNA does not include costs associated with a full upgrade to all units, common areas and exterior building/open space areas.

#### R.A.D. (Rental Assistance Demonstration)

The Rental Assistance Demonstration (RAD) program was authorized by Congress in 2012 to allow public housing agencies (PHAs) and owners of other HUD-assisted properties to convert units from their original sources of HUD financing to Project-Based Vouchers (PBV) - Section 8 contracts. The primary benefit of RAD is that properties that convert under this process are no longer restricted from securing private sources of capital financing typically through obtaining/selling tax credits, etc. and the owners are therefore able to upgrade existing buildings and develop other properties from these proceeds. The RAD program could also facilitate the City to develop an additional housing project on the City-owned vacant land to the south of Lomita Manor.

If a RAD conversion is pursued and completed, existing tenants would see no difference in their rent subsidy as the qualifications under PBVs would remain identical to the current structure.

### **Recommended Option: RAD/Section 18 Blend**

Section 18 of the United States Housing Act of 1937 (USHA) provides that public housing agencies (PHAs) may demolish or dispose of public housing with approval from the Department of Housing and Urban Development (HUD).

The recommended option provides for a RAD/Section 18 blending scenario for small PHAs with 250 or fewer public housing units under which up to 80% of the PHA's units will be removed from public housing under the Section 18 Disposition program and up to 20% of the PHA's units will be removed from public housing under the RAD program. The RAD/Section 18 blend will preserve the Lomita Manor units as affordable housing into perpetuity under a Project-Based Voucher Section 8 HAP contract.

Under this type of conversion, the Housing Authority would partner with a tax credit investor and management partner to obtain various funding sources in order to complete much-needed upgrades to Lomita Manor. There would also be a transition of day-to-day management of Lomita Manor to HumanGood with residents being under PBVs (Section 8 contracts) going forward.

A presentation by the consultant team this evening (Recap Advisors and Beacon Development Group/HumanGood) will provide an overview of a potential RAD repositioning which includes the ownership scenario post RAD, a hypothetical financing structure (with 4% tax credits) and an overview of the steps to complete the RAD process.

### **OPTIONS:**

1. Move staff recommendation.
2. Maintain status quo. Receive and file the staff report.
3. Provide staff alternative direction.

### **FISCAL IMPACT**

None at this time. As partner agreements are drafted, specific financial details will be finalized and presented to the Housing Authority Board for future consideration.

### **ATTACHMENTS:**

None.

Prepared by:



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Approved by:



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Ryan Smoot  
Executive Director