

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

Balance Sheet For 3/31/2024

## Assets - Operating Funds

1001 - Pacific Premier Bank	(\$211,996.00)	
1006 - PPB Insurance Savings Account	\$29,732.58	
1221 - Petty Cash-Front Desk	\$300.00	

**Total Assets - Operating Funds** **(\$181,963.42)**

## Reserve Funds

1425 - Bank of SC 7237	\$125,426.00	
1426 - Bank of SC 7245	\$125,681.88	
1490 - Merrill Lynch - Liquid - 7520	\$155,074.06	
1492 - Merrill Lynch - Investment	\$357,277.26	

**Total Reserve Funds** **\$763,459.20**

## Accounts Receivable

1300 - Accounts Receivable	\$1,191,387.17	
1302 - Due from Reserves	(\$279.90)	
1305 - AR - Allowance for Bad Debt	(\$603,731.00)	
1345 - Due to Operating	\$279.90	

**Total Accounts Receivable** **\$587,656.17**

## 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** **\$3,321,208.08**

## 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	\$92,647.20	
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**Total Liabilities/ Accounts Payable** **\$92,647.20**

## 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	\$317,862.70	
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**Total Prepaid Assessments** **\$317,862.70**

## Capital Reserves

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

Balance Sheet For 3/31/2024

3120 - Reserve Interest	\$7,619.83	
3808 - Roofs/Decks Reserve	\$358,086.58	
3809 - Structure Reserves	\$116,510.09	
3810 - Paint Reserve	\$403,416.88	
3811 - Plumbing Reserves	(\$956,599.39)	
3812 - Kitchen Reserve	\$75,845.30	
3813 - Flooring Reserve	\$119,084.58	
3814 - Landscape/Hardscape Reserve	\$180,481.98	
3815 - Recreation Facilities Reserves	\$35,665.54	
3816 - Prior Year Reserves	\$515,049.40	
3817 - Contingency Reserves	\$75,714.63	
3818 - Electrical Reserves	\$12,220.00	
3819 - Mechanical Reserves	(\$2,970.51)	
3820 - Mailboxes	\$741.59	
3821 - Monuments	\$835.34	
3822 - Laundry Equipment	(\$10,499.55)	
3823 - Extractors	\$1,564.61	
3824 - Maint Equipment	\$3,823.43	
3825 - Vehicle/Truck	\$1,315.45	
3827 - Loan Payment	(\$174,726.48)	
<b>Total Capital Reserves</b>		<b>\$763,179.30</b>
<b>Bank of Southern California Loan</b>		
3800 - Loan Bank of Southern California #2204	\$1,272,778.98	
<b>Total Bank of Southern California Loan</b>		<b>\$1,272,778.98</b>
<b>Owners Equity-Golden Rain Foundation/ Trust</b>		
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	
<b>Total Owners Equity-Golden Rain Foundation/ Trust</b>		<b>\$2,061,263.33</b>
<b>Owners Equity</b>		
3300 - Retained Earnings	(\$1,477,651.58)	
<b>Total Owners Equity</b>		<b>(\$1,477,651.58)</b>
<b>Net Income</b>		
3999 - Net Income (Loss)	\$155,513.90	
<b>Total Net Income</b>		<b>\$155,513.90</b>
<b>Total Liabilities / Equity</b>		<b>\$3,321,208.08</b>

