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## AGENDA HOUSING AUTHORITY NOVEMBER 15, 2022

REGULAR MEETING  
NORWALK CITY HALL/COUNCIL CHAMBERS  
AND VIA VIDEOCONFERENCE  
5:45 P.M.

UNTIL FURTHER NOTICE, MEETINGS WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF ASSEMBLY BILL 361, WHICH ALLOWS MEMBERS TO PARTICIPATE FROM A REMOTE LOCATION WITHOUT LISTING A PHYSICAL LOCATION. TO PROVIDE COMMENTS DURING A MEETING: YOU MAY ATTEND THE MEETING, SEND AN EMAIL TO: [publiccomments@norwalkca.gov](mailto:publiccomments@norwalkca.gov), OR JOIN THE ZOOM MEETING BY CALLING: (669) 900-6833 OR USING THE ZOOM APP WITH THE FOLLOWING LINK: <https://us02web.zoom.us/j/7095732685>; MEETING ID: 709 573 2685. THE MEETING MAY BE VIEWED THROUGH ZOOM, FIOS CHANNEL 32 OR CHARTER CHANNEL 3, OR ON THE CITY'S WEBPAGE AT: <https://www.norwalk.org/city-hall/meeting-agendas-393>.

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Rick Ramirez, Chair  
Ana Valencia, Vice Chair  
Tony Ayala, Commissioner  
Jennifer Perez, Commissioner  
Margarita L. Rios, Commissioner  
La Tosha Davis, Commissioner  
Mary Hernandez, Commissioner

**Public Comment:** See above.

**Americans with Disabilities Act:** In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's office, (562) 929-5720. Upon request, the agenda and documents in the agenda packet can be made available in appropriate alternative formats to persons with a disability. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide participation in the meeting or service.

**Note:** Any writings and/or documents provided to a majority of the Housing Authority regarding any item on this agenda after it has been posted will also be made available for public inspection.

Writings and/or documents are available for inspection in the City Clerk's Department during regular business hours, 8:00 a.m. to 6:00 p.m., Monday – Thursday and 8:00 a.m. to 5:00 p.m., every other Friday; telephone (562) 929-5720. You may also contact the City Clerk via e-mail at [recordsrequests@norwalkca.gov](mailto:recordsrequests@norwalkca.gov).

**CALL TO ORDER**

Chair Ramirez

**ROLL CALL**Theresa Devoy, CMC  
Clerk**CONSENT CALENDAR**

Consent calendar items are considered routine matters which may be enacted by one motion and roll call vote. Any item may be removed from the consent calendar and considered separately by the Housing Authority.

1. MEETING MINUTES – Staff recommends the Housing Authority approve the minutes of the regular meeting of October 18, 2022, as submitted. 315-05-03
2. WARRANTS – Staff recommends the Housing Authority approve the warrant runs for the dates of October 15, 2022 through November 1, 2022, in the total amount of \$666,146.50. 315-03-02

**COMMUNITY DEVELOPMENT DIRECTOR'S REPORT****ORAL COMMUNICATIONS****ADJOURNMENT**

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting. Dated this 9<sup>th</sup> day of November 2022.

*Theresa Devoy*, CMC  
Clerk

**MINUTES OF THE REGULAR MEETING  
NORWALK HOUSING AUTHORITY  
NORWALK, CALIFORNIA  
OCTOBER 18, 2022**

Chair Ramirez called the hybrid meeting to order at 5:48 p.m. in the Council Chambers, Norwalk City Hall, 12700 Norwalk Boulevard, Norwalk, California and via videoconference per Assembly Bill 361. Responding to roll call were Commissioners Perez, Vice Chair Valencia, and Chair Ramirez in person. Commissioners Davis and Hernandez participated via videoconference. Commissioner Ayala and Rios were absent. Also participating were Jesus M. Gomez, Executive Director; Arnold M. Alvarez-Glasman, Authority Counsel; Jill Ann Arabe, Development Services Manager for Community Development; and Theresa Devoy, Clerk.

