

Laguna Woods Mutual No. Fifty aka The Towers at Laguna Woods Village

Balance Sheet For 2/29/2024

Assets - Operating Funds

1001 - Pacific Premier Bank	(\$104,782.13)	
1006 - PPB Insurance Savings Account	\$19,702.26	
1221 - Petty Cash-Front Desk	\$300.00	

Total Assets - Operating Funds **(\$84,779.87)**

Reserve Funds

1425 - Bank of SC 7237	\$125,426.00	
1426 - Bank of SC 7245	\$125,607.41	
1490 - Merrill Lynch - Liquid - 7520	\$151,198.29	
1492 - Merrill Lynch - Investment	\$357,277.26	

Total Reserve Funds **\$759,508.96**

Accounts Receivable

1300 - Accounts Receivable	\$1,143,909.12	
1302 - Due from Reserves	(\$279.90)	
1305 - AR - Allowance for Bad Debt	(\$603,731.00)	
1345 - Due to Operating	\$279.90	

Total Accounts Receivable **\$540,178.12**

Other Current Assets

1700 - Refundable Deposits-Sodexo	\$50,000.00	
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Total Other Current Assets **\$50,000.00**

Other Assets

1980 - Beneficial Interest in GRF Trust	\$652,853.31	
1990 - Accum Depr-GRF Trust	(\$419,134.18)	
1995 - Voting Interest in GRF	\$1,868,337.00	

Total Other Assets **\$2,102,056.13**

Total Assets **\$3,366,963.34**

Accrued Expenses & Payroll

2455 - Accrued Vacation	\$35,833.94	
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Total Accrued Expenses & Payroll **\$35,833.94**

Liabilities/ Accounts Payable

2020 - Accounts Payable	\$54,487.23	
2025 - Accrued Expense	\$190,565.75	

Total Liabilities/ Accounts Payable **\$245,052.98**

Deposits Held

2036 - Holiday Fund Deposit	\$43,880.00	
2505 - Security Deposit	\$55,900.31	

Total Deposits Held **\$99,780.31**

Prepaid Assessments

2200 - Prepaid Owner Assessments	\$296,252.47	
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Total Prepaid Assessments **\$296,252.47**

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Balance Sheet For 2/29/2024

Capital Reserves

3120 - Reserve Interest	\$4,947.74
3808 - Roofs/Decks Reserve	\$358,086.58
3809 - Structure Reserves	\$108,082.09
3810 - Paint Reserve	\$403,416.88
3811 - Plumbing Reserves	(\$1,078,471.39)
3812 - Kitchen Reserve	\$72,389.30
3813 - Flooring Reserve	\$113,593.58
3814 - Landscape/Hardscape Reserve	\$168,795.98
3815 - Recreation Facilities Reserves	\$35,665.54
3816 - Prior Year Reserves	\$515,049.40
3817 - Contingency Reserves	\$73,207.63
3818 - Electrical Reserves	\$25,755.00
3819 - Mechanical Reserves	\$131,045.75
3820 - Mailboxes	\$676.59
3821 - Monuments	\$788.34
3822 - Laundry Equipment	(\$5,758.56)
3823 - Extractors	\$1,427.61
3824 - Maint Equipment	\$3,444.43
3825 - Vehicle/Truck	\$1,200.45
3827 - Loan Payment	(\$174,113.88)

Total Capital Reserves **\$759,229.06**

Bank of Southern California Loan

3800 - Loan Bank of Southern California #2204	\$1,287,991.58
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Total Bank of Southern California Loan **\$1,287,991.58**

Owners Equity-Golden Rain Foundation/ Trust

3460 - Interest from GRF Trust	\$142,971.65
3461 - Voting Interest in GRF	\$1,868,678.00
3462 - Amortization of ADV to GRF Trust	\$12,106.68
3463 - Trust Improvement Reserve	\$37,507.00

Total Owners Equity-Golden Rain Foundation/ Trust **\$2,061,263.33**

Owners Equity

3300 - Retained Earnings	(\$1,477,651.58)
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Total Owners Equity **(\$1,477,651.58)**

Net Income

3999 - Net Income (Loss)	\$59,211.25
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Total Net Income **\$59,211.25**

