

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
Fax: (310) 325-4024

Next Resolution No. HA 2023-02

AGENDA
ADJOURNED REGULAR MEETING
LOMITA HOUSING AUTHORITY
TUESDAY, DECEMBER 5, 2023
5:30 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 November 7, 2023

RECOMMENDED ACTION: Approve minutes.

- b) Lomita Manor October 2023 Financial Documents

RECOMMENDED ACTION: Approve the monthly financial documents.

- c) Lomita Manor November 2023 Monthly Activity Reports

RECOMMENDED ACTION: Receive and file the reports.

5. SCHEDULED ITEMS

- a. **DISCUSSION AND CONSIDERATION OF CANCELLING THE REGULAR HOUSING AUTHORITY MEETING SCHEDULED FOR JANUARY 2, 2024** (no staff report)

Presented by Ryan Smoot, Executive Director

RECOMMENDED ACTION: Cancel meeting due to holiday closure.

- b. **DISCUSSION AND CONSIDERATION OF A RENTAL ASSISTANCE DEMONSTRATION PROGRAM (RAD) OR SIMILAR HUD CONVERSION PROGRAM AT LOMITA MANOR** (no staff report)

Presented by Gary Sugano, Deputy Executive Director

RECOMMENDED ACTION: Continue this item to a special meeting of the Lomita Housing Authority scheduled for January 16, 2024, at 5:30 p.m.

6. PUBLIC HEARINGS

None scheduled.

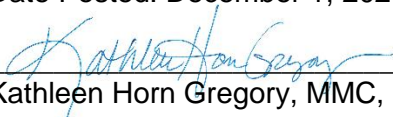
7. ADJOURNMENT

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/.

Date Posted: December 1, 2023


Kathleen Horn Gregory, MMC, City Clerk

**MINUTES OF THE
LOMITA HOUSING AUTHORITY
REGULAR MEETING
TUESDAY, NOVEMBER 7, 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 5:46 p.m. on Tuesday, November 7, 2023, in the Council Chambers.

b. Roll Call

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

ABSENT: None

STAFF PRESENT: Deputy Executive Director Sugano, General Counsel Rusin, Recreation Manager Kelley 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 Hart reported that she initiated a Day of the Dead remembrance table in honor of the Lomita Manor residents that have passed in recent years. She also announced the annual Thanksgiving dinner. Commissioner Larson reported on the various repairs taking place and a crafting day to decorate pumpkins.

4. CONSENT AGENDA

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

Commissioner Segawa made a motion, seconded by Commissioner Waronek, to approve the recommended action.

MOTION CARRIED by the following vote:

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

Approved the following Consent Agenda items:

- 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).

Deputy Executive Director Sugano presented background information stating that on September 6, 2022, the board approved an agreement with both HumanGood/Recap Advisors/Beacon to conduct a Phase 1 feasibility analysis to determine if a potential RAD repositioning is feasible at Lomita Manor. The goals of the study were to address the deferred maintenance at Lomita Manor, reduce the administrative burden of Lomita Manor on the Lomita Housing Authority, and to obtain funding for possible future development. Orest Dolyniuk, with Beacon Development presented the results of the study. He discussed the goals and repositioning strategy, post-conversion ownership structure, low-income housing tax credit financial overview, benefits of conversion and the conversion process and milestones.

There was a brief discussion regarding maintenance and construction risks, land and building ownership, and rent for current tenants.

Chair Waite opened the item for public comment.

George Kivett, Lomita resident, stated that as a real estate broker he recommends that the City does not give up ownership position of Lomita Manor and not to put excessive debt on the asset.

It was the consensus of the Housing Authority to continue the item to the next Housing Authority meeting and to start the meeting at 5:30 p.m.

6. PUBLIC HEARINGS

None scheduled.

7. ADJOURNMENT

Chair Waite adjourned the meeting at 6:27 p.m. to the December 5, 2023, meeting to begin at 5:30 p.m.

Respectfully Submitted,

Kathleen Horn Gregory, MMC, City Clerk
Secretary
Adopted:

DRAFT

**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

December 5, 2023

Housing Authority of the City of Lomita
Board of Commissioners

Re: Lomita Manor Monthly Financial Documents – October 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
October 31, 2023**

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

Operating Cash - Beginning of Month **821,165**

Amounts Received:

Rent - Current	29,064	
HUD Operating Subsidy	16,852	
August Hud Subsidy not yet recorded in Onesite	17,298	
Deposit in Transit	914	
Interest earned on Operating Account	1,703	
Total Receipts		65,831

Disbursements:

A/P Checks Disbursement (Incl Contract Billing)	(12,876)	
Returned bank item	(283)	
Misc Other/Bank fees	(304)	
Total Disbursements		(13,464)

Operating Cash - End of Month **873,532**

TOTAL CASH, END OF MONTH **873,532**

ACCOUNT TYPE	BANK NAME	BEGINNING BALANCE	DEPOSITS / INTEREST	CHECKS/DEBITS WITHDRAWAL	ENDING BALANCE
Operating	Wells Fargo	821,165	65,831	(13,464)	873,532
		821,165	65,831	(13,464)	873,532
Security Deposit	Wells Fargo	33,208	74		33,282
		33,208	74	-	33,282
TOTAL CASH		854,373	65,905	(13,464)	906,814

Prepared by: Teresita Tindan
 Title: Senior Accountant
 Date: 11/9/23

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended October 31, 2023

	CURRENT MONTH			YEAR TO DATE				
	October 31, 2023			October 31, 2023				
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff	Budget % Var	Annual
Revenue								
Rental Revenue								
5120.000 - Rent Revenue - Gross Potential	28,781	27,311	1,470	115,367	109,244	6,123	5.60	327,732
5121.000 - Tenant Assistance Payments	172,298	18,054	(756)	51,216	72,216	(21,000)	(29.07)	216,647
5220.000 - Vacancies	0	0	0	(2,285)	0	(2,285)	(100.00)	0
Total Rental Revenue	46,079	45,365	714	164,298	181,460	(17,162)	(9.45)	544,379
Financial Revenue								
5410.000 - Interest Revenue - Project Operations	1,703	0	1,703	6,603	0	6,603	100.00	0
Total Financial Revenue	1,703	0	1,703	6,603	0	6,603	100.00	0
Other Revenue								
Miscellaneous Revenue								
5910.000 - Laundry Revenue	0	330	(330)	0	1,320	(1,320)	(100.00)	3,960
Total Miscellaneous Revenue	0	330	(330)	0	1,320	(1,320)	(100.00)	3,960
Total Other Revenue	0	330	(330)	0	1,320	(1,320)	(100.00)	3,960
Total Revenue	47,782	45,695	2,087	170,901	182,780	(11,879)	(6.49)	548,339
Operating Expenses								
Administrative Expenses								
6203.000 - Training/Meeting/Conferences	0	2,500	2,500	0	2,500	2,500	100.00	2,500
6204.000 - Management Consultants	0	0	0	0	0	0	0.00	30,000
6205.000 - IT Support Services	279	479	200	967	1,916	949	49.52	5,748
6205.001 - IT Equipment	0	83	83	0	334	333	100.00	1,000
6210.000 - Advertising and Marketing	0	0	0	234	100	(134)	(134.00)	100
6250.000 - Other Renting Expenses	97	29	(68)	311	114	(197)	(172.80)	342
6311.000 - Office Supplies	203	250	47	515	1,000	485	48.50	3,000
6311.001 - Office Equipment/Lease Expense	405	458	53	1,647	1,833	187	10.16	5,500
6311.002 - Telephone/Fax/Cell Phone/Elevator	828	631	(197)	1,608	2,521	914	36.24	7,564
6311.003 - Postage/FedEx/UPS	0	21	21	86	85	(2)	(1.84)	255
6311.004 - Dues & Fees	379	348	(31)	1,546	1,395	(151)	(10.87)	4,183
6311.005 - Tax Return Fees	0	0	0	0	130	130	100.00	130
6311.006 - Bank Fees	260	248	(12)	1,081	992	(89)	(8.95)	2,976
6311.007 - Employee Activities	58	0	(58)	58	0	(58)	(100.00)	0
6311.008 - Payroll Fees	0	10	10	0	40	40	100.00	120
6311.011 - Resident Activities	0	350	350	2,058	1,400	(658)	(46.97)	4,200
6311.012 - Outside Labor	38	0	(37)	37	0	(37)	(100.00)	0
6320.000 - Management Fee	3,850	3,850	0	15,400	15,400	0	0.00	46,200
6330.000 - Manager Salaries	5,740	5,282	(460)	20,445	21,125	680	3.22	63,376
6330.001 - Manager Salaries - Non-prod (Vacation)	498	476	(21)	2,759	1,906	(853)	(44.80)	5,717
6330.002 - Manager Salaries - Incentive, Bonus, Award	0	0	0	0	0	0	0.00	2,000
6350.000 - Audit/Tax Return Expense	0	188	188	0	753	753	100.00	2,260
6351.000 - Bookkeeping Fees	578	585	8	2,310	2,340	30	1.28	7,020
6390.002 - PCard Expenses - Not submitted	20	0	(21)	21	0	(21)	(100.00)	0
Total Administrative Expenses	13,233	15,788	2,555	51,083	55,884	4,801	8.59	194,191