**CONSENT CALENDAR**

Consent calendar items are considered routine matters which may be enacted by one motion and roll call vote. Any item may be removed from the consent calendar and considered separately by the Housing Authority. Commissioner Perez moved and Chair Ramirez seconded to approve the consent calendar as recommended. **MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:**

**AYES:** Commissioners \*Davis, \*\*Hernandez, and Perez, Vice Chair Valencia, and Chair Ramirez  
**NOES:** None  
**ABSENT:** Commissioners Ayala and Rios

**MINUTES**

The Housing Authority approved the minutes of the regular meeting of September 20, 2022, as submitted.

315-05-03

**WARRANTS**

The Housing Authority approved the warrant run for the dates September 15, 2022 through October 1, 2022, in the total amount of \$665, 575.42.

315-03-02

*\*Commissioner Davis abstained from taking action on Warrant No. 221567.*

*\*\*Commissioner Hernandez abstained from taking on action Warrant No. 67744.*

**COMMUNITY DEVELOPMENT DIRECTOR REPORT**

None.

**Minutes of the Regular Meeting  
Norwalk Housing Authority  
October 18, 2022**

**ORAL COMMUNICATIONS**

There were no persons wishing to address the Authority.

**ADJOURNMENT**

There being no further business to come before the Authority, the meeting was adjourned at 5:49 p.m.

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**THERESA DEVOY, CMC  
CLERK**

**ATTEST:**

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**RICK RAMIREZ  
CHAIR**



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Housing Authority Agenda Report  
November 15, 2022

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**TO:** Honorable Housing Authority

**FROM:** Jesus M. Gomez, Executive Director

**BY:** John P. Ramirez, Director of Community Development  
Nida Watkins, Housing Manager

**SUBJECT: HOUSING ASSISTANCE PAYMENTS PROGRAM – APPROVE  
WARRANT RUN OCTOBER 15, 2022 – NOVEMBER 1, 2022**

**Background:**

The Housing Authority made payments during the period of October 15, 2022 through November 1, 2022 for a grand total \$666,146.50.

**Fiscal Impact:** N/A

**Citizens Advised:** N/A

**Strategic Plan 2021 Implementation:** N/A

**Recommended Action:**

Staff recommends the Housing Authority approve Check Nos. 221568 - 221571 reported on October 15, 2022 for a total of \$5,709.16; and Check Nos. 67750 – 67778 & 221572 – 221730 reported on November 1, 2022 for a total of \$660,437.34.

**Attachments:**

1. Check Summary Information Sheet
2. Check Summary

**Housing Authority  
Check Summary Information Sheet**

The warrants in the Housing Authority agenda report are for housing assistance payments made under the Section 8 Housing Choice Voucher program. The payee has a choice of receiving the housing assistance payment via direct deposit, which is an electronic fund transfer made directly to the payee's bank account, or by paper check.

In the check summary report, the direct deposits are listed first as direct deposits, and then the checks follow. Each direct deposit and paper check represents payment for 1 to 20 tenants depending upon the number of Section 8 tenants the payee has.

The payee is the property owner or designated management company. The property owner or manager may be a corporation, partnership, trust, or individual. The payee name is the owner or manager's legal business or individual name, which must match Internal Revenue Service (IRS) records. Here are some common abbreviations used in business names:

LLC = Limited Liability Company

LP = Limited Partnership

DBA = "Doing Business As"

LTD = Limited

Checks made out to the City of Norwalk Housing Authority represent the Family Self Sufficiency (FSS) escrow deposits. These checks are deposited into the Housing Authority's bank account where the funds earn interest and are kept in escrow until the FSS participant successfully completes the program at which time they receive the balance of their account.

Norwalk Housing Investors, LP is the owner of Center Pointe Villas at 14100 San Antonio and 11856 Orange. Payments are for Section 8 participants living in these buildings.

Payments to housing authorities, such as the Orange County Housing Authority and San Bernardino County Housing, represent reimbursements for our participants who have transferred to those jurisdictions under portability.

Please call Nida Watkins at ext. 5653 if you have any questions.