Total Liabilities / Equity **\$3,366,963.34**

Laguna Woods Mutual No. Fifty aka The Towers at Laguna Woods Village

GL Trial Balance For 1/1/2024 - 2/29/2024

GL	Date	Description	Beg Balance	Expenses	Contributions	End Balance
3120 Reserve Interest						
	01/01/2024	Beginning Balance	\$ 32,066.46			
	01/01/2024	January Interest		-	\$ 2,032.87	
	01/29/2024	2023 YE Reserve Interest Reallocation		\$ 11,570.28	-	
	01/29/2024	2023 YE Reserve Interest Reallocation		\$ 32,066.46	-	
	01/29/2024	2023 YE Reserve Interest Reallocation		-	\$ 11,570.28	
	01/31/2024	January Interest		-	\$ 2.44	
	01/31/2024	January Month End Sub-Totals	\$ 32,066.46	\$ 43,636.74	\$ 13,605.59	\$ 2,035.31
	02/01/2024	February Interest			\$ 2,912.22	
	02/23/2024	February Interest			\$ 0.21	
	02/29/2024	February Month End Sub-Total	\$ -	\$ -	\$ 2,912.43	\$ 2,912.43
					YTD Sub-Total:	\$ 4,947.74
3808 Roofs/Decks Reserve						
	01/01/2024	Beginning Balance	\$ 341,090.72			
	01/31/2024	Dec 2023 Reserve Funding			\$ 16,995.86	
	01/31/2024	January Month End Sub-Total	\$ 341,090.72	\$ -	\$ 16,995.86	\$ 358,086.58
					YTD Sub-Total:	\$ 358,086.58
3809 Structure Reserves						
	01/01/2024	Beginning Balance	\$ 87,055.49			
	01/31/2024	Jan 2024 Reserve Funding			\$ 8,428.00	
	01/31/2024	Dec 2023 Reserve Funding			\$ 4,170.60	
	01/31/2024	January Month End Sub-Total	\$ 87,055.49	\$ -	\$ 12,598.60	\$ 99,654.09
	02/29/2024	Feb 2024 Reserve Funding			\$ 8,428.00	
	02/29/2024	February Month End Sub-Total	\$ -	\$ -	\$ 8,428.00	\$ 8,428.00
					YTD Sub-Total:	\$ 108,082.09
3810 Paint Reserve						
	01/01/2024	Beginning Balance	\$ 386,849.47			
	01/31/2024	Dec 2023 Reserve Funding			\$ 16,567.41	
	01/31/2024	January Month End Sub-Total	\$ 386,849.47	\$ -	\$ 16,567.41	\$ 403,416.88
					YTD Sub-Total:	\$ 403,416.88
3811 Plumbing Reserve						
	01/01/2024	Beginning Balance	\$ (925,011.52)			
	01/01/2024	33883 - Excelsior Elevator Corp. - Reserve ID# 0463 Elevator Modernization Equipment release 10% production		\$ 194,594.00	-	
	01/11/2024	JAN2024 - Cardmember Service - DEC2023		\$ 280.11	-	
	01/23/2024	Reverse - Due to OP - Cardmember Service Inv# 121923		-	\$ 21.54	
	01/31/2024	Jan 2024 Reserve Funding		-	\$ 14,528.00	
	01/31/2024	Dec 2023 Reserve Funding		-	\$ 47,086.70	
	01/31/2024	January Month End Sub-Total	\$ (925,011.52)	\$ 194,874.11	\$ 61,636.24	\$ (1,058,249.39)
	02/08/2024	D123382 - ALL STAR PLUMBING & FIRE SPRINKLER INC - A/C riser Replacement 12 series Reserve		\$ 34,750.00		
	02/29/2024	Feb 2024 Reserve Funding			\$ 14,528.00	
	02/29/2024	February Month End Sub-Total	\$ -	\$ 34,750.00	\$ 14,528.00	\$ (20,222.00)
					YTD Sub-Total:	\$ (1,078,471.39)
3812 Kitchen Reserve						
	01/01/2024	Beginning Balance	\$ 62,511.68			
	01/31/2024	Jan 2024 Reserve Funding			\$ 3,456.00	
	01/31/2024	Dec 2023 Reserve Funding			\$ 2,965.62	
	01/31/2024	January Month End Sub-Total	\$ 62,511.68	\$ -	\$ 6,421.62	\$ 68,933.30
	02/29/2024	Feb 2024 Reserve Funding			\$ 3,456.00	
	02/29/2024	February Month End Sub-Total	\$ -	\$ -	\$ 3,456.00	\$ 3,456.00
					YTD Sub-Total:	\$ 72,389.30
3813 Flooring Reserve						
	01/01/2024	Beginning Balance	\$ 97,807.47			
	01/31/2024	Jan 2024 Reserve Funding			\$ 5,491.00	
	01/31/2024	Dec 2023 Reserve Funding			\$ 4,804.11	
	01/31/2024	January Month End Sub-Total	\$ 97,807.47	\$ -	\$ 10,295.11	\$ 108,102.58
	02/29/2024	Feb 2024 Reserve Funding			\$ 5,491.00	
	02/29/2024	February Month End Sub-Total	\$ -	\$ -	\$ 5,491.00	\$ 5,491.00
					YTD Sub-Total:	\$ 113,593.58
3814 Landscape/Hardscape Reserve						
	01/01/2024	Beginning Balance	\$ 138,839.11			
	01/31/2024	Jan 2024 Reserve Funding			\$ 11,686.00	
	01/31/2024	Dec 2023 Reserve Funding			\$ 6,584.87	
	01/31/2024	January Month End Sub-Total	\$ 138,839.11	\$ -	\$ 18,270.87	\$ 157,109.98
	02/29/2024	Feb 2024 Reserve Funding			\$ 11,686.00	
	02/29/2024	February Month End Sub-Total	\$ -	\$ -	\$ 11,686.00	\$ 11,686.00
					YTD Sub-Total:	\$ 168,795.98
3815 Recreation Facilities Reserves						
	01/01/2024	Beginning Balance	\$ 33,439.54			
	01/31/2024	Dec 2023 Reserve Funding			\$ 2,226.00	
	01/31/2024	January Month End Sub-Total	\$ 33,439.54	\$ -	\$ 2,226.00	\$ 35,665.54
					YTD Sub-Total:	\$ 35,665.54

3816 Prior Year Reserves					
01/01/2024	Beginning Balance	\$ 567,021.95			
01/03/2024	D123338 - ALL STAR PLUMBING & FIRE SPRINKLER INC - distribution piping reserve Tower 2 roof return lines Dec. 2023 long hall odd units		\$ 2,779.00	-	
01/03/2024	D123340 - ALL STAR PLUMBING & FIRE SPRINKLER INC - distribution piping reserve Tower 2 roof return lines Dec. 2023 short hall even units		\$ 1,985.00	-	
01/03/2024	D123337 - ALL STAR PLUMBING & FIRE SPRINKLER INC - distribution piping reserve Tower 2 roof return lines Dec. 2023 long hall even units		\$ 3,176.00	-	
01/04/2024	D123339 - ALL STAR PLUMBING & FIRE SPRINKLER INC - distribution piping reserve Tower 2 roof return lines Dec. 2023 short hall odd units		\$ 1,985.00	-	
01/31/2024	Dec 2023 Reserve Funding		-	\$ 51,547.45	
1/31/2024	January Month End Sub-Total	\$ 567,021.95	\$ 9,925.00	\$ 51,547.45	\$ 608,644.40
02/09/2024	771922 - 24 HRC - Zen Garden Progress Bill #5 wall flashing curve cutout, fiber mesh deck		\$ 93,595.00		
02/29/2024	February Month End Sub-Total	\$ -	\$ 93,595.00	\$ -	\$ (93,595.00)
				YTD Sub-Total:	\$ 515,049.40
3817 Contingency Reserves					
01/01/2024	Beginning Balance	\$ 35,075.66			
01/29/2024	2023 YE Reserve Interest Reallocation			\$ 32,066.46	
01/31/2024	Jan 2024 Reserve Funding			\$ 2,507.00	
01/31/2024	Dec 2023 Reserve Funding			\$ 1,051.51	
01/31/2024	January Month End Sub-Total	\$ 35,075.66	\$ -	\$ 35,624.97	\$ 70,700.63
02/29/2024	Feb 2024 Reserve Funding			\$ 2,507.00	
02/29/2024	February Month End Sub-Total	\$ -	\$ -	\$ 2,507.00	\$ 2,507.00
				YTD Sub-Total:	\$ 73,207.63
3818 Electrical Reserves					
01/01/2024	Beginning Balance	\$ -			
01/31/2024	Jan 2024 Reserve Funding			\$ 20,415.00	
01/31/2024	January Month End Sub-Total	\$ -	\$ -	\$ 20,415.00	\$ 20,415.00
02/08/2024	LW011224 - Forever Solar Inc. - Electrical in unit panels Tower 1 completion		\$ 15,075.00		
02/29/2024	Feb 2024 Reserve Funding			\$ 20,415.00	
02/29/2024	February Month End Sub-Total	\$ -	\$ 15,075.00	\$ 20,415.00	\$ 5,340.00
				YTD Sub-Total:	\$ 25,755.00
3819 Mechanical Reserves					
01/01/2024	Beginning Balance	\$ -			
01/31/2024	Jan 2024 Reserve Funding			\$ 78,021.00	
01/31/2024	January Month End Sub-Total	\$ -	\$ -	\$ 78,021.00	\$ 78,021.00
02/09/2024	P16295-1 - Thermal Concepts, Inc. - Cooling Tower Condenser Pumps Progress Bill #1		\$ 24,996.25		
02/29/2024	Feb 2024 Reserve Funding			\$ 78,021.00	
02/29/2024	February Month End Sub-Total	\$ -	\$ 24,996.25	\$ 78,021.00	\$ 53,024.75
				YTD Sub-Total:	\$ 131,045.75
3820 Mailboxes					
01/01/2024	Beginning Balance	\$ 531.86			
01/31/2024	Jan 2024 Reserve Funding			\$ 65.00	
01/31/2024	Dec 2023 Reserve Funding			\$ 14.73	
01/31/2024	January Month End Sub-Total	\$ 531.86	\$ -	\$ 79.73	\$ 611.59
02/29/2024	Feb 2024 Reserve Funding			\$ 65.00	
02/29/2024	February Month End Sub-Total	\$ -	\$ -	\$ 65.00	\$ 65.00
				YTD Sub-Total:	\$ 676.59
3821 Monuments					
01/01/2024	Beginning Balance	\$ 666.03			
01/31/2024	Jan 2024 Reserve Funding			\$ 47.00	
01/31/2024	Dec 2023 Reserve Funding			\$ 28.31	
01/31/2024	January Month End Sub-Total	\$ 666.03	\$ -	\$ 75.31	\$ 741.34
02/29/2024	Feb 2024 Reserve Funding			\$ 47.00	
02/29/2024	February Month End Sub-Total	\$ -	\$ -	\$ 47.00	\$ 47.00
				YTD Sub-Total:	\$ 788.34
3822 Laundry Equipment					
01/01/2024	Beginning Balance	\$ (3,638.05)			
01/31/2024	Jan 2024 Reserve Funding			\$ 125.00	
01/31/2024	Dec 2023 Reserve Funding			\$ 62.49	
01/31/2024	January Month End Sub-Total	\$ (3,638.05)	\$ -	\$ 187.49	\$ (3,450.56)
02/08/2024	SA00411066 - Saddleback Appliances - 1 pair washer and dryer		\$ 2,433.00		
02/29/2024	Feb 2024 Reserve Funding			\$ 125.00	
02/29/2024	February Month End Sub-Total	\$ -	\$ 2,433.00	\$ 125.00	\$ (2,308.00)
				YTD Sub-Total:	\$ (5,758.56)
3823 Extractors					
01/01/2024	Beginning Balance	\$ 1,122.52			
01/31/2024	Jan 2024 Reserve Funding			\$ 137.00	
01/31/2024	Dec 2023 Reserve Funding			\$ 31.09	
01/31/2024	January Month End Sub-Total	\$ 1,122.52	\$ -	\$ 168.09	\$ 1,290.61
02/29/2024	Feb 2024 Reserve Funding			\$ 137.00	