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended October 31, 2023

	CURRENT MONTH				YEAR TO DATE			
	October 31, 2023		October 31, 2023		October 31, 2023		October 31, 2023	
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget	Budget Diff	Budget % Var
Utilities								
6450.000 - Electricity	2,000	1,834	(166)	(9.09)	13,055	7,333	(5,722)	(78.02)
6451.000 - Water	2,000	1,716	(284)	(16.50)	7,489	6,867	(622)	(9.06)
6452.000 - Gas	744	667	(77)	(11.55)	3,172	2,667	(506)	(18.96)
Total Utilities Expense	4,744	4,217	(527)	(12.49)	23,716	16,867	(6,850)	(40.61)
Maintenance Expenses								
6510.000 - Maintenance Salaries	4,723	4,197	(526)	(12.55)	18,316	16,787	(1,528)	(9.10)
6510.001 - Maintenance Salaries - Non-prod (Vacation)	493	541	49	9.06	2,696	2,166	(530)	(24.49)
6510.002 - Maintenance Salaries - Incentive, Bonus, Award	0	0	0	0.00	0	0	0	0.00
6510.003 - Maintenance Salaries - Overtime, Double-Time	0	0	0	0.00	136	0	(136)	(100.00)
6515.000 - Janitorial/Cleaning Supplies	210	561	349	62.45	463	2,240	1,777	79.29
6515.003 - Maintenance Uniforms	0	300	300	100.00	0	300	300	100.00
6515.004 - Plumbing Supplies	706	416	(289)	(69.47)	5,569	1,667	(3,902)	(234.11)
6515.005 - Electrical Supplies	1,365	834	(531)	(63.72)	6,623	3,333	(3,289)	(98.67)
6515.006 - Decorating Supplies	1,465	416	(1,049)	(251.70)	3,738	1,667	(2,072)	(124.30)
6515.008 - Maintenance Supplies	0	0	0	0.00	363	0	(363)	(100.00)
6525.000 - Garbage & Trash Removal	1,296	1,224	(72)	(5.88)	5,145	4,896	(249)	(5.10)
6546.000 - HVAC Repairs & Maintenance	1,661	414	(1,247)	(301.80)	4,314	1,653	(2,661)	(160.92)
Total Maintenance Expenses	11,919	8,903	(3,016)	(33.88)	47,363	34,709	(12,653)	(36.45)
Maintenance Contracts								
6520.000 - Maintenance Contracts	2,568	4,583	2,015	43.97	28,574	18,334	(10,241)	(55.85)
6520.001 - Janitorial/Cleaning Contract	1,195	2,333	1,139	48.78	10,645	9,333	(1,311)	(14.05)
6520.002 - Elevator Contract	790	760	(30)	(3.93)	8,440	1,520	(6,920)	(455.25)
6520.003 - Exterminating Contract	0	167	167	100.00	289	668	379	56.82
6520.004 - Grounds Contract	0	360	360	100.00	1,500	1,440	(60)	(4.16)
Total Maintenance Contract Expense	4,553	8,203	3,651	44.50	49,448	31,295	(18,153)	(58.00)
Taxes and Insurance								
6711.000 - Payroll Taxes (FICA)	689	803	113	14.11	3,117	3,212	94	2.92
6720.000 - Property & Liability Insurance (Hazard)	1,343	1,416	73	5.13	5,374	5,664	291	5.13
6722.000 - Workman's Compensation	384	344	(40)	(11.54)	1,536	1,377	(159)	(11.54)
6723.000 - Health Insurance	846	1,590	744	46.79	3,099	6,356	3,257	51.23
6723.001 - Retirement	230	275	44	16.16	872	1,100	228	20.69
6723.002 - Unemployment Insurance	61	157	97	61.37	230	630	400	63.48
Total Taxes and Insurance	3,553	4,585	1,031	22.48	14,228	18,339	4,111	22.41
Total Operating Expenses	38,002	41,696	3,694	8.85	185,838	157,094	(28,744)	(18.29)
Total Net Operating Income/(Loss)	9,780	3,999	5,781	144.55	(14,937)	25,686	(40,623)	(158.15)
Total Project Expense	38,002	41,696	(3,693)	(8.85)	185,838	157,094	28,745	18.29
Total Project Income Group (Before Reserves & CapEx)	9,780	3,999	5,781	144.55	(14,937)	25,686	(40,623)	(158.15)
Annual								

Lomita Manor
Income Statement Actual vs. Budget
For the Period Ended October 31, 2023

	CURRENT MONTH			YEAR TO DATE			Annual		
	October 31, 2023			October 31, 2023					
	Actual	Budget	Budget Diff	Budget % Var	Actual	Budget		Budget Diff	Budget % Var
Total Cost of Operations	38,002	41,696	(3,693)	(8.85)	185,838	157,094	28,745	18.29	496,601
Net Income (Loss) (on Operations)	9,780	3,999	5,781	144.55	(14,937)	25,686	(40,623)	(158.15)	51,738
Other Non-Cash Expenses & Revenue									
Depreciation Expense	1,656	1,656	0	0.00	6,624	6,624	0	0.00	19,872
Other Non-Cash Expenses & Revenue	1,656	1,656	0	0.00	6,624	6,624	0	0.00	19,872
GAAP Net Income (Loss)	8,124	2,343	5,781	246.73	(21,561)	19,062	(40,623)	(213.10)	31,866
Cash Flow									
Total Project Net Income	9,780	3,999	5,781	144.55	(14,937)	25,686	(40,623)	(158.15)	51,738
Add (Subtract)	(42,587)	0	42,587	100.00	(45,201)	0	45,201	100.00	0
Increase (Decrease) in Operating Cash	52,367	3,999	48,368	1,209.49	30,264	25,686	4,578	17.82	51,738
Increase (decrease) in Ops Cash per Bal Sheet	52,367	0	52,367	100.00	30,264	0	30,264	100.00	0

**Lomita Manor
Balance Sheet
October 31, 2023**

	October 31, 2023	September 30, 2023	Period Difference
Assets			
Current Assets			
Cash			
1120.000 - Cash - Operating	873,531.92	821,164.81	52,367.11
Total Cash	873,531.92	821,164.81	52,367.11
Other Restricted Cash			
1191.000 - Cash - Security Deposits	33,282.50	33,208.40	74.10
Other Restricted Cash	33,282.50	33,208.40	74.10
Accounts Receivable Tenants & Other			
1130.000 - Accounts Receivable - Tenant Rent	0.00	3.00	(3.00)
Total Accounts Receivable Tenants & Other	0.00	3.00	(3.00)
Prepaid Expenses and Deposits			
1200.001 - Prepaid Expense - Property Insurance	(1,343.33)	0.00	(1,343.33)
Total Prepaid Expenses and Deposits	(1,343.33)	0.00	(1,343.33)
Reserves & Impounds - Restricted Cash			
1330.000 - Cash - Operating Reserve	147,457.26	147,457.26	0.00
Total Reserves & Impounds - Restricted Cash	147,457.26	147,457.26	0.00
Total Current Assets	1,052,928.35	1,001,833.47	51,094.88
Net Fixed Assets			
Fixed Assets			
1410.001 - Land Improvements	83,660.00	83,660.00	0.00
1420.001 - Building Improvements	122,253.46	122,253.46	0.00
1440.000 - Building Equipment	25,391.00	25,391.00	0.00
1465.000 - Office Furniture & Equipment	15,480.47	15,480.47	0.00
1470.000 - Maintenance Equipment	1,957.64	1,957.64	0.00
Total Fixed Assets	248,742.57	248,742.57	0.00
Accumulated Depreciation			
1495.000 - Accum. Depr. - Land Improvements	39,041.52	38,576.74	464.78
1495.002 - Accum. Depr. - Building Improvements	86,621.75	85,661.83	959.92
1495.003 - Accum. Depr. - Building Equipment	13,824.35	13,691.40	132.95
1495.004 - Accum. Depr. - Office Furniture & Equipment	11,842.27	11,743.93	98.34
1495.005 - Accum. Depr. - Maintenance Equipment	1,957.64	1,957.64	0.00
Total Accumulated Depreciation	153,287.53	151,631.54	1,655.99
Net Fixed Assets	95,455.04	97,111.03	(1,655.99)
Total Assets	1,148,383.39	1,098,944.50	49,438.89

Liabilities & Equity

Liabilities

Current Liabilities

2109.000 - Accounts Payable - Accrued Expenses	5,200.00	670.00	4,530.00
2110.000 - Accounts Payable - Operations	38,194.79	0.00	38,194.79
2113.000 - Accounts Payable - Other	20.49	0.00	20.49
2114.000 - Accounts Payable - Beacon Communities	16,925.21	38,194.79	(21,269.58)