# Check Summary

October 15, 2022

Check Number	Check Date	Payee Tax ID	Payee	Amount
<b>EHV</b>				
* 221568	10/15/22		Heng Wui Investment Inc DD	1,744.00
<b>EHV</b>				
			HAP	1,744.00
			UR	0.00
			Damage Claim	0.00
			Vacancy Claim	0.00
			Administrative Fee	0.00
			FSS Escrow Account	0.00
			Shelter Plus Security Deposit	0.00
			Other	0.00
			<b>All Payments</b>	<b>\$1,744.00</b>

# Check Summary

October 15, 2022

Check Number	Check Date	Payee Tax ID	Payee	Amount
<b>Vouchers</b>				
221569	10/15/22		Janet L. Lewis DD	1,110.00
221570	10/15/22		Miracle Mile Properties LP DD	1,400.00
221571	10/15/22		Orange County Housing Authority DD	1,455.16
<b>Vouchers</b>				
			HAP	3,882.00
			UR	0.00
			Damage Claim	0.00
			Vacancy Claim	0.00
			Administrative Fee	83.16
			FSS Escrow Account	0.00
			Shelter Plus Security Deposit	0.00
			Other	0.00
			<b>All Payments</b>	<b>\$3,965.16</b>

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**Grand Total**

HAP	5,626.00
UR	0.00
Damage Claim	0.00
Vacancy Claim	0.00
Administrative Fee	83.16
FSS Escrow Account	0.00
Shelter Plus Security Deposit	0.00
Other	0.00
<b>All Payments</b>	<b>\$5,709.16</b>

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# Check Summary

November 1, 2022

Check Number	Check Date	Payee Tax ID	Payee	Amount
<b>EHV</b>				
67751	11/1/22		Bliss 26 LLC.	1,949.00
67764	11/1/22		Jorge R. Hernandez	1,307.00
67766	11/1/22		Watts Labor Community Action Committee	1,286.00
67768	11/1/22		Medina Enterprises	826.00
221608	11/1/22		Heng Wui Investment Inc DD	1,938.00
221640	11/1/22		Rita Chahine DD	1,074.00
			CG Enterprise	
221650	11/1/22		Melad Indrawes DD	3,025.00
221661	11/1/22		Anton Mendoza DD	1,208.00
221675	11/1/22		Miracle Mile Properties LP DD	1,136.00
221689	11/1/22		Norwalk Housing Investors, LP DD	1,335.00
221712	11/1/22		Seville Gardens, LLC. DD	1,027.00
221728	11/1/22		Yellowcat LLC DD	1,832.00

<b>EHV</b>		HAP	17,943.00
		UR	0.00
		Damage Claim	0.00
		Vacancy Claim	0.00
		Administrative Fee	0.00
		FSS Escrow Account	0.00
		Shelter Plus Security Deposit	0.00
		Other	0.00
		<b>All Payments</b>	<b>\$17,943.00</b>

# Check Summary

November 1, 2022

Check Number	Check Date	Payee Tax ID	Payee	Amount
<b>Mainstream 5</b>				
67767	11/1/22		M & R Zaman 2000-1 LP	1,769.00
221609	11/1/22		HOPE DD	6,573.00

**Mainstream 5**

HAP	8,342.00
UR	0.00
Damage Claim	0.00
Vacancy Claim	0.00
Administrative Fee	0.00
FSS Escrow Account	0.00
Shelter Plus Security Deposit	0.00
Other	0.00
<b>All Payments</b>	<b>\$8,342.00</b>

**Check Summary**

November 1, 2022

Check Number	Check Date	Payee Tax ID	Payee	Amount
<b>Vouchers</b>				
* 67750	11/1/22		Julia A Beltran	15.00
67752	11/1/22		Mary Caro-Lopez	651.00
67753	11/1/22		Cathy Contreras	28.00
67754	11/1/22		Frank Darmiento	2,564.00
67755	11/1/22		James S Echano	135.00
67756	11/1/22		El Elefante, LLC	637.00
67757	11/1/22		Faircrest Apartments, L.P.	5,447.00
67758	11/1/22		Funserpom, LLC	3,240.00
67759	11/1/22		GGB Properties	519.00
67760	11/1/22		Eddie Giron	461.00
67761	11/1/22		Hernandez Family Trust	937.00
67762	11/1/22		Nelva Hidalgo	10.00
67763	11/1/22		Kalos Property Management Inc	1,847.00
67765	11/1/22		Gota Ueshima	2,014.00
67767	11/1/22		M & R Zaman 2000-1 LP	1,397.00
67769	11/1/22		Karen L Moore	9.00
67770	11/1/22		Donald Nordine	1,268.00
67771	11/1/22		William W. Ong	1,994.00
67772	11/1/22		Pineridge Apartment Company, LP	3,553.00
67773	11/1/22		Sophia M Reyes	9.00
67774	11/1/22		Roycroft Properties	1,705.00
67775	11/1/22		Shapell & Webb LLC	1,161.00
67776	11/1/22		Merle Sharp	7,326.00
67777	11/1/22		Anna Shelby	1,976.00