02/29/2024	February Month End Sub-Total	\$	-	\$	-	\$	137.00	\$	137.00
						YTD Sub-Total:	\$		1,427.61
3824	Maint Equipment								
01/01/2024	Beginning Balance	\$	2,306.39						
01/31/2024	Jan 2024 Reserve Funding					\$	379.00		
01/31/2024	Dec 2023 Reserve Funding					\$	380.04		
01/31/2024	January Month End Sub-Total	\$	2,306.39	\$	-	\$	759.04	\$	3,065.43
02/29/2024	Feb 2024 Reserve Funding					\$	379.00		
02/29/2024	February Month End Sub-Total	\$	-	\$	-	\$	379.00	\$	379.00
						YTD Sub-Total:	\$		3,444.43
3825	Vehicle/Truck								
01/01/2024	Beginning Balance	\$	920.01						
01/31/2024	Jan 2024 Reserve Funding					\$	115.00		
01/31/2024	Dec 2023 Reserve Funding					\$	50.44		
01/31/2024	January Month End Sub-Total	\$	920.01	\$	-	\$	165.44	\$	1,085.45
02/29/2024	Feb 2024 Reserve Funding					\$	115.00		
02/29/2024	February Month End Sub-Total	\$	-	\$	-	\$	115.00	\$	115.00
						YTD Sub-Total:	\$		1,200.45
3827	Loan Payment								
01/01/2024	Beginning Balance	\$	(173,722.82)						
1/31/2024	Reclass Loan Interest/Principal - Jan2024			\$	14,766.29		-		
1/31/2024	Jan 2024 Reserve Funding				-	\$	14,600.00		
01/31/2024	January Month End Sub-Total	\$	(173,722.82)	\$	14,766.29	\$	14,600.00	\$	(173,889.11)
02/29/2024	Reclass Loan Interest/Principal - Feb2024			\$	14,824.77				
02/29/2024	Feb 2024 Reserve Funding					\$	14,600.00		
02/29/2024	February Month End Sub-Total	\$	-	\$	14,824.77	\$	14,600.00	\$	(224.77)
						YTD Sub-Total:	\$		(174,113.88)
		\$	684,931.97	\$	448,876.16	\$	523,173.25	\$	759,229.06

Laguna Woods Mutual No. Fifty aka The Towers at Laguna Woods Village

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Administration Income							
Income							
4508 - Food Revenue-Alcohol	218.63	275.00	(56.37)	559.44	550.00	9.44	3,300.00
4835 - Misc. Income	-	500.00	(500.00)	-	1,000.00	(1,000.00)	6,000.00
Total Income	218.63	775.00	(556.37)	559.44	1,550.00	(990.56)	9,300.00
Total Income	218.63	775.00	(556.37)	559.44	1,550.00	(990.56)	9,300.00
Administration Expense							
Expense							
5035 - Activities-Decor, Cards, Candy, Prizes	13.57	800.00	786.43	107.13	1,600.00	1,492.87	9,600.00
5045 - Dues & Subscriptions	216.87	170.00	(46.87)	273.84	340.00	66.16	2,040.00
5090 - Office Supplies	2,183.74	2,000.00	(183.74)	3,895.51	4,000.00	104.49	24,000.00
5115 - Web Site Maintenance	29.99	100.00	70.01	59.98	200.00	140.02	1,200.00
5116 - IT Services	-	200.00	200.00	-	400.00	400.00	2,400.00
5200 - Community Events/Relations	239.05	600.00	360.95	5,839.75	1,200.00	(4,639.75)	7,200.00
5210 - Printing & Copying	802.47	1,265.00	462.53	1,032.61	2,530.00	1,497.39	15,180.00
5215 - Postage	168.10	160.00	(8.10)	377.52	320.00	(57.52)	1,920.00
5230 - Education/ Training	-	900.00	900.00	-	1,800.00	1,800.00	10,800.00
5235 - Staff Appreciation	427.76	500.00	72.24	489.12	1,000.00	510.88	6,000.00
5240 - Entertainment	1,706.92	2,500.00	793.08	3,037.85	5,000.00	1,962.15	30,000.00
5255 - Flowers & Miscellaneous	57.03	75.00	17.97	153.84	150.00	(3.84)	900.00
5270 - Licensing	-	140.00	140.00	-	280.00	280.00	1,680.00
5300 - Salaries & Wages	52,797.07	56,000.00	3,202.93	105,428.67	112,000.00	6,571.33	672,000.00
5310 - PMP Payroll Mgmt Fee 35%	18,481.06	19,600.00	1,118.94	33,971.63	39,200.00	5,228.37	235,200.00
6315 - Uniforms	24.25	-	(24.25)	38.80	-	(38.80)	-
6675 - Office Equipment Lease	495.85	570.00	74.15	495.85	1,140.00	644.15	6,840.00
7105 - Cost of Sales-Beverage	137.27	200.00	62.73	322.29	400.00	77.71	2,400.00
7310 - Recruiting	530.25	70.00	(460.25)	530.25	140.00	(390.25)	840.00
Total Expense	78,311.25	85,850.00	7,538.75	156,054.64	171,700.00	15,645.36	1,030,200.00
Total Expense	78,311.25	85,850.00	7,538.75	156,054.64	171,700.00	15,645.36	1,030,200.00
Administration Net Total	(78,092.62)	(85,075.00)	6,982.38	(155,495.20)	(170,150.00)	14,654.80	(1,020,900.00)