**Lomita Manor
Balance Sheet
October 31, 2023**

	October 31, 2023	September 30, 2023	Period Difference
2117.000 - Unapplied Cash	16,851.50	0.00	16,851.50
2118.000 - Escheat Checks Payable	150.00	150.00	0.00
2120.000 - Accrued Vacation Payable	14,509.03	13,518.89	990.14
2126.000 - Accrued Payroll	1,012.69	0.00	1,012.69
Total Current Liabilities	92,863.71	52,533.68	40,330.03
Other Current Liabilities			
2210.000 - Prepaid Revenue	927.00	16.00	911.00
Total Other Current Liabilities	927.00	16.00	911.00
Other Liabilities			
2191.000 - Security Deposits Payable	25,673.00	25,663.00	10.00
2191.001 - Security Deposit Interest Payable	1,921.37	1,857.27	64.10
Total Other Liabilities	27,594.37	27,520.27	74.10
Total Liabilities	121,385.08	80,069.95	41,315.13
Equity			
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
Current Net Income	(21,561.31)	(29,685.07)	8,123.76
Total Equity	1,026,998.31	1,018,874.55	8,123.76
Total Liabilities & Equity	1,148,383.39	1,098,944.50	49,438.89

**Lomita Manor
CONTRACT BILLING
October 31, 2023**

DESCRIPTION	Amount
Employees' Wages/Salaries for the month	10,141.42
Work Comp, Unemployment Ins, Pension & Health Benefits	1,520.79
Computer Lease	218.30
Other-AP transactions-	559.21
Bookkeeping Fees (77 units* \$7.50)	577.50
Rental Housing Mgmt fees (\$50*77 units)	3,850.00
Purchase Card	57.99
TOTAL DUE TO HGAH For the Month	16,925.21
Recap:	
Balance as of 6/30/2023	18,237.23
July Charges	16,365.02
July Repayment to HGAH	(18,237.23)
Ending Balance @ 07/31/23	16,365.02
August Charges	16,482.75
August Repayment to HGAH	(16,365.02)
Ending Balance @ 08/31/23	16,482.75
September Charges	21,712.04
September Repayment to HGAH	
Ending Balance @ 09/30/23	38,194.79
October Charges	16,925.21
October Repayment to HGAH	(38,194.79)
Ending Balance @ 10/31/23	16,925.21

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (10/01/2023 to 10/31/2023)**

Location	Posted Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance	
1120.000 - Cash - Operating (Balance Forward As of 10/01/2023)										821,164.81	
Lomita Manor											821,164.81
	10/01/2023		LOM-Reclass unposted Aug subsidy		LOM		B/F GJ	17,298.00		838,462.81	
	10/02/2023	19035934318	04/2024-400 Deposited 10/02/2023 Settlement: 19035934318		LOM		OARB	928.00		839,390.81	
	10/02/2023	19025379474	04/2024-401 Deposited 10/02/2023 Settlement: 19025379474		LOM		OARB	14,681.00		854,071.81	
	10/02/2023	19048766530	04/2024-402 Deposited 10/02/2023 Settlement: 19048766530		LOM		OARB	2,220.00		856,291.81	
	10/02/2023	19063019710	04/2024-403 Deposited 10/02/2023 Settlement: 19063019710		LOM		OARB	2,961.00		859,252.81	
	10/02/2023	19074799678	04/2024-404 Deposited 10/02/2023 Settlement: 19074799678		LOM		OARB	1,258.00		860,510.81	
	10/06/2023	19093185962	04/2024-405 Deposited 10/06/2023 Settlement: 19093185962		LOM		OARB	2,052.00		862,562.81	
	10/06/2023	19088773454	04/2024-406 Deposited 10/06/2023 Settlement: 19088773454		LOM		OARB	3,627.00		866,189.81	
	10/06/2023		Insufficient Funds (R01)		LOM		OARB		283.00	865,906.81	
	10/10/2023	19103788202	04/2024-408 Deposited 10/10/2023 Settlement: 19103788202		LOM		OARB	626.00		866,532.81	
	10/11/2023	19126489006	04/2024-409 Deposited 10/11/2023 Settlement: 19126489006		LOM		OARB	711.00		867,243.81	
	10/19/2023		Payments - LOM: 2023/10/19 Batch Summary Entry		LOM		DB		12,876.29	854,367.52	
	10/31/2023		04/2024-410 Deposited 10/31/2023		LOM		OARB	914.00		855,281.52	
	10/31/2023		Cash Management Transactions - LOM: 2023/10/31 Batch Summary Entry		LOM		DB	1,703.23		856,984.75	
	10/31/2023		Cash Management Transactions - LOM: 2023/10/31 Batch Summary Entry		LOM		DB		304.33	856,680.42	
	10/31/2023		LOM Receipt from HUD, Operating fund		LOM		GJ	16,851.50		873,531.92	
Totals for Lomita Manor								65,830.73	13,463.62	873,531.92	
Totals for 1120.000 - Cash - Operating								65,830.73	13,463.62	873,531.92	
1130.000 - Accounts Receivable - Tenant Rent (Balance Forward As of 10/01/2023)										3.00	
Lomita Manor											3.00
	10/01/2023		Accounts Receivable - Tenant Rent		LOM		B/F OARA	28,765.00		28,768.00	
	10/01/2023		Accounts Receivable - Tenant Rent		LOM		OARA		10,133.00	18,635.00	
	10/02/2023		Accounts Receivable - Tenant Rent		LOM		OARA		11,904.00	6,731.00	
	10/02/2023		Accounts Receivable - Tenant Rent		LOM		OARA		471.00	6,260.00	
	10/03/2023		Accounts Receivable - Tenant Rent		LOM		OARA		3,823.00	2,437.00	
	10/04/2023		Accounts Receivable - Tenant Rent		LOM		OARA		1,383.00	1,054.00	
	10/06/2023		Accounts Receivable - Tenant Rent		LOM		OARA	283.00		1,337.00	
	10/09/2023		Accounts Receivable - Tenant Rent		LOM		OARA		626.00	711.00	
	10/11/2023		Accounts Receivable - Tenant Rent		LOM		OARA		711.00	0.00	
Totals for Lomita Manor								29,048.00	29,051.00	0.00	
Totals for 1130.000 - Accounts Receivable - Tenant Rent								29,048.00	29,051.00	0.00	
1191.000 - Cash - Security Deposits (Balance Forward As of 10/01/2023)										33,208.40	
Lomita Manor											33,208.40
	10/06/2023	19093172066	04/2024-407 Deposited 10/06/2023 Settlement: 19093172066		LOM		B/F OARB	10.00		33,218.40	
	10/31/2023		Cash Management Transactions		LOM		DB	64.10		33,282.50	

**Lomita Manor Senior Housing
General Ledger Report
For Prior Month (10/01/2023 to 10/31/2023)**

Location	Posted Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
- LOM: 2023/10/31 Batch Summary Entry										
Totals for Lomita Manor								74.10	0.00	33,282.50
Totals for 1191.000 - Cash - Security Deposits								74.10	0.00	33,282.50
1200.001 - Prepaid Expense - Property Insurance (Balance Forward As of 10/01/2023)										
Lomita Manor										
	10/31/2023		LOM EarthquakeProp&Liability Ins(Hazard)		LOM		B/F GJ		1,343.33	(1,343.33)
Totals for Lomita Manor								0.00	1,343.33	(1,343.33)
Totals for 1200.001 - Prepaid Expense - Property Insurance								0.00	1,343.33	(1,343.33)
1330.000 - Cash - Operating Reserve (Balance Forward As of 10/01/2023)										
Totals for 1330.000 - Cash - Operating Reserve								0.00	0.00	147,457.26
1410.001 - Land Improvements (Balance Forward As of 10/01/2023)										
Totals for 1410.001 - Land Improvements								0.00	0.00	83,660.00
1420.001 - Building Improvements (Balance Forward As of 10/01/2023)										
Totals for 1420.001 - Building Improvements								0.00	0.00	122,253.46
1440.000 - Building Equipment (Balance Forward As of 10/01/2023)										
Totals for 1440.000 - Building Equipment								0.00	0.00	25,391.00
1465.000 - Office Furniture & Equipment (Balance Forward As of 10/01/2023)										
Totals for 1465.000 - Office Furniture & Equipment								0.00	0.00	15,480.47
1470.000 - Maintenance Equipment (Balance Forward As of 10/01/2023)										
Totals for 1470.000 - Maintenance Equipment								0.00	0.00	1,957.64
1495.000 - Accum. Depr. - Land Improvements (Balance Forward As of 10/01/2023)										
Lomita Manor										
	10/01/2023		Depreciation for asset LOM- Replacem Fire Line/Pipe, serial number AS-004914-161212		LOM		B/F FA		464.78	(38,576.74) (39,041.52)
Totals for Lomita Manor								0.00	464.78	(39,041.52)
Totals for 1495.000 - Accum. Depr. - Land Improvements								0.00	464.78	(39,041.52)
1495.002 - Accum. Depr. - Building Improvements (Balance Forward As of 10/01/2023)										
Lomita Manor										
	10/01/2023		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427		LOM		B/F FA		132.81	(85,794.64)
	10/01/2023		Depreciation for asset LOM- Main Pipeline Replacement - 104A, serial number AS-019674-210427		LOM		FA		69.17	(85,863.81)
	10/01/2023		Depreciation for asset LOM-Of- fice Door, serial number AS-019679-210427		LOM		FA		29.77	(85,893.58)
	10/01/2023		Depreciation for asset LOM- Main Entry Gate Upgrade, serial number AS-019675-210427		LOM		FA		152.48	(86,046.06)
	10/01/2023		Depreciation for asset LOM- Door - 101B, serial number AS-019676-210427		LOM		FA		87.47	(86,133.53)
	10/01/2023		Depreciation for asset LOM- Furnace - 101B, serial number AS-019680-210427		LOM		FA		25.00	(86,158.53)
	10/01/2023		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427		LOM		FA		150.00	(86,308.53)
	10/01/2023		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427		LOM		FA		133.33	(86,441.86)
	10/01/2023		Depreciation for asset LOM- Awning Replacement, serial number AS-004963-170410		LOM		FA		122.50	(86,564.36)
	10/01/2023		Depreciation for asset LOM- Replace Fire Line - Utility Room, serial number AS-004915-161212		LOM		FA		57.39	(86,621.75)
Totals for Lomita Manor								0.00	959.92	(86,621.75)
Totals for 1495.002 - Accum. Depr. - Building Improvements								0.00	959.92	(86,621.75)