67778	11/1/22	Diva E Vega		23.00
* 221572	11/1/22	12018 Walnut, LLC	DD	3,730.00
221573	11/1/22	2017-2 IH Borrower LP	DD	1,373.00
221574	11/1/22	Alfred Tawfik Abdel-Malek	DD	1,078.00
221575	11/1/22	Alvaro Garcia Alvaro & Blanca Garcia Revocable Living Trust	DD	1,397.00
221576	11/1/22	American Novelty LLC	DD	914.00
221577	11/1/22	Saeed Barmaki	DD	1,024.00
221578	11/1/22	Arturo Barrera	DD	1,338.00
221579	11/1/22	Nashat Benyamein	DD	2,085.00
221580	11/1/22	Francisco M Bertao	DD	832.00
221581	11/1/22	BGN Properties Imperial Palms LP	DD	8,514.00
221582	11/1/22	Kanwarjit Bhopal	DD	933.00
221583	11/1/22	BMC CUB, LLC	DD	584.00
221584	11/1/22	Wade Calmer	DD	1,524.00
221585	11/1/22	Joanna M Castillo	DD	1,225.00
221586	11/1/22	Michael Chen Capital Realty Advisors	DD	1,235.00
221587	11/1/22	Cheshire Villas LLC	DD	3,141.00
221588	11/1/22	Bunna Ching	DD	2,108.00
221589	11/1/22	Linda Chou	DD	705.00
221590	11/1/22	City of Norwalk Housing Authority	DD	2,059.00
221591	11/1/22	CMW Apartments	DD	6,875.00
221592	11/1/22	Maria D Crawford	DD	1,259.00
221593	11/1/22	CYSC Properties LLC	DD	1,946.00
221594	11/1/22	Hien Dang	DD	1,673.00
221595	11/1/22	Anil T Desai	DD	2,169.00
221596	11/1/22	Estate of Elvira Nancy Ringo	DD	4,168.00
221597	11/1/22	Exquisite Enterprises LLC	DD	4,121.00
221598	11/1/22	Linda Fan	DD	818.00
221599	11/1/22	Ferina Square Apts	DD	193.00
221600	11/1/22	Flower Apartments Ltd C/O American Capital Realty Group	DD	534.00
221601	11/1/22	Freund Property Management LLC	DD	1,800.00
221602	11/1/22	Teresa Gardner	DD	928.00
221603	11/1/22	Daniel Gonsalves	DD	1,902.00
221604	11/1/22	Guadalupe Gonzalez	DD	1,579.00
221605	11/1/22	Jolia Grace	DD	1,862.00
221606	11/1/22	Ira Gwin Hillside Apartments	DD	416.00
221607	11/1/22	Rosita Hall	DD	2,422.00
221608	11/1/22	Heng Wui Investment Inc	DD	16,641.00