Laguna Woods Mutual No. Fifty aka The Towers at Laguna Woods Village

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Food Service Income							
Income							
4500 - Food Revenue-Guest Meals	3,420.81	-	3,420.81	6,472.43	-	6,472.43	-
4502 - Food Revenue-Carry Out Lunch	-	-	-	666.12	-	666.12	-
4506 - Food Revenue-Birthday Dinner	-	-	-	141.00	-	141.00	-
4507 - Food Revenue-Catering	-	-	-	2,039.00	-	2,039.00	-
4520 - Service Fees Revenue	1,591.06	-	1,591.06	3,761.73	-	3,761.73	-
Total Income	5,011.87	-	5,011.87	13,080.28	-	13,080.28	-
Total Income	5,011.87	-	5,011.87	13,080.28	-	13,080.28	-
Food Service Expense							
Expense							
5210 - Printing & Copying	298.83	-	(298.83)	298.83	-	(298.83)	-
6410 - Equipment Services	5,585.60	-	(5,585.60)	15,519.26	-	(15,519.26)	-
6555 - Equipment Rental/ Repair & Maint	(1,849.35)	-	1,849.35	(1,849.35)	-	1,849.35	-
6675 - Office Equipment Lease	330.35	-	(330.35)	330.35	-	(330.35)	-
7210 - Cleaning Supplies - F & B	496.04	-	(496.04)	496.04	-	(496.04)	-
7280 - Management Contract F&B	190,565.75	199,875.00	9,309.25	394,273.97	399,750.00	5,476.03	2,398,500.00
7281 - Guest Meals F&B	-	-	-	3,493.72	-	(3,493.72)	-
7282 - Catering F&B	-	-	-	2,023.55	-	(2,023.55)	-
7283 - Service Fees F&B	-	-	-	1,847.43	-	(1,847.43)	-
Total Expense	195,427.22	199,875.00	4,447.78	416,433.80	399,750.00	(16,683.80)	2,398,500.00
Total Expense	195,427.22	199,875.00	4,447.78	416,433.80	399,750.00	(16,683.80)	2,398,500.00
Food Service Net Total	(190,415.35)	(199,875.00)	9,459.65	(403,353.52)	(399,750.00)	(3,603.52)	(2,398,500.00)

Laguna Woods Mutual No. Fifty aka The Towers at Laguna Woods Village

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Housekeeping Income							
Income							
4835 - Misc. Income	75.00	200.00	(125.00)	400.00	400.00	-	2,400.00
Total Income	75.00	200.00	(125.00)	400.00	400.00	-	2,400.00
Total Income	75.00	200.00	(125.00)	400.00	400.00	-	2,400.00
Housekeeping Expense							
Expense							
5090 - Office Supplies	-	100.00	100.00	-	200.00	200.00	1,200.00
5300 - Salaries & Wages	29,897.32	44,100.00	14,202.68	74,293.91	88,200.00	13,906.09	529,200.00
5310 - PMP Payroll Mgmt Fee 35%	10,464.06	15,435.00	4,970.94	23,344.00	30,870.00	7,526.00	185,220.00
5392 - Health & Welfare-Union	7,873.55	8,635.00	761.45	19,988.52	17,270.00	(2,718.52)	103,620.00
5396 - Retirement Plan-Union	3,374.38	3,757.00	382.62	8,566.51	7,514.00	(1,052.51)	45,084.00
6315 - Uniforms	992.20	1,450.00	457.80	2,980.81	2,900.00	(80.81)	17,400.00
6635 - Janitorial Supplies & Maintenance	6,391.54	1,900.00	(4,491.54)	7,141.82	3,800.00	(3,341.82)	22,800.00
6636 - Housekeeping Small Equipment	-	400.00	400.00	430.99	800.00	369.01	4,800.00
7095 - Other Professional Services	4,989.47	500.00	(4,489.47)	6,808.99	1,000.00	(5,808.99)	6,000.00
Total Expense	63,982.52	76,277.00	12,294.48	143,555.55	152,554.00	8,998.45	915,324.00
Total Expense	63,982.52	76,277.00	12,294.48	143,555.55	152,554.00	8,998.45	915,324.00
Housekeeping Net Total	(63,907.52)	(76,077.00)	12,169.48	(143,155.55)	(152,154.00)	8,998.45	(912,924.00)

Laguna Woods Mutual No. Fifty aka The Towers at Laguna Woods Village

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Maintenance Income							
Income							
4835 - Misc. Income	-	-	-	80.00	-	80.00	-
Total Income	-	-	-	80.00	-	80.00	-
Total Income	-	-	-	80.00	-	80.00	-