**Lomita Manor Senior Housing
General Ledger Report
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Location	Posted Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
1495.003 - Accum. Depr. - Building Equipment (Balance Forward As of 10/01/2023)										(13,691.40)
Lomita Manor							B/F			(13,691.40)
	10/01/2023		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504		LOM		FA		132.95	(13,824.35)
Totals for Lomita Manor								0.00	132.95	(13,824.35)
Totals for 1495.003 - Accum. Depr. - Building Equipment								0.00	132.95	(13,824.35)
1495.004 - Accum. Depr. - Office Furniture & Equipment (Balance Forward As of 10/01/2023)										(11,743.93)
Lomita Manor							B/F			(11,743.93)
	10/01/2023		Depreciation for asset LOM-Community Furniture, serial number AS-004912-161209		LOM		FA		98.34	(11,842.27)
Totals for Lomita Manor								0.00	98.34	(11,842.27)
Totals for 1495.004 - Accum. Depr. - Office Furniture & Equipment								0.00	98.34	(11,842.27)
1495.005 - Accum. Depr. - Maintenance Equipment (Balance Forward As of 10/01/2023)										(1,957.64)
Totals for 1495.005 - Accum. Depr. - Maintenance Equipment								0.00	0.00	(1,957.64)
2109.000 - Accounts Payable - Accrued Expenses (Balance Forward As of 10/01/2023)										(670.00)
Lomita Manor							B/F			(670.00)
	10/01/2023		Reversed -- LOM-Sept gas accrual		LOM		GJ	670.00		0.00
	10/31/2023		LOM Monthly Accrual of electricity		LOM		GJ		2,000.00	(2,000.00)
	10/31/2023		LOM Monthly Accrual of water		LOM		GJ		2,000.00	(4,000.00)
	10/31/2023		LOM Monthly Accrual of gas		LOM		GJ		1,200.00	(5,200.00)
Totals for Lomita Manor								670.00	5,200.00	(5,200.00)
Totals for 2109.000 - Accounts Payable - Accrued Expenses								670.00	5,200.00	(5,200.00)
2110.000 - Accounts Payable - Operations (Balance Forward As of 10/01/2023)										0.00
Lomita Manor							B/F			0.00
	10/11/2023		AP Invoices: 2023/10/11 Batch Summary Entry		LOM		APA		12,876.29	(12,876.29)
	10/17/2023		AP Invoices - LOM: 2023/10/17 Batch Summary Entry		LOM		APA		38,194.79	(51,071.08)
	10/19/2023		Payments - LOM: 2023/10/19 Batch Summary Entry		LOM		DB	12,876.29		(38,194.79)
Totals for Lomita Manor								12,876.29	51,071.08	(38,194.79)
Totals for 2110.000 - Accounts Payable - Operations								12,876.29	51,071.08	(38,194.79)
2113.000 - Accounts Payable - Other (Balance Forward As of 10/01/2023)										0.00
Lomita Manor							B/F			0.00
	10/31/2023		HGAH 10.2023 Accrued Purchase Card Truist		LOM		GJ		20.49	(20.49)
Totals for Lomita Manor								0.00	20.49	(20.49)
Totals for 2113.000 - Accounts Payable - Other								0.00	20.49	(20.49)
2114.000 - Accounts Payable - Beacon Communities (Balance Forward As of 10/01/2023)										(38,194.79)
Lomita Manor							B/F			(38,194.79)
	10/01/2023		HGAH 10.2023 Workers Comp		LOM		GJ	384.00		(38,578.79)
	10/02/2023		HGAH - ProLogistix Invoice - 8409237341		LOM		GJ	15.02		(38,593.81)
	10/02/2023		HGAH - ProLogistix Invoice - 8409260818		LOM		GJ	15.40		(38,609.21)
	10/09/2023		HGAH Radius invoices 102523		LOM		GJ	143.89		(38,753.10)
	10/11/2023		HGAH Radius invoices 101123		LOM		GJ	277.85		(39,030.95)
	10/14/2023		HGAH 10.14.23 Payroll		LOM		GJ	5,070.72		(44,101.67)
	10/16/2023		HGAH Reclass Robert Half 62505920 Allocations		LOM		GJ	8.11		(44,109.78)
	10/16/2023		HGAH Reclass Robert Half 62617379 Allocations		LOM		GJ	8.86		(44,118.64)
	10/16/2023		HGAH Reclass Robert Half 62653051 Allocations		LOM		GJ	10.13		(44,128.77)
	10/16/2023		HGAH Reclass Robert Half 62678205 Allocations		LOM		GJ	10.15		(44,138.92)
	10/17/2023		AP Invoices - LOM: 2023/10/17 Batch Summary Entry		LOM		APA	38,194.79		(5,944.13)
	10/17/2023		HGAH - ProLogistix Invoice - 8409283349		LOM		GJ		15.40	(5,959.53)
	10/17/2023		HGAH - ProLogistix Invoice - 8409305252		LOM		GJ		15.40	(5,974.93)
	10/24/2023		HGAH Rent Track 930230005		LOM		GJ		39.00	(6,013.93)

**Lomita Manor Senior Housing
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Location	Posted Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
	10/28/2023		HGAH 10.28.23 Payroll		LOM		GJ	5,070.70		(11,084.63)
	10/31/2023		BCI 10.2023 Mgmt &&& Bkbp Fees - Managed		LOM		GJ	4,427.50		(15,512.13)
	10/31/2023		HGAH 10.2023 Computer Lease		LOM		GJ	218.30		(15,730.43)
	10/31/2023		HGAH 10.2023 Purchase Card Truist		LOM		GJ	57.99		(15,788.42)
	10/31/2023		HGAH 10.2023 Benefits Allocation		LOM		GJ	1,136.79		(16,925.21)
Totals for Lomita Manor								38,194.79	16,925.21	(16,925.21)
Totals for 2114.000 - Accounts Payable - Beacon Communities								38,194.79	16,925.21	(16,925.21)
2117.000 - Unapplied Cash (Balance Forward As of 10/01/2023)										0.00
Lomita Manor								B/F		0.00
	10/31/2023		LOM Receipt from HUD, Operating fund		LOM		GJ	16,851.50		(16,851.50)
Totals for Lomita Manor								0.00	16,851.50	(16,851.50)
Totals for 2117.000 - Unapplied Cash								0.00	16,851.50	(16,851.50)
2118.000 - Escheat Checks Payable (Balance Forward As of 10/01/2023)										(150.00)
Totals for 2118.000 - Escheat Checks Payable								0.00	0.00	(150.00)
2120.000 - Accrued Vacation Payable (Balance Forward As of 10/01/2023)										(13,518.89)
Lomita Manor								B/F		(13,518.89)
	10/01/2023		Reversed -- HGAH 09.2023 Vacation Accruals		LOM		GJA	13,518.89		0.00
	10/31/2023		HGAH 10.2023 Vacation Accruals		LOM		GJA		14,509.03	(14,509.03)
Totals for Lomita Manor								13,518.89	14,509.03	(14,509.03)
Totals for 2120.000 - Accrued Vacation Payable								13,518.89	14,509.03	(14,509.03)
2126.000 - Accrued Payroll (Balance Forward As of 10/01/2023)										0.00
Lomita Manor								B/F		0.00
	10/31/2023		HGAH 10.2023 Payroll Accruals		LOM		GJA		1,012.69	(1,012.69)
Totals for Lomita Manor								0.00	1,012.69	(1,012.69)
Totals for 2126.000 - Accrued Payroll								0.00	1,012.69	(1,012.69)
2191.000 - Security Deposits Payable (Balance Forward As of 10/01/2023)										(25,663.00)
Lomita Manor								B/F		(25,663.00)
	10/06/2023	19093172066	04/2024-407 Deposited 10/06/2023 Settlement:19093172066		LOM		OARB		10.00	(25,673.00)
Totals for Lomita Manor								0.00	10.00	(25,673.00)
Totals for 2191.000 - Security Deposits Payable								0.00	10.00	(25,673.00)
2191.001 - Security Deposit Interest Payable (Balance Forward As of 10/01/2023)										(1,857.27)
Lomita Manor								B/F		(1,857.27)
	10/31/2023		Cash Management Transactions - LOM: 2023/10/31 Batch Summary Entry		LOM		DB		64.10	(1,921.37)
Totals for Lomita Manor								0.00	64.10	(1,921.37)
Totals for 2191.001 - Security Deposit Interest Payable								0.00	64.10	(1,921.37)
2210.000 - Prepaid Revenue (Balance Forward As of 10/01/2023)										(16.00)
Lomita Manor								B/F		(16.00)
	10/01/2023		Prepaid Revenue		LOM		OARA	16.00		0.00
	10/01/2023		Prepaid Revenue		LOM		OARA	10,133.00		10,133.00
	10/02/2023	19035934318	04/2024-400 Deposited 10/02/2023 Settlement:19035934318		LOM		OARB		928.00	9,205.00
	10/02/2023	19025379474	04/2024-401 Deposited 10/02/2023 Settlement:19025379474		LOM		OARB		14,681.00	(5,476.00)
	10/02/2023	19048766530	04/2024-402 Deposited 10/02/2023 Settlement:19048766530		LOM		OARB		2,220.00	(7,696.00)
	10/02/2023	19063019710	04/2024-403 Deposited 10/02/2023 Settlement:19063019710		LOM		OARB		2,961.00	(10,657.00)
	10/02/2023	19074799678	04/2024-404 Deposited 10/02/2023 Settlement:19074799678		LOM		OARB		1,258.00	(11,915.00)
	10/02/2023		Prepaid Revenue		LOM		OARA	11,904.00		(11.00)
	10/02/2023		Prepaid Revenue		LOM		OARA	471.00		460.00