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

GL Trial Balance For 1/1/2024 - 3/31/2024

GL	Date	Description	Beg Balance	Expenses	Contributions	End Balance
<b>3120 Reserve Interest</b>						
	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	
	<b>01/31/2024</b>	<b>January Month End Sub-Totals</b>	<b>\$ 32,066.46</b>	<b>\$ 43,636.74</b>	<b>\$ 13,605.59</b>	<b>\$ 2,035.31</b>
	02/01/2024	February Interest			\$ 2,912.22	
	02/23/2024	February Interest			\$ 0.21	
	<b>02/29/2024</b>	<b>February Month End Sub-Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,912.43</b>	<b>\$ 2,912.43</b>
	03/01/2024	March Interest			\$ 2,597.62	
	03/01/2024	March Interest			\$ 74.47	
	<b>03/31/2024</b>	<b>March Month End Sub-Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,672.09</b>	<b>\$ 2,672.09</b>
					<b>YTD Sub-Total:</b>	<b>\$ 7,619.83</b>
<b>3808 Roofs/Decks Reserve</b>						
	01/01/2024	Beginning Balance	\$ 341,090.72			
	01/31/2024	Dec 2023 Reserve Funding			\$ 16,995.86	
	<b>01/31/2024</b>	<b>January Month End Sub-Total</b>	<b>\$ 341,090.72</b>	<b>\$ -</b>	<b>\$ 16,995.86</b>	<b>\$ 358,086.58</b>
					<b>YTD Sub-Total:</b>	<b>\$ 358,086.58</b>
<b>3809 Structure Reserves</b>						
	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	
	<b>01/31/2024</b>	<b>January Month End Sub-Total</b>	<b>\$ 87,055.49</b>	<b>\$ -</b>	<b>\$ 12,598.60</b>	<b>\$ 99,654.09</b>
	02/29/2024	Feb 2024 Reserve Funding			\$ 8,428.00	
	<b>02/29/2024</b>	<b>February Month End Sub-Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,428.00</b>	<b>\$ 8,428.00</b>
	03/31/2024	Mar 2024 Reserve Funding			\$ 8,428.00	
	<b>03/31/2024</b>	<b>March Month End Sub-Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,428.00</b>	<b>\$ 8,428.00</b>
					<b>YTD Sub-Total:</b>	<b>\$ 116,510.09</b>
<b>3810 Paint Reserve</b>						
	01/01/2024	Beginning Balance	\$ 386,849.47			
	01/31/2024	Dec 2023 Reserve Funding			\$ 16,567.41	
	<b>01/31/2024</b>	<b>January Month End Sub-Total</b>	<b>\$ 386,849.47</b>	<b>\$ -</b>	<b>\$ 16,567.41</b>	<b>\$ 403,416.88</b>
					<b>YTD Sub-Total:</b>	<b>\$ 403,416.88</b>
<b>3811 Plumbing Reserve</b>						
	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	
	<b>01/31/2024</b>	<b>January Month End Sub-Total</b>	<b>\$ (925,011.52)</b>	<b>\$ 194,874.11</b>	<b>\$ 61,636.24</b>	<b>\$ (1,058,249.39)</b>
	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	
	<b>02/29/2024</b>	<b>February Month End Sub-Total</b>	<b>\$ -</b>	<b>\$ 34,750.00</b>	<b>\$ 14,528.00</b>	<b>\$ (20,222.00)</b>
	03/01/2024	D123450 - ALL STAR PLUMBING & FIRE SPRINKLER INC - vent and waste stack 51 series replacement.		\$ 49,750.00		
	03/01/2024	33883 - Excelsior Elevator Corp. - Reserve ID# 0463 Elevator Modernization Equipment release 10% production			\$ 194,594.00	
	03/01/2024	D123423 - ALL STAR PLUMBING & FIRE SPRINKLER INC - emergency repair Main Sewer line serving Tower. 2 short hall repair		\$ 37,500.00		
	03/31/2024	Mar 2024 Reserve Funding			14528	
	<b>03/31/2024</b>	<b>March Month End Sub-Total</b>	<b>\$ -</b>	<b>\$ 87,250.00</b>	<b>\$ 209,122.00</b>	<b>\$ 121,872.00</b>
					<b>YTD Sub-Total:</b>	<b>\$ (956,599.39)</b>
<b>3812 Kitchen Reserve</b>						
	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	
	<b>01/31/2024</b>	<b>January Month End Sub-Total</b>	<b>\$ 62,511.68</b>	<b>\$ -</b>	<b>\$ 6,421.62</b>	<b>\$ 68,933.30</b>
	02/29/2024	Feb 2024 Reserve Funding			\$ 3,456.00	
	<b>02/29/2024</b>	<b>February Month End Sub-Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,456.00</b>	<b>\$ 3,456.00</b>
	03/31/2024	Mar 2024 Reserve Funding			\$ 3,456.00	
	<b>03/31/2024</b>	<b>March Month End Sub-Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,456.00</b>	<b>\$ 3,456.00</b>
					<b>YTD Sub-Total:</b>	<b>\$ 75,845.30</b>
<b>3813 Flooring Reserve</b>						
	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	
	<b>01/31/2024</b>	<b>January Month End Sub-Total</b>	<b>\$ 97,807.47</b>	<b>\$ -</b>	<b>\$ 10,295.11</b>	<b>\$ 108,102.58</b>