221610	11/1/22	James Hu DBA Grace Garden Apartments	DD	770.00
221611	11/1/22	Wan Li Huang	DD	1,399.00
221612	11/1/22	Concepcion Iniguez	DD	694.00
221613	11/1/22	K.L. Inc.	DD	3,460.00
221614	11/1/22	Paul Lacapria Jr	DD	1,640.00
221615	11/1/22	Mohill Holdings LP	DD	511.00
221616	11/1/22	Ismael Parra	DD	983.00
221617	11/1/22	Arif Sikora	DD	1,189.00
221618	11/1/22	Thelma M Tumbocon	DD	1,061.00
221619	11/1/22	Glenn Doi	DD	1,447.00
221620	11/1/22	Maria Alli	DD	921.00
221621	11/1/22	Jazmina Romero	DD	1,183.00
221622	11/1/22	David Rudick c/o DGG Management	DD	1,534.00
221623	11/1/22	Pauline Nga Nguyen	DD	1,444.00
221624	11/1/22	Elizabeth Acosta	DD	1,539.00
221625	11/1/22	Irina Fedorenko	DD	1,298.00
221626	11/1/22	Huiqing Yuan	DD	2,507.00
221627	11/1/22	Mohill Holdings LP	DD	1,186.00
221628	11/1/22	Elizabeth Acosta	DD	1,099.00
221629	11/1/22	Mark Consiglio	DD	1,399.00
221630	11/1/22	Magdalene Harbottle	DD	673.00
221631	11/1/22	Lucrecia Morales	DD	127.00
221632	11/1/22	Benjamin M. Haro	DD	709.00
221633	11/1/22	Ismail Dadabhoy	DD	1,073.00
221634	11/1/22	Irina Fedorenko	DD	457.00
221635	11/1/22	Mohill Holdings LP	DD	632.00
221636	11/1/22	David Rudick c/o DGG Management	DD	2,497.00
221637	11/1/22	Villa Norwalk Palms, LLC	DD	1,660.00
221638	11/1/22	Bijin Baby	DD	1,908.00
221639	11/1/22	Paul M Nguyen	DD	773.00
221641	11/1/22	Narendra Khera	DD	1,187.00
221642	11/1/22	David Rudick c/o DGG Management	DD	1,069.00
221643	11/1/22	Jazmina Romero	DD	1,429.00
221644	11/1/22	Shoemaker Investor 1, LLC	DD	732.00
221645	11/1/22	Magdalene Harbottle	DD	823.00
221646	11/1/22	Ismail Dadabhoy	DD	1,072.00
221647	11/1/22	Jazmina Romero	DD	1,264.00

221648	11/1/22	David Rudick c/o DGG Management	DD	744.00
221649	11/1/22	Ismail Dadabhoy	DD	1,555.00
221651	11/1/22	Ismael Parra	DD	1,068.00
221652	11/1/22	Irina Fedorenko	DD	1,209.00
221653	11/1/22	Shideh Rassoli	DD	1,634.00
221654	11/1/22	Jairo Andres Salazar	DD	967.00
221655	11/1/22	Joshua Kepler	DD	725.00
221656	11/1/22	Rakesh Gore RMG Investments, LLC.	DD	2,421.00
221657	11/1/22	Elaine Dee Cox c/o Investors Property Management Group, Inc.	DD	1,363.00
221658	11/1/22	Satish Gore	DD	1,574.00
221659	11/1/22	Irina Fedorenko	DD	1,215.00
221660	11/1/22	Derrick Sinn	DD	1,480.00
221662	11/1/22	Satish Gore	DD	2,448.00
221663	11/1/22	Shoemaker Investor 1, LLC	DD	1,828.00
221664	11/1/22	Hao A Le	DD	1,686.00
221665	11/1/22	Ny Le or Le Yen	DD	1,193.00
221666	11/1/22	Janet L. Lewis	DD	1,110.00
221667	11/1/22	Mahdek 11 Property Partners, LLC	DD	5,371.00
221668	11/1/22	Darlene McGrew	DD	2,369.00
221669	11/1/22	Esperanza Medina	DD	2,261.00
221670	11/1/22	Mansour Meisami Zahra Meisami	DD	569.00
221671	11/1/22	Metro 2nd Street Partners, LLC	DD	1,844.00
221672	11/1/22	Miracle Mile Properties LP	DD	21,792.00
221673	11/1/22	Miracle Mile Properties LP	DD	21,897.00
221674	11/1/22	Miracle Mile Properties LP	DD	21,402.00
221675	11/1/22	Miracle Mile Properties LP	DD	19,401.00
221676	11/1/22	Miracle Mile Properties LP	DD	8,655.00
221677	11/1/22	Richard Moc	DD	6,203.00
221678	11/1/22	Selem Mohamed	DD	1,709.00
221679	11/1/22	Eva Moreno Green Meadow Apartments	DD	9,685.00
221680	11/1/22	Ali Mostafa Najafabadi	DD	1,652.00
221681	11/1/22	Joe T. Navarro	DD	1,717.00
221682	11/1/22	Robert Nishida	DD	1,000.00
221683	11/1/22	Norwalk Housing Investors, LP	DD	25,378.00
221684	11/1/22	Norwalk Housing Investors, LP	DD	24,711.00
221685	11/1/22	Norwalk Housing Investors, LP	DD	25,528.00