**Lomita Manor Senior Housing
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Location	Posted Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
	10/03/2023		Prepaid Revenue		LOM		OARA	3,823.00		4,283.00
	10/04/2023		Prepaid Revenue		LOM		OARA	1,383.00		5,666.00
	10/06/2023	19093185962	04/2024-405 Deposited		LOM		OARB		2,052.00	3,614.00
			10/06/2023 Settlement:19093185962							
	10/06/2023	19088773454	04/2024-406 Deposited		LOM		OARB		3,627.00	(13.00)
			10/06/2023 Settlement:19088773454							
	10/06/2023		Insufficient Funds (R01)		LOM		OARB	283.00		270.00
	10/06/2023		Prepaid Revenue		LOM		OARA		283.00	(13.00)
	10/09/2023		Prepaid Revenue		LOM		OARA	626.00		613.00
	10/10/2023	19103788202	04/2024-408 Deposited		LOM		OARB		626.00	(13.00)
			10/10/2023 Settlement:19103788202							
	10/11/2023	19126489006	04/2024-409 Deposited		LOM		OARB		711.00	(724.00)
			10/11/2023 Settlement:19126489006							
	10/11/2023		Prepaid Revenue		LOM		OARA	711.00		(13.00)
	10/31/2023		04/2024-410 Deposited		LOM		OARB		914.00	(927.00)
			10/31/2023							
Totals for Lomita Manor								29,350.00	30,261.00	(927.00)
Totals for 2210.000 - Prepaid Revenue								29,350.00	30,261.00	(927.00)
3131.000 - Unrestricted Net Assets (Balance Forward As of 10/01/2023)										(147,457.26)
Totals for 3131.000 - Unrestricted Net Assets								0.00	0.00	(147,457.26)
3140.000 - Retained Earnings - Profit or Loss (Balance Forward As of 10/01/2023)										(871,417.29)
Totals for 3140.000 - Retained Earnings - Profit or Loss								0.00	0.00	(871,417.29)
5120.000 - Rent Revenue - Gross Potential (Balance Forward As of 10/01/2023)										0.00
Lomita Manor								B/F		0.00
	10/01/2023		Rent Revenue - Gross Potential		LOM		OARA		28,781.00	(28,781.00)
Totals for Lomita Manor								0.00	28,781.00	(28,781.00)
Totals for 5120.000 - Rent Revenue - Gross Potential								0.00	28,781.00	(28,781.00)
5121.000 - Tenant Assistance Payments (Balance Forward As of 10/01/2023)										0.00
Lomita Manor								B/F		0.00
	10/01/2023		LOM-Reclass unposted Aug subsidy		LOM		GJ		17,298.00	(17,298.00)
Totals for Lomita Manor								0.00	17,298.00	(17,298.00)
Totals for 5121.000 - Tenant Assistance Payments								0.00	17,298.00	(17,298.00)
5410.000 - Interest Revenue - Project Operations (Balance Forward As of 10/01/2023)										0.00
Lomita Manor								B/F		0.00
	10/31/2023		Cash Management Transactions - LOM: 2023/10/31 Batch Summary Entry		LOM		DB		1,703.23	(1,703.23)
Totals for Lomita Manor								0.00	1,703.23	(1,703.23)
Totals for 5410.000 - Interest Revenue - Project Operations								0.00	1,703.23	(1,703.23)
6205.000 - IT Support Services (Balance Forward As of 10/01/2023)										0.00
Lomita Manor								B/F		0.00
	10/02/2023		HGAH - ProLogistix Invoice - 8409237341		LOM		GJ	15.02		15.02
	10/02/2023		HGAH - ProLogistix Invoice - 8409260818		LOM		GJ	15.40		30.42
	10/17/2023		HGAH - ProLogistix Invoice - 8409283349		LOM		GJ	15.40		45.82
	10/17/2023		HGAH - ProLogistix Invoice - 8409305252		LOM		GJ	15.40		61.22
	10/31/2023		HGAH 10.2023 Computer Lease		LOM		GJ	218.30		279.52
Totals for Lomita Manor								279.52	0.00	279.52
Totals for 6205.000 - IT Support Services								279.52	0.00	279.52
6250.000 - Other Renting Expenses (Balance Forward As of 10/01/2023)										0.00
Lomita Manor								B/F		0.00
	10/11/2023		AP Invoices: 2023/10/11 Batch Summary Entry		LOM		APA	96.50		96.50
Totals for Lomita Manor								96.50	0.00	96.50
Totals for 6250.000 - Other Renting Expenses								96.50	0.00	96.50
6311.000 - Office Supplies (Balance Forward As of 10/01/2023)										0.00
Lomita Manor								B/F		0.00
	10/11/2023		AP Invoices: 2023/10/11 Batch		LOM		APA	203.19		203.19

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Location	Posted Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
			Summary Entry							
Totals for Lomita Manor								203.19	0.00	203.19
Totals for 6311.000 - Office Supplies								203.19	0.00	203.19
6311.001 - Office Equipment Lease Expense (Balance Forward As of 10/01/2023)										
Lomita Manor										
	10/11/2023		AP Invoices: 2023/10/11 Batch		LOM		B/F APA	405.05		405.05
			Summary Entry							
Totals for Lomita Manor								405.05	0.00	405.05
Totals for 6311.001 - Office Equipment Lease Expense								405.05	0.00	405.05
6311.002 - Telephone/Fax/Cell Phone/Elevator (Balance Forward As of 10/01/2023)										
Lomita Manor										
	10/09/2023		HGAH Radius invoices 102523 - AT&T U-VERSE - 85398576		LOM		B/F GJ	48.30		48.30
	10/09/2023		1023 HGAH Radius invoices 102523 - AT&T U-VERSE - 85398576		LOM		GJ	95.59		143.89
	10/11/2023		1023 AP Invoices: 2023/10/11 Batch		LOM		APA	405.77		549.66
	10/11/2023		Summary Entry		LOM		GJ	14.75		564.41
	10/11/2023		HGAH Radius invoices 101123 - AT&T - 000020586521		LOM		GJ	22.06		586.47
	10/11/2023		HGAH Radius invoices 101123 - AT&T - 000020586521		LOM		GJ	22.06		608.53
	10/11/2023		HGAH Radius invoices 101123 - AT&T - 000020586521		LOM		GJ	22.06		630.59
	10/11/2023		HGAH Radius invoices 101123 - AT&T - 000020586521		LOM		GJ	22.06		652.65
	10/11/2023		HGAH Radius invoices 101123 - AT&T - 000020586521		LOM		GJ	22.07		674.72
	10/11/2023		HGAH Radius invoices 101123 - AT&T - 000020586521		LOM		GJ	23.58		698.30
	10/11/2023		HGAH Radius invoices 101123 - AT&T - 000020586521		LOM		GJ	25.15		723.45
	10/11/2023		HGAH Radius invoices 101123 - AT&T - 000020586521		LOM		GJ	25.51		748.96
	10/11/2023		HGAH Radius invoices 101123 - AT&T - 000020586521		LOM		GJ	25.95		774.91
	10/11/2023		HGAH Radius invoices 101123 - AT&T - 000020586521		LOM		GJ	25.95		800.86
	10/11/2023		HGAH Radius invoices 101123 - AT&T - 000020586521		LOM		GJ	26.65		827.51
Totals for Lomita Manor								827.51	0.00	827.51
Totals for 6311.002 - Telephone/Fax/Cell Phone/Elevator								827.51	0.00	827.51
6311.004 - Dues & Fees (Balance Forward As of 10/01/2023)										
Lomita Manor										
	10/11/2023		AP Invoices: 2023/10/11 Batch		LOM		B/F APA	296.40		296.40
	10/24/2023		Summary Entry		LOM		GJ	39.00		335.40
	10/31/2023		HGAH Rent Track 930230005 - Monthly SB-1157 Service Fee		LOM		DB	44.28		379.68
			Cash Management Transactions - LOM: 2023/10/31 Batch Sum- mary Entry							
Totals for Lomita Manor								379.68	0.00	379.68
Totals for 6311.004 - Dues & Fees								379.68	0.00	379.68
6311.006 - Bank Fees (Balance Forward As of 10/01/2023)										
Lomita Manor										
	10/31/2023		Cash Management Transactions - LOM: 2023/10/31 Batch Sum- mary Entry		LOM		B/F DB	260.05		260.05
Totals for Lomita Manor								260.05	0.00	260.05
Totals for 6311.006 - Bank Fees								260.05	0.00	260.05
6311.007 - Employee Activities (Balance Forward As of 10/01/2023)										
Lomita Manor										
	10/31/2023		HGAH 10.2023 Purchase Card Truist - Miranda-GRAND LUX CAFE PALAZZO		LOM		B/F GJ	57.99		57.99
Totals for Lomita Manor								57.99	0.00	57.99
Totals for 6311.007 - Employee Activities								57.99	0.00	57.99