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

GL Trial Balance For 1/1/2024 - 3/31/2024

GL	Date	Description	Beg Balance	Expenses	Contributions	End Balance
	02/29/2024	Feb 2024 Reserve Funding			\$ 5,491.00	
	<b>02/29/2024</b>	<b>February Month End Sub-Total</b>	\$ -	\$ -	\$ 5,491.00	\$ 5,491.00
	03/31/2024	Mar 2024 Reserve Funding			\$ 5,491.00	
	<b>03/31/2024</b>	<b>March Month End Sub-Total</b>	\$ -	\$ -	\$ 5,491.00	\$ 5,491.00
<b>YTD Sub-Total:</b>						<b>\$ 119,084.58</b>
<b>3814</b>	<b>Landscape/Hardscape Reserve</b>					
	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	
	<b>01/31/2024</b>	<b>January Month End Sub-Total</b>	\$ 138,839.11	\$ -	\$ 18,270.87	\$ 157,109.98
	02/29/2024	Feb 2024 Reserve Funding			\$ 11,686.00	
	<b>02/29/2024</b>	<b>February Month End Sub-Total</b>	\$ -	\$ -	\$ 11,686.00	\$ 11,686.00
	03/31/2024	Mar 2024 Reserve Funding			\$ 11,686.00	
	<b>03/31/2024</b>	<b>March Month End Sub-Total</b>	\$ -	\$ -	\$ 11,686.00	\$ 11,686.00
<b>YTD Sub-Total:</b>						<b>\$ 180,481.98</b>
<b>3815</b>	<b>Recreation Facilities Reserves</b>					
	01/01/2024	Beginning Balance	\$ 33,439.54			
	01/31/2024	Dec 2023 Reserve Funding			\$ 2,226.00	
	<b>01/31/2024</b>	<b>January Month End Sub-Total</b>	\$ 33,439.54	\$ -	\$ 2,226.00	\$ 35,665.54
<b>YTD Sub-Total:</b>						<b>\$ 35,665.54</b>
<b>3816</b>	<b>Prior Year Reserves</b>					
	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	
	<b>1/31/2024</b>	<b>January Month End Sub-Total</b>	\$ 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		
	<b>02/29/2024</b>	<b>February Month End Sub-Total</b>	\$ -	\$ 93,595.00	\$ -	\$ (93,595.00)
<b>YTD Sub-Total:</b>						<b>\$ 515,049.40</b>
<b>3817</b>	<b>Contingency Reserves</b>					
	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	
	<b>01/31/2024</b>	<b>January Month End Sub-Total</b>	\$ 35,075.66	\$ -	\$ 35,624.97	\$ 70,700.63
	02/29/2024	Feb 2024 Reserve Funding			\$ 2,507.00	
	<b>02/29/2024</b>	<b>February Month End Sub-Total</b>	\$ -	\$ -	\$ 2,507.00	\$ 2,507.00
	03/31/2024	Mar 2024 Reserve Funding			\$ 2,507.00	
	<b>03/31/2024</b>	<b>March Month End Sub-Total</b>	\$ -	\$ -	\$ 2,507.00	\$ 2,507.00
<b>YTD Sub-Total:</b>						<b>\$ 75,714.63</b>
<b>3818</b>	<b>Electrical Reserves</b>					
	01/01/2024	Beginning Balance	\$ -			
	01/31/2024	Jan 2024 Reserve Funding			\$ 20,415.00	
	<b>01/31/2024</b>	<b>January Month End Sub-Total</b>	\$ -	\$ -	\$ 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	
	<b>02/29/2024</b>	<b>February Month End Sub-Total</b>	\$ -	\$ 15,075.00	\$ 20,415.00	\$ 5,340.00
	03/01/2024	LW020824 - Forever Solar Inc. - Electrical panels Tower 2: 61 units		\$ 19,600.00		
	03/04/2024	LW022924 - Forever Solar Inc. - Electrical panels		\$ 14,350.00		
	03/31/2024	Mar 2024 Reserve Funding			\$ 20,415.00	
	<b>03/31/2024</b>	<b>March Month End Sub-Total</b>	\$ -	\$ 33,950.00	\$ 20,415.00	\$ (13,535.00)
<b>YTD Sub-Total:</b>						<b>\$ 12,220.00</b>
<b>3819</b>	<b>Mechanical Reserves</b>					
	01/01/2024	Beginning Balance	\$ -			
	01/31/2024	Jan 2024 Reserve Funding			\$ 78,021.00	
	<b>01/31/2024</b>	<b>January Month End Sub-Total</b>	\$ -	\$ -	\$ 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	
	<b>02/29/2024</b>	<b>February Month End Sub-Total</b>	\$ -	\$ 24,996.25	\$ 78,021.00	\$ 53,024.75