221686	11/1/22	Norwalk Housing Investors, LP	DD	24,659.00
221687	11/1/22	Norwalk Housing Investors, LP	DD	23,185.00
221688	11/1/22	Norwalk Housing Investors, LP	DD	24,710.00
221689	11/1/22	Norwalk Housing Investors, LP	DD	6,000.00
221690	11/1/22	Norwalk Preservation LP	DD	3,209.00
221691	11/1/22	Norwalk Realty	DD	2,048.00
221692	11/1/22	Orange County Housing Authority	DD	19,163.34
221693	11/1/22	Ricardo Ortiz	DD	1,434.00
221694	11/1/22	Palani Group #12 LLC	DD	1,084.00
221695	11/1/22	PDY Investments Yeh Property Management	DD	1,375.00
221696	11/1/22	PEW Investments A Calif Ltd Partnership	DD	4,115.00
221697	11/1/22	Diane Pham	DD	2.00
221698	11/1/22	Tim Pham	DD	2,193.00
221699	11/1/22	Thomas Phan	DD	1,327.00
221700	11/1/22	Pioneer Brokers, Inc	DD	7,684.00
221701	11/1/22	Plantation Apartment Company LP Attn: Manager, Unit #1	DD	3,437.00
221702	11/1/22	Roberto Rabot	DD	1,265.00
221703	11/1/22	RDS Trust	DD	629.00
221704	11/1/22	RMK Property LLC	DD	1,721.00
221705	11/1/22	RMMM LLC	DD	4,327.00
221706	11/1/22	Lucia C Rocha	DD	1,220.00
221707	11/1/22	Erika Sanchez Roman	DD	2,748.00
221708	11/1/22	Karla Ruiz	DD	2,032.00
221709	11/1/22	San Antonio Gardens LP	DD	25,295.00
221710	11/1/22	San Antonio Gardens LP	DD	17,874.00
221711	11/1/22	Donald P Scott	DD	1,218.00
221713	11/1/22	Amelia Sherman Orange Street Apartments	DD	1,482.00
221714	11/1/22	Mandhir Singh	DD	1,195.00
221715	11/1/22	Kathy Songer	DD	704.00
221716	11/1/22	Soroptimist Village Foundation	DD	10,168.00
221717	11/1/22	Soroptimist Village Foundation	DD	10,598.00
221718	11/1/22	Soroptimist Village Foundation	DD	585.00
221719	11/1/22	Karen A. Stevenson	DD	2,550.00
221720	11/1/22	Samson Su	DD	650.00
221721	11/1/22	Ty Meng Truong	DD	2,780.00
221722	11/1/22	Sophia Tse	DD	1,470.00
221723	11/1/22	UGG Properties, LLC	DD	2,391.00

221724	11/1/22	Vista Del Rio Apts C/O S R Ravipudi	DD	<b>4,465.00</b>
221725	11/1/22	Than Thi Mai Vo	DD	<b>1,576.00</b>
221726	11/1/22	Jun Yan	DD	<b>1,582.00</b>
221727	11/1/22	Adeeb Y. Yassa Yassa Family Trust	DD	<b>1,506.00</b>
221729	11/1/22	Sok Chae Yi	DD	<b>1,772.00</b>
221730	11/1/22	Ziler Family Trust DBA Walnut Garden Apartments	DD	<b>5,980.00</b>

<b>Vouchers</b>	HAP	630,885.00
	UR	229.00
	Damage Claim	0.00
	Vacancy Claim	150.00
	Administrative Fee	829.34
	FSS Escrow Account	2,059.00
	Shelter Plus Security Deposit	0.00
	Other	150.00
	<b>All Payments</b>	<b>\$634,152.34</b>

### Grand Total

HAP	657,170.00
UR	229.00
Damage Claim	0.00
Vacancy Claim	150.00
Administrative Fee	829.34
FSS Escrow Account	2,059.00
Shelter Plus Security Deposit	0.00
Other	150.00
<b>All Payments</b>	<b>\$660,437.34</b>