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Location	Posted Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
6311.012 - Outside Labor (Balance Forward As of 10/01/2023)										0.00
Lomita Manor										0.00
	10/16/2023		HGAH Reclass Robert Half 62505920 Allocations		LOM		GJ	8.11		8.11
	10/16/2023		HGAH Reclass Robert Half 62617379 Allocations		LOM		GJ	8.86		16.97
	10/16/2023		HGAH Reclass Robert Half 62653051 Allocations		LOM		GJ	10.13		27.10
	10/16/2023		HGAH Reclass Robert Half 62678205 Allocations		LOM		GJ	10.15		37.25
Totals for Lomita Manor								37.25	0.00	37.25
Totals for 6311.012 - Outside Labor								37.25	0.00	37.25
6320.000 - Management Fee (Balance Forward As of 10/01/2023)										0.00
Lomita Manor										0.00
	10/31/2023		BCI 10.2023 Mgmt &&& Bkcp Fees - Managed		LOM		GJ	3,850.00		3,850.00
Totals for Lomita Manor								3,850.00	0.00	3,850.00
Totals for 6320.000 - Management Fee								3,850.00	0.00	3,850.00
6330.000 - Manager Salaries (Balance Forward As of 10/01/2023)										0.00
Lomita Manor										0.00
	10/14/2023		HGAH 10.14.23 Payroll		LOM		GJ	2,592.62		2,592.62
	10/28/2023		HGAH 10.28.23 Payroll		LOM		GJ	2,592.62		5,185.24
	10/31/2023		HGAH 10.2023 Payroll Accruals		LOM		GJA	555.56		5,740.80
Totals for Lomita Manor								5,740.80	0.00	5,740.80
Totals for 6330.000 - Manager Salaries								5,740.80	0.00	5,740.80
6330.001 - Manager Salaries - Non-prod (Vacation) (Balance Forward As of 10/01/2023)										0.00
Lomita Manor										0.00
	10/01/2023		Reversed -- HGAH 09.2023 Vacation Accruals		LOM		GJA		5,997.15	(5,997.15)
	10/31/2023		HGAH 10.2023 Vacation Accruals		LOM		GJA	6,494.96		497.81
Totals for Lomita Manor								6,494.96	5,997.15	497.81
Totals for 6330.001 - Manager Salaries - Non-prod (Vacation)								6,494.96	5,997.15	497.81
6351.000 - Bookkeeping Fees (Balance Forward As of 10/01/2023)										0.00
Lomita Manor										0.00
	10/31/2023		BCI 10.2023 Mgmt &&& Bkcp Fees - Managed		LOM		GJ	577.50		577.50
Totals for Lomita Manor								577.50	0.00	577.50
Totals for 6351.000 - Bookkeeping Fees								577.50	0.00	577.50
6390.002 - PCard Expenses - Not submitted (Balance Forward As of 10/01/2023)										0.00
Lomita Manor										0.00
	10/31/2023		HGAH 10.2023 Accrued Purchase Card Truist - Uribe-USPS PO 0544520039		LOM		GJ	20.49		20.49
Totals for Lomita Manor								20.49	0.00	20.49
Totals for 6390.002 - PCard Expenses - Not submitted								20.49	0.00	20.49
6450.000 - Electricity (Balance Forward As of 10/01/2023)										0.00
Lomita Manor										0.00
	10/31/2023		LOM Monthly Accrual of electricity		LOM		GJ	2,000.00		2,000.00
Totals for Lomita Manor								2,000.00	0.00	2,000.00
Totals for 6450.000 - Electricity								2,000.00	0.00	2,000.00
6451.000 - Water (Balance Forward As of 10/01/2023)										0.00
Lomita Manor										0.00
	10/31/2023		LOM Monthly Accrual of water		LOM		GJ	2,000.00		2,000.00
Totals for Lomita Manor								2,000.00	0.00	2,000.00
Totals for 6451.000 - Water								2,000.00	0.00	2,000.00
6452.000 - Gas (Balance Forward As of 10/01/2023)										0.00
Lomita Manor										0.00
	10/01/2023		Reversed -- LOM-Sept gas accrual		LOM		GJ		670.00	(670.00)
	10/11/2023		AP Invoices: 2023/10/11 Batch		LOM		APA	213.68		(456.32)

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Location	Posted Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
	10/31/2023		Summary Entry LOM Monthly Accrual of gas		LOM		GJ	1,200.00		743.68
Totals for Lomita Manor								1,413.68	670.00	743.68
Totals for 6452.000 - Gas								1,413.68	670.00	743.68
6510.000 - Maintenance Salaries (Balance Forward As of 10/01/2023)										
Lomita Manor										
	10/14/2023		HGAH 10.14.23 Payroll		LOM		B/F			0.00
	10/28/2023		HGAH 10.28.23 Payroll		LOM		GJ	2,133.28		2,133.28
	10/31/2023		HGAH 10.2023 Payroll Accruals		LOM		GJ	2,133.28		4,266.56
							GJA	457.13		4,723.69
Totals for Lomita Manor								4,723.69	0.00	4,723.69
Totals for 6510.000 - Maintenance Salaries								4,723.69	0.00	4,723.69
6510.001 - Maintenance Salaries - Non-prod (Vacation) (Balance Forward As of 10/01/2023)										
Lomita Manor										
	10/01/2023		Reversed -- HGAH 09.2023 Vacation Accruals		LOM		B/F			0.00
	10/31/2023		HGAH 10.2023 Vacation Accruals		LOM		GJA		7,521.74	(7,521.74)
								8,014.07		492.33
Totals for Lomita Manor								8,014.07	7,521.74	492.33
Totals for 6510.001 - Maintenance Salaries - Non-prod (Vacation)								8,014.07	7,521.74	492.33
6515.000 - Janitorial/Cleaning Supplies (Balance Forward As of 10/01/2023)										
Lomita Manor										
	10/11/2023		AP Invoices: 2023/10/11 Batch Summary Entry		LOM		B/F			0.00
							APA	210.31		210.31
Totals for Lomita Manor								210.31	0.00	210.31
Totals for 6515.000 - Janitorial/Cleaning Supplies								210.31	0.00	210.31
6515.004 - Plumbing Supplies (Balance Forward As of 10/01/2023)										
Lomita Manor										
	10/11/2023		AP Invoices: 2023/10/11 Batch Summary Entry		LOM		B/F			0.00
							APA	706.17		706.17
Totals for Lomita Manor								706.17	0.00	706.17
Totals for 6515.004 - Plumbing Supplies								706.17	0.00	706.17
6515.005 - Electrical Supplies (Balance Forward As of 10/01/2023)										
Lomita Manor										
	10/11/2023		AP Invoices: 2023/10/11 Batch Summary Entry		LOM		B/F			0.00
							APA	1,364.39		1,364.39
Totals for Lomita Manor								1,364.39	0.00	1,364.39
Totals for 6515.005 - Electrical Supplies								1,364.39	0.00	1,364.39
6515.006 - Decorating Supplies (Balance Forward As of 10/01/2023)										
Lomita Manor										
	10/11/2023		AP Invoices: 2023/10/11 Batch Summary Entry		LOM		B/F			0.00
							APA	1,465.43		1,465.43
Totals for Lomita Manor								1,465.43	0.00	1,465.43
Totals for 6515.006 - Decorating Supplies								1,465.43	0.00	1,465.43
6520.000 - Maintenance Contracts (Balance Forward As of 10/01/2023)										
Lomita Manor										
	10/11/2023		AP Invoices: 2023/10/11 Batch Summary Entry		LOM		B/F			0.00
							APA	2,567.66		2,567.66
Totals for Lomita Manor								2,567.66	0.00	2,567.66
Totals for 6520.000 - Maintenance Contracts								2,567.66	0.00	2,567.66
6520.001 - Janitorial/Cleaning Contract (Balance Forward As of 10/01/2023)										
Lomita Manor										
	10/11/2023		AP Invoices: 2023/10/11 Batch Summary Entry		LOM		B/F			0.00
							APA	1,195.00		1,195.00
Totals for Lomita Manor								1,195.00	0.00	1,195.00
Totals for 6520.001 - Janitorial/Cleaning Contract								1,195.00	0.00	1,195.00
6520.002 - Elevator Contract (Balance Forward As of 10/01/2023)										
Lomita Manor										
	10/11/2023		AP Invoices: 2023/10/11 Batch Summary Entry		LOM		B/F			0.00
							APA	789.93		789.93
Totals for Lomita Manor								789.93	0.00	789.93
Totals for 6520.002 - Elevator Contract								789.93	0.00	789.93
6525.000 - Garbage & Trash Removal (Balance Forward As of 10/01/2023)										
Lomita Manor										
Totals for Lomita Manor										0.00
Totals for 6525.000 - Garbage & Trash Removal										0.00