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GL Trial Balance For 1/1/2024 - 3/31/2024

GL	Date	Description	Beg Balance	Expenses	Contributions	End Balance
	03/01/2024	170019 - Thermal Concepts, Inc. - Chilled Water Pump #1 motor replacement		\$ 13,193.26		
	03/01/2024	33883 - Excelsior Elevator Corp. - Reserve ID# 0463 Elevator Modernization Equipment release 10% production		\$ 194,594.00		
	03/01/2024	D123430 - ALL STAR PLUMBING & FIRE SPRINKLER INC - cement and asphalt repair		\$ 4,250.00		
	03/31/2024	Mar 2024 Reserve Funding			\$ 78,021.00	
	<b>03/31/2024</b>	<b>March Month End Sub-Total</b>	<b>\$ -</b>	<b>\$ 212,037.26</b>	<b>\$ 78,021.00</b>	<b>\$ (134,016.26)</b>
					<b>YTD Sub-Total:</b>	<b>\$ (2,970.51)</b>
<b>3820</b>		<b>Mailboxes</b>				
	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	
	<b>01/31/2024</b>	<b>January Month End Sub-Total</b>	<b>\$ 531.86</b>	<b>\$ -</b>	<b>\$ 79.73</b>	<b>\$ 611.59</b>
	02/29/2024	Feb 2024 Reserve Funding			\$ 65.00	
	<b>02/29/2024</b>	<b>February Month End Sub-Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 65.00</b>	<b>\$ 65.00</b>
	03/31/2024	Mar 2024 Reserve Funding			\$ 65.00	
	<b>03/31/2024</b>	<b>March Month End Sub-Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 65.00</b>	<b>\$ 65.00</b>
					<b>YTD Sub-Total:</b>	<b>\$ 741.59</b>
<b>3821</b>		<b>Monuments</b>				
	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	
	<b>01/31/2024</b>	<b>January Month End Sub-Total</b>	<b>\$ 666.03</b>	<b>\$ -</b>	<b>\$ 75.31</b>	<b>\$ 741.34</b>
	02/29/2024	Feb 2024 Reserve Funding			\$ 47.00	
	<b>02/29/2024</b>	<b>February Month End Sub-Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 47.00</b>	<b>\$ 47.00</b>
	03/31/2024	Mar 2024 Reserve Funding			\$ 47.00	
	<b>03/31/2024</b>	<b>March Month End Sub-Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 47.00</b>	<b>\$ 47.00</b>
					<b>YTD Sub-Total:</b>	<b>\$ 835.34</b>
<b>3822</b>		<b>Laundry Equipment</b>				
	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	
	<b>01/31/2024</b>	<b>January Month End Sub-Total</b>	<b>\$ (3,638.05)</b>	<b>\$ -</b>	<b>\$ 187.49</b>	<b>\$ (3,450.56)</b>
	02/08/2024	SA00411066 - Saddleback Appliances - 1 pair washer and dryer		\$ 2,433.00		
	02/29/2024	Feb 2024 Reserve Funding			\$ 125.00	