Maintenance Expense

Expense							
5210 - Printing & Copying	358.53	-	(358.53)	358.53	-	(358.53)	-
5300 - Salaries & Wages	59,696.33	67,196.00	7,499.67	123,390.76	134,392.00	11,001.24	806,352.00
5310 - PMP Payroll Mgmt Fee 35%	20,891.62	23,519.00	2,627.38	39,639.52	47,038.00	7,398.48	282,228.00
5392 - Health & Welfare-Union	7,267.90	8,635.00	1,367.10	18,450.95	17,270.00	(1,180.95)	103,620.00
5396 - Retirement Plan-Union	3,114.81	3,757.00	642.19	7,907.55	7,514.00	(393.55)	45,084.00
6300 - Permits & Licenses	5,184.00	2,500.00	(2,684.00)	5,184.00	5,000.00	(184.00)	30,000.00
6315 - Uniforms	986.67	917.00	(69.67)	1,429.71	1,834.00	404.29	11,004.00
6406 - Lighting Services	840.00	-	(840.00)	840.00	-	(840.00)	-
6408 - Elevator Services	550.00	2,000.00	1,450.00	550.00	4,000.00	3,450.00	24,000.00
6410 - Equipment Services	340.64	2,000.00	1,659.36	340.64	4,000.00	3,659.36	24,000.00
6414 - Fire Prevention & Protection	588.00	2,500.00	1,912.00	663.00	5,000.00	4,337.00	30,000.00
6424 - HVAC Services	5,660.01	3,000.00	(2,660.01)	5,660.01	6,000.00	339.99	36,000.00
6434 - Pest Control	1,005.22	1,285.00	279.78	1,005.22	2,570.00	1,564.78	15,420.00
6436 - Plumbing Services	15,855.00	4,583.00	(11,272.00)	20,805.00	9,166.00	(11,639.00)	54,996.00
6444 - Water Treatment Services	-	1,250.00	1,250.00	725.00	2,500.00	1,775.00	15,000.00
6510 - Boiler Repair & Maintenance	7,278.57	1,000.00	(6,278.57)	7,278.57	2,000.00	(5,278.57)	12,000.00
6515 - Building Repair & Maintenance	6,257.86	2,500.00	(3,757.86)	8,110.16	5,000.00	(3,110.16)	30,000.00
6530 - Common Area Repair & Maintenance	18,140.00	1,000.00	(17,140.00)	19,390.00	2,000.00	(17,390.00)	12,000.00
6545 - Electrical Supplies/Repair & Maintenance	185.83	1,000.00	814.17	656.32	2,000.00	1,343.68	12,000.00
6555 - Equipment Rental/ Repair & Maint	2,360.56	1,500.00	(860.56)	2,865.91	3,000.00	134.09	18,000.00
6565 - Fire System Repair & Maintenance	924.18	450.00	(474.18)	924.18	900.00	(24.18)	5,400.00
6605 - Generator Repair & Maintenance	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
6625 - HVAC Supplies/ Repair & Maintenance	9,910.17	4,500.00	(5,410.17)	9,910.17	9,000.00	(910.17)	54,000.00
6635 - Janitorial Supplies & Maintenance	1,751.16	2,500.00	748.84	2,184.71	5,000.00	2,815.29	30,000.00
6640 - Lighting Supplies/ Repair & Maintenance	444.68	762.00	317.32	785.97	1,524.00	738.03	9,144.00
6645 - Locks & Keys Repair & Maintenance	68.40	500.00	431.60	68.40	1,000.00	931.60	6,000.00
6670 - Mechanical Systems Services & Supply	-	50.00	50.00	-	100.00	100.00	600.00
6672 - Mold Remediation	-	417.00	417.00	-	834.00	834.00	5,004.00
6680 - Painting Services & Supplies	1,966.89	1,500.00	(466.89)	2,830.34	3,000.00	169.66	18,000.00
6695 - Plumbing Supplies/Repair & Maintenance	3,212.42	4,500.00	1,287.58	4,337.78	9,000.00	4,662.22	54,000.00

Laguna Woods Mutual No. Fifty aka The Towers at Laguna Woods Village

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Maintenance Expense							
6795 - Other Supplies/ Repair & Maintenance	3,341.05	2,500.00	(841.05)	5,199.80	5,000.00	(199.80)	30,000.00
7310 - Recruiting	-	50.00	50.00	-	100.00	100.00	600.00
Total Expense	178,180.50	148,371.00	(29,809.50)	291,492.20	296,742.00	5,249.80	1,780,452.00
Total Expense	178,180.50	148,371.00	(29,809.50)	291,492.20	296,742.00	5,249.80	1,780,452.00
Maintenance Net Total	(178,180.50)	(148,371.00)	(29,809.50)	(291,412.20)	(296,742.00)	5,329.80	(1,780,452.00)

Laguna Woods Mutual No. Fifty aka The Towers at Laguna Woods Village

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4100 - Residential Assessments	802,581.12	802,581.54	(.42)	1,605,162.24	1,605,163.08	(.84)	9,630,978.45
4101 - Residential Additional Occupant Fees	30,341.20	26,676.69	3,664.51	59,527.25	53,353.38	6,173.87	320,120.31
4103 - HOA Owned Unit Rental Fees	38,094.04	44,100.00	(6,005.96)	78,977.41	88,200.00	(9,222.59)	529,200.00
4105 - Income from sale of HOA owned units	-	10,209.00	(10,209.00)	11,840.13	20,418.00	(8,577.87)	122,508.00
4120 - Reserve Interest	2,912.43	2,000.00	912.43	4,947.74	4,000.00	947.74	24,000.00
4400 - Late Fee	2,468.97	-	2,468.97	5,413.25	-	5,413.25	-
4405 - Late Interest	6,603.40	-	6,603.40	12,937.20	-	12,937.20	-
4407 - Guest Suite Rental Fees	660.00	1,500.00	(840.00)	2,335.25	3,000.00	(664.75)	18,000.00
4640 - NSF Fees	-	-	-	60.00	-	60.00	-
4645 - Lease Renewal Fees	350.00	660.00	(310.00)	700.00	1,320.00	(620.00)	7,920.00
4650 - Move in/ Move Out Fees	2,100.00	1,600.00	500.00	4,200.00	3,200.00	1,000.00	19,200.00
4655 - Pet Fees	-	65.00	(65.00)	-	130.00	(130.00)	780.00
4660 - Photocopy Income	27.65	30.00	(2.35)	70.50	60.00	10.50	360.00
4676 - Key Fees	286.05	200.00	86.05	396.05	400.00	(3.95)	2,400.00
4745 - TDUS Transfer Fee	1,750.00	-	1,750.00	3,850.00	-	3,850.00	-
4800 - Antenna Income	7,174.80	8,700.00	(1,525.20)	14,340.26	17,400.00	(3,059.74)	104,400.00
4801 - Refund Homeowner	(1,616.76)	-	(1,616.76)	(1,616.76)	-	(1,616.76)	-
4835 - Misc. Income	752.25	650.00	102.25	1,156.75	1,300.00	(143.25)	7,800.00
Total Income	894,485.15	898,972.23	(4,487.08)	1,804,297.27	1,797,944.46	6,352.81	10,787,666.76
Total Income	894,485.15	898,972.23	(4,487.08)	1,804,297.27	1,797,944.46	6,352.81	10,787,666.76