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Location	Posted Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
Lomita Manor							B/F			0.00
	10/11/2023		AP Invoices: 2023/10/11 Batch Summary Entry		LOM		APA	1,296.01		1,296.01
Totals for Lomita Manor								1,296.01	0.00	1,296.01
Totals for 6525.000 - Garbage & Trash Removal								1,296.01	0.00	1,296.01
6546.000 - HVAC Repairs & Maintenance (Balance Forward As of 10/01/2023)										0.00
Lomita Manor							B/F			0.00
	10/11/2023		AP Invoices: 2023/10/11 Batch Summary Entry		LOM		APA	1,660.80		1,660.80
Totals for Lomita Manor								1,660.80	0.00	1,660.80
Totals for 6546.000 - HVAC Repairs & Maintenance								1,660.80	0.00	1,660.80
6600.000 - Depr. Expense - Land Improvements (Balance Forward As of 10/01/2023)										0.00
Lomita Manor							B/F			0.00
	10/01/2023		Depreciation for asset LOM-Replacem Fire Line/Pipe, serial number AS-004914-161212		LOM		FA	464.78		464.78
Totals for Lomita Manor								464.78	0.00	464.78
Totals for 6600.000 - Depr. Expense - Land Improvements								464.78	0.00	464.78
6600.002 - Depr. Expense - Building Improvements (Balance Forward As of 10/01/2023)										0.00
Lomita Manor							B/F			0.00
	10/01/2023		Depreciation for asset LOM-Rec Room Doors, serial number AS-019678-210427		LOM		FA	132.81		132.81
	10/01/2023		Depreciation for asset LOM-Main Pipeline Replacement - 104A, serial number AS-019674-210427		LOM		FA	69.17		201.98
	10/01/2023		Depreciation for asset LOM-Office Door, serial number AS-019679-210427		LOM		FA	29.77		231.75
	10/01/2023		Depreciation for asset LOM-Main Entry Gate Upgrade, serial number AS-019675-210427		LOM		FA	152.48		384.23
	10/01/2023		Depreciation for asset LOM-Door - 101B, serial number AS-019676-210427		LOM		FA	87.47		471.70
	10/01/2023		Depreciation for asset LOM-Furnace - 101B, serial number AS-019680-210427		LOM		FA	25.00		496.70
	10/01/2023		Depreciation for asset LOM-AC Unit - Bldg A, serial number AS-019681-210427		LOM		FA	150.00		646.70
	10/01/2023		Depreciation for asset LOM-AC Unit - Bldg B, serial number AS-019682-210427		LOM		FA	133.33		780.03
	10/01/2023		Depreciation for asset LOM-Awning Replacement, serial number AS-004963-170410		LOM		FA	122.50		902.53
	10/01/2023		Depreciation for asset LOM-Replace Fire Line - Utility Room, serial number AS-004915-161212		LOM		FA	57.39		959.92
Totals for Lomita Manor								959.92	0.00	959.92
Totals for 6600.002 - Depr. Expense - Building Improvements								959.92	0.00	959.92
6600.003 - Depr. Expense - Building Equipment (Balance Forward As of 10/01/2023)										0.00
Lomita Manor							B/F			0.00
	10/01/2023		Depreciation for asset LOM-Fire Alarm System, serial number AS-004532-160504		LOM		FA	132.95		132.95
Totals for Lomita Manor								132.95	0.00	132.95
Totals for 6600.003 - Depr. Expense - Building Equipment								132.95	0.00	132.95
6600.004 - Depr. Expense - Office Furniture & Equipment (Balance Forward As of 10/01/2023)										0.00
Lomita Manor							B/F			0.00
	10/01/2023		Depreciation for asset LOM-Commonity Furniture, serial number AS-004912-161209		LOM		FA	98.34		98.34
Totals for Lomita Manor								98.34	0.00	98.34
Totals for 6600.004 - Depr. Expense - Office Furniture & Equipment								98.34	0.00	98.34

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Location	Posted Dt.	Doc	Memo / Description	Department	Location	Unit	JNL	Debit	Credit	Balance
6711.000 - Payroll Taxes (FICA) (Balance Forward As of 10/01/2023)										0.00
Lomita Manor							B/F			0.00
	10/14/2023		HGAH 10.14.23 Payroll		LOM		GJ	344.82		344.82
	10/28/2023		HGAH 10.28.23 Payroll		LOM		GJ	344.80		689.62
Totals for Lomita Manor								689.62	0.00	689.62
Totals for 6711.000 - Payroll Taxes (FICA)								689.62	0.00	689.62
6720.000 - Property & Liability Insurance (Hazard) (Balance Forward As of 10/01/2023)										0.00
Lomita Manor							B/F			0.00
	10/31/2023		LOM EarthquakeProp&Liability Ins(Hazard)		LOM		GJ	1,343.33		1,343.33
Totals for Lomita Manor								1,343.33	0.00	1,343.33
Totals for 6720.000 - Property & Liability Insurance (Hazard)								1,343.33	0.00	1,343.33
6722.000 - Workman's Compensation (Balance Forward As of 10/01/2023)										0.00
Lomita Manor							B/F			0.00
	10/01/2023		HGAH 10.2023 Workers Comp		LOM		GJ	384.00		384.00
Totals for Lomita Manor								384.00	0.00	384.00
Totals for 6722.000 - Workman's Compensation								384.00	0.00	384.00
6723.000 - Health Insurance (Balance Forward As of 10/01/2023)										0.00
Lomita Manor							B/F			0.00
	10/31/2023		HGAH 10.2023 Benefits Alloca- tion		LOM		GJ	845.43		845.43
Totals for Lomita Manor								845.43	0.00	845.43
Totals for 6723.000 - Health Insurance								845.43	0.00	845.43
6723.001 - Retirement (Balance Forward As of 10/01/2023)										0.00
Lomita Manor							B/F			0.00
	10/31/2023		HGAH 10.2023 Benefits Alloca- tion		LOM		GJ	230.55		230.55
Totals for Lomita Manor								230.55	0.00	230.55
Totals for 6723.001 - Retirement								230.55	0.00	230.55
6723.002 - Unemployment Insurance (Balance Forward As of 10/01/2023)										0.00
Lomita Manor							B/F			0.00
	10/31/2023		HGAH 10.2023 Benefits Alloca- tion		LOM		GJ	60.81		60.81
Totals for Lomita Manor								60.81	0.00	60.81
Totals for 6723.002 - Unemployment Insurance								60.81	0.00	60.81
OCCU - Occupied Units (Balance Forward As of 10/01/2023)										78.00
Totals for OCCU - Occupied Units								0.00	0.00	78.00
UNIT - Total Unit Count (Balance Forward As of 10/01/2023)										78.00
Totals for UNIT - Total Unit Count								0.00	0.00	78.00
Grand Total								243,410.16	243,410.16	156.00

Lomita Manor Senior Housing

Vendor Aging Report

Based on: GL posting Date As of: 10/31/2023

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
HGAH94588	Humangood Affordable Housing	104	No	10/17/2023	10/16/2023	11/15/2023	14	16,482.75	0.00	0.00	0.00	0.00	16,482.75
		105	No	10/17/2023	10/16/2023	11/15/2023	14	21,712.04	0.00	0.00	0.00	0.00	21,712.04
Total for HGAH94588								38,194.79	0.00	0.00	0.00	0.00	38,194.79
Grand Totals								38,194.79	0.00	0.00	0.00	0.00	38,194.79

HumanGood Check Register

Date	Vendor	Document No	Amount Cleared
	Bank: LOM Operating - Wells Fargo Bank	Account No: 4124301342	
10/19/2023	AESE91185--Amtech Elevator Services	25052	789.93 10/31/2023
10/19/2023	ATT60197-9011--AT&T - Box 9011	25053	277.85 10/31/2023
10/19/2023	ATHE90054--Athens Services	25054	1,296.01 10/31/2023
10/19/2023	BETE92211--Best Tec	25055	1,660.80 10/31/2023
10/19/2023	CLIM90277--Cleaner Image Inc	25056	1,195.00 10/31/2023
10/19/2023	FFSU30384--Ferguson Facilities Supply - Atlanta	25057	912.81 10/31/2023
10/19/2023	HDSU92150--HD Supply Ltd	25058	1,730.76 10/31/2023
10/19/2023	HMCA90248--HM Carpet Inc - HM Flooring Group	25059	715.50 10/31/2023
10/19/2023	HDCS85062--Home Depot Credit Services	25060	1,102.73 10/31/2023
10/19/2023	JMPL90505--J. McKeeve Plumbing, Inc. Sewer & Drain Clean- ing	25061	1,852.16 10/31/2023
10/19/2023	REPA75267--RealPage Inc	25062	520.82 10/31/2023
10/19/2023	GASC91756--SoCal Gas	25063	213.68 10/31/2023
10/19/2023	STCC75266--Staples - Dallas	25064	203.19 10/31/2023
10/19/2023	SWEN75266--The Swenson Group	25065	405.05 10/31/2023
	Total for LOM Operating		<u>12,876.29</u>
		Total:	<u>12,876.29</u>
		Grand Total:	<u>12,876.29</u>