	<b>02/29/2024</b>	<b>February Month End Sub-Total</b>	<b>\$ -</b>	<b>\$ 2,433.00</b>	<b>\$ 125.00</b>	<b>\$ (2,308.00)</b>
	03/01/2024	SA00411169 - Saddleback Appliances - 2 washer and 2 dryers		\$ 4,865.99		
	03/31/2024	Mar 2024 Reserve Funding			\$ 125.00	
	<b>03/31/2024</b>	<b>March Month End Sub-Total</b>	<b>\$ -</b>	<b>\$ 4,865.99</b>	<b>\$ 125.00</b>	<b>\$ (4,740.99)</b>
					<b>YTD Sub-Total:</b>	<b>\$ (10,499.55)</b>
<b>3823</b>		<b>Extractors</b>				
	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	
	<b>01/31/2024</b>	<b>January Month End Sub-Total</b>	<b>\$ 1,122.52</b>	<b>\$ -</b>	<b>\$ 168.09</b>	<b>\$ 1,290.61</b>
	02/29/2024	Feb 2024 Reserve Funding			\$ 137.00	
	<b>02/29/2024</b>	<b>February Month End Sub-Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 137.00</b>	<b>\$ 137.00</b>
	03/31/2024	Mar 2024 Reserve Funding			\$ 137.00	
	<b>03/31/2024</b>	<b>March Month End Sub-Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 137.00</b>	<b>\$ 137.00</b>
					<b>YTD Sub-Total:</b>	<b>\$ 1,564.61</b>
<b>3824</b>		<b>Maint Equipment</b>				
	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	
	<b>01/31/2024</b>	<b>January Month End Sub-Total</b>	<b>\$ 2,306.39</b>	<b>\$ -</b>	<b>\$ 759.04</b>	<b>\$ 3,065.43</b>
	02/29/2024	Feb 2024 Reserve Funding			\$ 379.00	
	<b>02/29/2024</b>	<b>February Month End Sub-Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 379.00</b>	<b>\$ 379.00</b>
	03/31/2024	Mar 2024 Reserve Funding			\$ 379.00	
	<b>03/31/2024</b>	<b>March Month End Sub-Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 379.00</b>	<b>\$ 379.00</b>
					<b>YTD Sub-Total:</b>	<b>\$ 3,823.43</b>
<b>3825</b>		<b>Vehicle/Truck</b>				
	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	
	<b>01/31/2024</b>	<b>January Month End Sub-Total</b>	<b>\$ 920.01</b>	<b>\$ -</b>	<b>\$ 165.44</b>	<b>\$ 1,085.45</b>
	02/29/2024	Feb 2024 Reserve Funding			\$ 115.00	
	<b>02/29/2024</b>	<b>February Month End Sub-Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 115.00</b>	<b>\$ 115.00</b>
	03/31/2024	Mar 2024 Reserve Funding			\$ 115.00	
					<b>YTD Sub-Total:</b>	<b>\$ 1,315.45</b>
<b>3827</b>		<b>Loan Payment</b>				
	01/01/2024	Beginning Balance	\$ (173,722.82)			
	1/31/2024	Reclass Loan Principal - Jan2024		\$ 14,766.29		
	1/31/2024	Jan 2024 Reserve Funding			\$ 14,600.00	