Operating Expense

Expense							
5010 - Bad Debt	-	10,400.00	10,400.00	-	20,800.00	20,800.00	124,800.00
5015 - Bank Charges	835.65	400.00	(435.65)	2,104.13	800.00	(1,304.13)	4,800.00
5021 - NSF Charges	140.00	-	(140.00)	175.00	-	(175.00)	-
5070 - Master Association Fee-GRF	-	71,129.00	71,129.00	-	142,258.00	142,258.00	853,548.00
5075 - Advertising	-	150.00	150.00	-	300.00	300.00	1,800.00
5200 - Community Events/Relations	(244.15)	-	244.15	(1,575.50)	-	1,575.50	-
5400 - Insurance Premiums-Common	22,406.48	31,814.00	9,407.52	24,035.57	63,628.00	39,592.43	381,768.00
6000 - Electric Service	33,605.56	42,000.00	8,394.44	73,125.33	84,000.00	10,874.67	504,000.00
6005 - Gas Service	15,521.52	12,500.00	(3,021.52)	30,780.20	25,000.00	(5,780.20)	150,000.00
6025 - Water/Sewer Service	12,894.43	13,000.00	105.57	27,057.10	26,000.00	(1,057.10)	156,000.00
6035 - Trash & Recycling Service	6,509.78	3,750.00	(2,759.78)	12,863.56	7,500.00	(5,363.56)	45,000.00
6045 - Cable Service	29.22	15.00	(14.22)	29.22	30.00	.78	180.00
6050 - Telephone Service	-	100.00	100.00	-	200.00	200.00	1,200.00
6055 - Internet Service	318.50	200.00	(118.50)	809.80	400.00	(409.80)	2,400.00
6110 - Landscape Repair & Maintenance	181.50	2,176.00	1,994.50	181.50	4,352.00	4,170.50	26,112.00
6111 - Contract Landscape	5,400.00	6,667.00	1,267.00	10,800.00	13,334.00	2,534.00	80,004.00

Laguna Woods Mutual No. Fifty aka The Towers at Laguna Woods Village

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
6112 - Tree Trimming	-	1,321.00	1,321.00	-	2,642.00	2,642.00	15,852.00
7005 - Consulting Services	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
7015 - Financial Services	-	2,000.00	2,000.00	-	4,000.00	4,000.00	24,000.00
7025 - Legal Services-Collection	4,485.00	7,000.00	2,515.00	6,613.03	14,000.00	7,386.97	84,000.00
7030 - Legal Services-General Counsel	3,307.50	3,750.00	442.50	3,307.50	7,500.00	4,192.50	45,000.00
7040 - Management Fees	10,710.23	10,710.23	-	21,420.46	21,420.46	-	128,522.76
7095 - Other Professional Services	1,978.07	1,500.00	(478.07)	2,393.07	3,000.00	606.93	18,000.00
7900 - HOA Owned Unit Assessment	36,629.76	5,100.00	(31,529.76)	75,685.88	10,200.00	(65,485.88)	61,200.00
8905 - Owned Unit Repair & Maintenance	400.00	2,500.00	2,100.00	400.00	5,000.00	4,600.00	30,000.00
8906 - HOA Owned Unit Resale Expense	-	300.00	300.00	-	600.00	600.00	3,600.00
8910 - Property/Real Estate Tax	-	300.00	300.00	-	600.00	600.00	3,600.00
9000 - Federal Income Tax	-	292.00	292.00	-	584.00	584.00	3,504.00
9094 - Reserve Loan Payment	(14,824.77)	-	14,824.77	(29,591.06)	-	29,591.06	-
9095 - Taxes	-	-	-	1,161.93	-	(1,161.93)	-
9105 - Reserve Contribution	160,000.00	160,000.00	-	320,000.00	320,000.00	-	1,920,000.00
9107 - Prior Year Reserves	-	-	-	154,567.23	-	(154,567.23)	-
9120 - Reserve Interest	2,912.43	-	(2,912.43)	4,947.74	-	(4,947.74)	-
9896 - Loan Interest & Fees	5,159.69	-	(5,159.69)	10,377.86	-	(10,377.86)	-
Total Expense	308,356.40	389,574.23	81,217.83	751,669.55	779,148.46	27,478.91	4,674,890.76
Total Expense	308,356.40	389,574.23	81,217.83	751,669.55	779,148.46	27,478.91	4,674,890.76
Operating Net Total	586,128.75	509,398.00	76,730.75	1,052,627.72	1,018,796.00	33,831.72	6,112,776.00
Net Total	75,532.76	-	75,532.76	59,211.25	-	59,211.25	-

Laguna Woods Mutual No. Fifty aka The Towers at Laguna Woods Village

Summary Statement of Revenues and Expenses For 2/29/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Administration Income													
Income													
4508 - Food Revenue-Alcohol	341	219	-	-	-	-	-	-	-	-	-	-	559
Total Income	341	219	-	-	-	-	-	-	-	-	-	-	559
Total Income	341	219	-	-	-	-	-	-	-	-	-	-	559
Administration Expense													
Expense													
5035 - Activities-Decor, Cards, Candy, Prizes	94	14	-	-	-	-	-	-	-	-	-	-	107
5045 - Dues & Subscriptions	57	217	-	-	-	-	-	-	-	-	-	-	274
5090 - Office Supplies	1,712	2,184	-	-	-	-	-	-	-	-	-	-	3,896
5115 - Web Site Maintenance	30	30	-	-	-	-	-	-	-	-	-	-	60
5200 - Community Events/Relations	5,601	239	-	-	-	-	-	-	-	-	-	-	5,840
5210 - Printing & Copying	230	802	-	-	-	-	-	-	-	-	-	-	1,033
5215 - Postage	209	168	-	-	-	-	-	-	-	-	-	-	378
5235 - Staff Appreciation	61	428	-	-	-	-	-	-	-	-	-	-	489
5240 - Entertainment	1,331	1,707	-	-	-	-	-	-	-	-	-	-	3,038
5255 - Flowers & Miscellaneous	97	57	-	-	-	-	-	-	-	-	-	-	154
5300 - Salaries & Wages	52,632	52,797	-	-	-	-	-	-	-	-	-	-	105,429
5310 - PMP Payroll Mgmt Fee 35%	15,491	18,481	-	-	-	-	-	-	-	-	-	-	33,972
6315 - Uniforms	15	24	-	-	-	-	-	-	-	-	-	-	39
6675 - Office Equipment Lease	-	496	-	-	-	-	-	-	-	-	-	-	496
7105 - Cost of Sales-Beverage	185	137	-	-	-	-	-	-	-	-	-	-	322
7310 - Recruiting	-	530	-	-	-	-	-	-	-	-	-	-	530
Total Expense	77,743	78,311	-	-	-	-	-	-	-	-	-	-	156,055
Total Expense	77,743	78,311	-	-	-	-	-	-	-	-	-	-	156,055
Administration Net Total	(\$77,403)	(\$78,093)	-	-	-	-	-	-	-	-	-	-	(\$155,495)