Commercial Checking Acct W Interest

Account number: [REDACTED] ■ October 1, 2023 - October 31, 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://www.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]	\$863,983.77	\$47,618.73	-\$30,189.39	\$881,413.11

Interest summary

Annual percentage yield earned this period	2.30%
Interest earned during this period	\$1,703.23
Year to date interest and bonuses paid	\$15,583.88

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	10/03	14,681.00	Lomita Manor Settlement 100323 000019025379474 Humangood Affordable H
	10/04	2,220.00	Lomita Manor Settlement 100423 000019048766530 Humangood Affordable H
	10/05	928.00	Lomita Manor Settlement 100523 000019035934318 Humangood Affordable H
	10/05	2,961.00	Lomita Manor Settlement 100523 000019063019710 Humangood Affordable H
	10/06	1,258.00	Lomita Manor Settlement 100623 000019074799678 Humangood Affordable H
	10/10	3,627.00	Lomita Manor Settlement 101023 000019088773454 Humangood Affordable H
	10/11	16,851.50	Hud Treas 310 Misc Pay 101123 xxxxx0103 RMT*VV*09901551001*****Hud Operating Fund CA13
	10/12	2,052.00	Lomita Manor Settlement 101223 000019093185962 Humangood Affordable H
	10/13	626.00	Lomita Manor Settlement 101323 000019103788202 Humangood Affordable H
	10/16	711.00	Lomita Manor Settlement 101623 000019126489006 Humangood Affordable H
	10/31	1,703.23	Interest Payment
		\$47,618.73	Total electronic deposits/bank credits
		\$47,618.73	Total credits



Debits

Electronic debits/bank debits

<i>Effective date</i>	<i>Posted date</i>	<i>Amount</i>	<i>Transaction detail</i>
	10/10	283.00	< Business to Business ACH Debit - Lomita Manor Return 101023 000019090859326 Humangood Affordable H
	10/11	260.05	Client Analysis Svc Chrg 231010 Svc Chge 0923 000004124301342
	10/18	44.28	Rpi Transbilling Sigonfile 101823 1858Qb Lomita Manor
		\$587.33	Total electronic debits/bank debits

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

Checks paid

<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>	<i>Number</i>	<i>Amount</i>	<i>Date</i>
25039	1,296.01	10/02	25049	3,717.64	10/11	25058	1,730.76	10/24
25040	484.81	10/05	25050	293.00	10/04	25059	715.50	10/23
25041	3,323.03	10/05	25051	649.14	10/03	25060	1,102.73	10/25
25042	2,430.00	10/06	25052	789.93	10/24	25061	1,852.16	10/26
25043	720.00	10/03	25053	277.85	10/25	25062	520.82	10/25
25044	2,280.33	10/03	25054	1,296.01	10/24	25063	213.68	10/25
25045	1,453.83	10/04	25055	1,660.80	10/23	25064	203.19	10/24
25047*	63.14	10/10	25056	1,195.00	10/27	25065	405.05	10/26
25048	14.84	10/27	25057	912.81	10/25			
		\$29,602.06	Total checks paid					

* *Gap in check sequence.*

\$30,189.39 Total debits

Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
09/30	863,983.77	10/10	876,382.48	10/23	890,224.71
10/02	862,687.76	10/11	889,256.29	10/24	886,204.82
10/03	873,719.29	10/12	891,308.29	10/25	883,176.93
10/04	874,192.46	10/13	891,934.29	10/26	880,919.72
10/05	874,273.62	10/16	892,645.29	10/27	879,709.88
10/06	873,101.62	10/18	892,601.01	10/31	881,413.11
Average daily ledger balance		\$882,680.25			

Limits to your Card

- 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.

Lomita Manor Senior Housing Reconciliation Report

As Of 10/31/2023
Account: Cash - Operating

Statement Ending Balance	881,413.11
Deposits in Transit	914.00
Outstanding Checks and Charges	(8,839.47)
Adjusted Bank Balance	873,487.64
Book Balance	873,531.92
Adjustments - Excluded Transactions	0.00
Adjustments - Unmatched Items	0.00
Adjustments - Journal Entries*	(44.28)
Adjusted Book Balance	873,487.64

Total Checks and Charges Cleared	47,487.39	Total Deposits Cleared	64,916.73
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Deposits

Name	Memo	Date	Doc No	Cleared	In Transit
General Ledger Entry	LOM-Reclass unposted Aug subsidy	10/01/2023		17,298.00	
General Ledger Entry	04/2024-401 Deposited 10/02/2023 Settlement:19025379474	10/02/2023	19025379474	14,681.00	
General Ledger Entry	04/2024-400 Deposited 10/02/2023 Settlement:19035934318	10/02/2023	19035934318	928.00	
General Ledger Entry	04/2024-402 Deposited 10/02/2023 Settlement:19048766530	10/02/2023	19048766530	2,220.00	
General Ledger Entry	04/2024-403 Deposited 10/02/2023 Settlement:19063019710	10/02/2023	19063019710	2,961.00	
General Ledger Entry	04/2024-404 Deposited 10/02/2023 Settlement:19074799678	10/02/2023	19074799678	1,258.00	
General Ledger Entry	04/2024-406 Deposited 10/06/2023 Settlement:19088773454	10/06/2023	19088773454	3,627.00	
General Ledger Entry	04/2024-405 Deposited 10/06/2023 Settlement:19093185962	10/06/2023	19093185962	2,052.00	
General Ledger Entry	04/2024-408 Deposited 10/10/2023 Settlement:19103788202	10/10/2023	19103788202	626.00	
General Ledger Entry	04/2024-409 Deposited 10/11/2023 Settlement:19126489006	10/11/2023	19126489006	711.00	
General Ledger Entry	LOM Receipt from HUD, Operating fund	10/31/2023		16,851.50	
	Interest Income	10/31/2023		1,703.23	
General Ledger Entry	04/2024-410 Deposited 10/31/2023	10/31/2023			914.00
Total Deposits				64,916.73	914.00

Checks and Charges

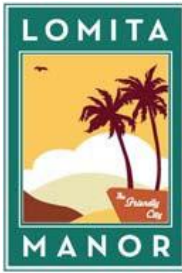
Name	Memo	Date	Check No	Cleared	Outstanding
AT&T Uverse - PO Box 5014		12/17/2019	23562		13.39
Ferguson Facilities Supply - Atlanta		12/17/2019	23565		289.03
Office Depot - Phoenix Box 29248		12/17/2019	23569		362.74
ANDRE, DORCEL	Unit -LOM001-110A	03/18/2021	24007		76.06
FLETCHER, DONNA T	Unit -LOM001-303A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

Lomita Manor Senior Housing Reconciliation Report

As Of 10/31/2023

Account: Cash - Operating

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 TUnit -LOM002-101B	07/20/2023	24991		252.29
General Ledger Entry Reversed -- LOM Unposted August subsidy	09/01/2023		17,298.00	
Lesley Uribe	09/07/2023	25021		1,036.02
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 - Brea	09/28/2023	25043	720.00	
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	
General Ledger Entry Insufficient Funds (R01)	10/06/2023		283.00	
Amtech Elevator Services	10/19/2023	25052	789.93	
AT&T - Box 9011	10/19/2023	25053	277.85	
Athens Services	10/19/2023	25054	1,296.01	
Best Tec	10/19/2023	25055	1,660.80	
Cleaner Image Inc	10/19/2023	25056	1,195.00	
Ferguson Facilities Supply - Atlanta	10/19/2023	25057	912.81	
HD Supply Ltd	10/19/2023	25058	1,730.76	
HM Carpet Inc - HM Flooring Group	10/19/2023	25059	715.50	
Home Depot Credit Services	10/19/2023	25060	1,102.73	
J. McKeeve Plumbing, Inc. Sewer & Drain Cleaning	10/19/2023	25061	1,852.16	
RealPage Inc	10/19/2023	25062	520.82	
SoCal Gas	10/19/2023	25063	213.68	
Staples - Dallas	10/19/2023	25064	203.19	
The Swenson Group	10/19/2023	25065	405.05	
RPI fees	10/31/2023		44.28	
Bank Service Charge	10/31/2023		260.05	
* RPI Fees	11/01/2023			44.28
Total Checks and Charges			47,487.39	8,839.47



Housing Authority of the City of Lomita
Lomita Manor
November 2023

Item No. 4c

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
- November 3- Bingo
- November 6- Medical Presentation by Terry Hunt
- November 15-Thanksgiving Resident Dinner

MAINTENANCE / PROJECTS

- Annual Inspections- Starting April 24, 2024
- REAC