Laguna Woods Mutual No. Fifty aka The Towers at Laguna Woods Village

Summary Statement of Revenues and Expenses For 2/29/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Food Service Income													
Income													
4500 - Food Revenue-Guest Meals	3,052	3,421	-	-	-	-	-	-	-	-	-	-	6,472
4502 - Food Revenue-Carry Out Lunch	666	-	-	-	-	-	-	-	-	-	-	-	666
4506 - Food Revenue-Birthday Dinner	141	-	-	-	-	-	-	-	-	-	-	-	141
4507 - Food Revenue-Catering	2,039	-	-	-	-	-	-	-	-	-	-	-	2,039
4520 - Service Fees Revenue	2,171	1,591	-	-	-	-	-	-	-	-	-	-	3,762
Total Income	8,068	5,012	-	-	-	-	-	-	-	-	-	-	13,080
Total Income	8,068	5,012	-	-	-	-	-	-	-	-	-	-	13,080
Food Service Expense													
Expense													
5210 - Printing & Copying	-	299	-	-	-	-	-	-	-	-	-	-	299
6410 - Equipment Services	9,934	5,586	-	-	-	-	-	-	-	-	-	-	15,519
6555 - Equipment Rental/ Repair & Maint	-	(1,849)	-	-	-	-	-	-	-	-	-	-	-1,849
6675 - Office Equipment Lease	-	330	-	-	-	-	-	-	-	-	-	-	330
7210 - Cleaning Supplies - F & B	-	496	-	-	-	-	-	-	-	-	-	-	496
7280 - Management Contract F&B	203,708	190,566	-	-	-	-	-	-	-	-	-	-	394,274
7281 - Guest Meals F&B	3,494	-	-	-	-	-	-	-	-	-	-	-	3,494
7282 - Catering F&B	2,024	-	-	-	-	-	-	-	-	-	-	-	2,024
7283 - Service Fees F&B	1,847	-	-	-	-	-	-	-	-	-	-	-	1,847
Total Expense	221,007	195,427	-	-	-	-	-	-	-	-	-	-	416,434
Total Expense	221,007	195,427	-	-	-	-	-	-	-	-	-	-	416,434
Food Service Net Total	(\$212,938)	(\$190,415)	-	-	-	-	-	-	-	-	-	-	(\$403,354)

Laguna Woods Mutual No. Fifty aka The Towers at Laguna Woods Village

Summary Statement of Revenues and Expenses For 2/29/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Housekeeping Income													
Income													
4835 - Misc. Income	325	75	-	-	-	-	-	-	-	-	-	-	400
Total Income	325	75	-	-	-	-	-	-	-	-	-	-	400
Total Income	325	75	-	-	-	-	-	-	-	-	-	-	400
Housekeeping Expense													
Expense													
5300 - Salaries & Wages	44,397	29,897	-	-	-	-	-	-	-	-	-	-	74,294
5310 - PMP Payroll Mgmt Fee 35%	12,880	10,464	-	-	-	-	-	-	-	-	-	-	23,344
5392 - Health & Welfare-Union	12,115	7,874	-	-	-	-	-	-	-	-	-	-	19,989
5396 - Retirement Plan-Union	5,192	3,374	-	-	-	-	-	-	-	-	-	-	8,567
6315 - Uniforms	1,989	992	-	-	-	-	-	-	-	-	-	-	2,981
6635 - Janitorial Supplies & Maintenance	750	6,392	-	-	-	-	-	-	-	-	-	-	7,142
6636 - Housekeeping Small Equipment	431	-	-	-	-	-	-	-	-	-	-	-	431
7095 - Other Professional Services	1,820	4,989	-	-	-	-	-	-	-	-	-	-	6,809
Total Expense	79,573	63,983	-	-	-	-	-	-	-	-	-	-	143,556
Total Expense	79,573	63,983	-	-	-	-	-	-	-	-	-	-	143,556
Housekeeping Net Total	(\$79,248)	(\$63,908)	-	-	-	-	-	-	-	-	-	-	(\$143,156)

Laguna Woods Mutual No. Fifty aka The Towers at Laguna Woods Village

Summary Statement of Revenues and Expenses For 2/29/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Maintenance Income													
Income													
4835 - Misc. Income	80	-	-	-	-	-	-	-	-	-	-	-	80
Total Income	80	-	-	-	-	-	-	-	-	-	-	-	80
Total Income	80	-	-	-	-	-	-	-	-	-	-	-	80

Maintenance Expense

Expense													
5210 - Printing & Copying	-	359	-	-	-	-	-	-	-	-	-	-	359
5300 - Salaries & Wages	63,694	59,696	-	-	-	-	-	-	-	-	-	-	123,391
5310 - PMP Payroll Mgmt Fee 35%	18,748	20,892	-	-	-	-	-	-	-	-	-	-	39,640
5392 - Health & Welfare-Union	11,183	7,268	-	-	-	-	-	-	-	-	-	-	18,451
5396 - Retirement Plan-Union	4,793	3,115	-	-	-	-	-	-	-	-	-	-	7,908
6300 - Permits & Licenses	-	5,184	-	-	-	-	-	-	-	-	-	-	5,184
6315 - Uniforms	443	987	-	-	-	-	-	-	-	-	-	-	1,430
6406 - Lighting Services	-	840	-	-	-	-	-	-	-	-	-	-	840
6408 - Elevator Services	-	550	-	-	-	-	-	-	-	-	-	-	550
6410 - Equipment Services	-	341	-	-	-	-	-	-	-	-	-	-	341
6414 - Fire Prevention & Protection	75	588	-	-	-	-	-	-	-	-	-	-	663
6424 - HVAC Services	-	5,660	-	-	-	-	-	-	-	-	-	-	5,660
6434 - Pest Control	-	1,005	-	-	-	-	-	-	-	-	-	-	1,005
6436 - Plumbing Services	4,950	15,855	-	-	-	-	-	-	-	-	-	-	20,805
6444 - Water Treatment Services	725	-	-	-	-	-	-	-	-	-	-	-	725
6510 - Boiler Repair & Maintenance	-	7,279	-	-	-	-	-	-	-	-	-	-	7,279
6515 - Building Repair & Maintenance	1,852	6,258	-	-	-	-	-	-	-	-	-	-	8,110
6530 - Common Area Repair & Maintenance	1,250	18,140	-	-	-	-	-	-	-	-	-	-	19,390
6545 - Electrical Supplies/Repair & Maintenance	470	186	-	-	-	-	-	-	-	-	-	-	656
6555 - Equipment Rental/ Repair & Maint	505	2,361	-	-	-	-	-	-	-	-	-	-	2,866

Laguna Woods Mutual No. Fifty aka The Towers at Laguna Woods Village

Summary Statement of Revenues and Expenses For 2/29/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Maintenance Expense													
6565 - Fire System Repair & Maintenance	-	924	-	-	-	-	-	-	-	-	-	-	924
6625 - HVAC Supplies/ Repair & Maintenance	-	9,910	-	-	-	-	-	-	-	-	-	-	9,910
6635 - Janitorial Supplies & Maintenance	434	1,751	-	-	-	-	-	-	-	-	-	-	2,185
6640 - Lighting Supplies/ Repair & Maintenance	341	445	-	-	-	-	-	-	-	-	-	-	786
6645 - Locks & Keys Repair & Maintenance	-	68	-	-	-	-	-	-	-	-	-	-	68
6680 - Painting Services & Supplies	863	1,967	-	-	-	-	-	-	-	-	-	-	2,830
6695 - Plumbing Supplies/Repair & Maintenance	1,125	3,212	-	-	-	-	-	-	-	-	-	-	4,338
6795 - Other Supplies/ Repair & Maintenance	1,859	3,341	-	-	-	-	-	-	-	-	-	-	5,200
Total Expense	113,312	178,181	-	-	-	-	-	-	-	-	-	-	291,492
Total Expense	113,312	178,181	-	-	-	-	-	-	-	-	-	-	291,492
Maintenance Net Total	(\$113,232)	(\$178,181)	-	-	-	-	-	-	-	-	-	-	(\$291,412)

Laguna Woods Mutual No. Fifty aka The Towers at Laguna Woods Village

Summary Statement of Revenues and Expenses For 2/29/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
Income													
4100 - Residential Assessments	802,581	802,581	-	-	-	-	-	-	-	-	-	-	1,605,162
4101 - Residential Additional Occupant Fees	29,186	30,341	-	-	-	-	-	-	-	-	-	-	59,527
4103 - HOA Owned Unit Rental Fees	40,883	38,094	-	-	-	-	-	-	-	-	-	-	78,977
4105 - Income from sale of HOA owned units	11,840	-	-	-	-	-	-	-	-	-	-	-	11,840
4120 - Reserve Interest	2,035	2,912	-	-	-	-	-	-	-	-	-	-	4,948
4400 - Late Fee	2,944	2,469	-	-	-	-	-	-	-	-	-	-	5,413
4405 - Late Interest	6,334	6,603	-	-	-	-	-	-	-	-	-	-	12,937
4407 - Guest Suite Rental Fees	1,675	660	-	-	-	-	-	-	-	-	-	-	2,335
4640 - NSF Fees	60	-	-	-	-	-	-	-	-	-	-	-	60
4645 - Lease Renewal Fees	350	350	-	-	-	-	-	-	-	-	-	-	700
4650 - Move in/ Move Out Fees	2,100	2,100	-	-	-	-	-	-	-	-	-	-	4,200
4660 - Photocopy Income	43	28	-	-	-	-	-	-	-	-	-	-	71
4676 - Key Fees	110	286	-	-	-	-	-	-	-	-	-	-	396
4745 - TDUS Transfer Fee	2,100	1,750	-	-	-	-	-	-	-	-	-	-	3,850
4800 - Antenna Income	7,165	7,175	-	-	-	-	-	-	-	-	-	-	14,340
4801 - Refund Homeowner	-	(1,617)	-	-	-	-	-	-	-	-	-	-	-1,617
4835 - Misc. Income	405	752	-	-	-	-	-	-	-	-	-	-	1,157
Total Income	909,812	894,485	-	-	-	-	-	-	-	-	-	-	1,804,297
Total Income	909,812	894,485	-	-	-	-	-	-	-	-	-	-	1,804,297

Operating Expense

Expense													
5015 - Bank Charges	1,268	836	-	-	-	-	-	-	-	-	-	-	2,104
5021 - NSF Charges	35	140	-	-	-	-	-	-	-	-	-	-	175
5200 - Community Events/Relations	(1,331)	(244)	-	-	-	-	-	-	-	-	-	-	-1,576
5400 - Insurance Premiums-Common	1,629	22,406	-	-	-	-	-	-	-	-	-	-	24,036
6000 - Electric Service	39,520	33,606	-	-	-	-	-	-	-	-	-	-	73,126

Laguna Woods Mutual No. Fifty aka The Towers at Laguna Woods Village

Summary Statement of Revenues and Expenses For 2/29/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
6005 - Gas Service	15,259	15,522	-	-	-	-	-	-	-	-	-	-	30,780
6025 - Water/Sewer Service	14,163	12,894	-	-	-	-	-	-	-	-	-	-	27,057
6035 - Trash & Recycling Service	6,354	6,510	-	-	-	-	-	-	-	-	-	-	12,864
6045 - Cable Service	-	29	-	-	-	-	-	-	-	-	-	-	29
6055 - Internet Service	491	319	-	-	-	-	-	-	-	-	-	-	810
6110 - Landscape Repair & Maintenance	-	182	-	-	-	-	-	-	-	-	-	-	182
6111 - Contract Landscape	5,400	5,400	-	-	-	-	-	-	-	-	-	-	10,800
7025 - Legal Services-Collection	2,128	4,485	-	-	-	-	-	-	-	-	-	-	6,613
7030 - Legal Services-General Counsel	-	3,308	-	-	-	-	-	-	-	-	-	-	3,308
7040 - Management Fees	10,710	10,710	-	-	-	-	-	-	-	-	-	-	21,420
7095 - Other Professional Services	415	1,978	-	-	-	-	-	-	-	-	-	-	2,393
7900 - HOA Owned Unit Assessment	39,056	36,630	-	-	-	-	-	-	-	-	-	-	75,686
8905 - Owned Unit Repair & Maintenance	-	400	-	-	-	-	-	-	-	-	-	-	400
9094 - Reserve Loan Payment	(14,766)	(14,825)	-	-	-	-	-	-	-	-	-	-	-29,591
9095 - Taxes	1,162	-	-	-	-	-	-	-	-	-	-	-	1,162
9105 - Reserve Contribution	160,000	160,000	-	-	-	-	-	-	-	-	-	-	320,000
9107 - Prior Year Reserves	154,567	-	-	-	-	-	-	-	-	-	-	-	154,567
9120 - Reserve Interest	2,035	2,912	-	-	-	-	-	-	-	-	-	-	4,948
9896 - Loan Interest & Fees	5,218	5,160	-	-	-	-	-	-	-	-	-	-	10,378
Total Expense	443,313	308,356	-	-	-	-	-	-	-	-	-	-	751,670
Total Expense	443,313	308,356	-	-	-	-	-	-	-	-	-	-	751,670
Operating Net Total	\$466,499	\$586,129	-	-	-	-	-	-	-	-	-	-	\$1,052,628
Net Total	(\$16,322)	\$75,533	-	-	-	-	-	-	-	-	-	-	\$59,211