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

GL Trial Balance For 1/1/2024 - 3/31/2024

GL	Date	Description	Beg Balance	Expenses	Contributions	End Balance
	<b>01/31/2024</b>	<b>January Month End Sub-Total</b>	\$ (173,722.82)	\$ 14,766.29	\$ 14,600.00	\$ (173,889.11)
	02/29/2024	Reclass Loan Principal - Feb2024		\$ 14,824.77		
	02/29/2024	Feb 2024 Reserve Funding			\$ 14,600.00	
	<b>02/29/2024</b>	<b>February Month End Sub-Total</b>	\$ -	\$ 14,824.77	\$ 14,600.00	\$ (224.77)
	3/31/2024	Reclass Loan Principal - Mar2024		\$ 15,212.60		
	3/31/2024	Mar 2024 Reserve Funding			\$ 14,600.00	
	<b>03/31/2024</b>	<b>March Month End Sub-Total</b>	\$ -	\$ 15,212.60	\$ 14,600.00	\$ (612.60)
<b>YTD Sub-Total:</b>						<b>\$ (174,726.48)</b>
			<b>\$ 684,931.97</b>	<b>\$ 802,192.01</b>	<b>\$ 880,439.34</b>	<b>\$ 763,179.30</b>

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

## Statement of Revenues and Expenses 3/1/2024 - 3/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Administration Income</b>							
<b>Income</b>							
4508 - Food Revenue-Alcohol	433.70	275.00	158.70	993.14	825.00	168.14	3,300.00
4835 - Misc. Income	-	500.00	(500.00)	-	1,500.00	(1,500.00)	6,000.00
<b>Total Income</b>	<b>433.70</b>	<b>775.00</b>	<b>(341.30)</b>	<b>993.14</b>	<b>2,325.00</b>	<b>(1,331.86)</b>	<b>9,300.00</b>
<b>Total Income</b>	<b>433.70</b>	<b>775.00</b>	<b>(341.30)</b>	<b>993.14</b>	<b>2,325.00</b>	<b>(1,331.86)</b>	<b>9,300.00</b>
<b>Administration Expense</b>							
<b>Expense</b>							
5035 - Activities-Decor, Cards, Candy, Prizes	93.42	800.00	706.58	200.55	2,400.00	2,199.45	9,600.00
5045 - Dues & Subscriptions	53.97	170.00	116.03	327.81	510.00	182.19	2,040.00
5090 - Office Supplies	1,340.42	2,000.00	659.58	5,235.93	6,000.00	764.07	24,000.00
5115 - Web Site Maintenance	29.99	100.00	70.01	89.97	300.00	210.03	1,200.00
5116 - IT Services	1,071.35	200.00	(871.35)	1,071.35	600.00	(471.35)	2,400.00
5195 - Miscellaneous Administrative Expense	2,805.92	-	(2,805.92)	2,805.92	-	(2,805.92)	-
5200 - Community Events/Relations	104.88	600.00	495.12	5,944.63	1,800.00	(4,144.63)	7,200.00
5210 - Printing & Copying	1,855.95	1,265.00	(590.95)	2,888.56	3,795.00	906.44	15,180.00
5215 - Postage	875.41	160.00	(715.41)	1,252.93	480.00	(772.93)	1,920.00
5230 - Education/ Training	-	900.00	900.00	-	2,700.00	2,700.00	10,800.00
5235 - Staff Appreciation	304.86	500.00	195.14	793.98	1,500.00	706.02	6,000.00
5240 - Entertainment	2,829.15	2,500.00	(329.15)	5,867.00	7,500.00	1,633.00	30,000.00
5255 - Flowers & Miscellaneous	37.66	75.00	37.34	191.50	225.00	33.50	900.00
5270 - Licensing	-	140.00	140.00	-	420.00	420.00	1,680.00
5300 - Salaries & Wages	46,980.90	56,000.00	9,019.10	152,409.57	168,000.00	15,590.43	672,000.00
5310 - PMP Payroll Mgmt Fee 35%	16,443.31	19,600.00	3,156.69	50,414.94	58,800.00	8,385.06	235,200.00
6315 - Uniforms	24.25	-	(24.25)	63.05	-	(63.05)	-
6675 - Office Equipment Lease	-	570.00	570.00	495.85	1,710.00	1,214.15	6,840.00
7105 - Cost of Sales-Beverage	195.02	200.00	4.98	517.31	600.00	82.69	2,400.00
7310 - Recruiting	15.69	70.00	54.31	545.94	210.00	(335.94)	840.00
<b>Total Expense</b>	<b>75,062.15</b>	<b>85,850.00</b>	<b>10,787.85</b>	<b>231,116.79</b>	<b>257,550.00</b>	<b>26,433.21</b>	<b>1,030,200.00</b>
<b>Total Expense</b>	<b>75,062.15</b>	<b>85,850.00</b>	<b>10,787.85</b>	<b>231,116.79</b>	<b>257,550.00</b>	<b>26,433.21</b>	<b>1,030,200.00</b>
<b>Administration Net Total</b>	<b>(74,628.45)</b>	<b>(85,075.00)</b>	<b>10,446.55</b>	<b>(230,123.65)</b>	<b>(255,225.00)</b>	<b>25,101.35</b>	<b>(1,020,900.00)</b>

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

## Statement of Revenues and Expenses 3/1/2024 - 3/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Food Service Income</b>							
<b>Income</b>							
4500 - Food Revenue-Guest Meals	2,111.99	-	2,111.99	8,584.42	-	8,584.42	-
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	361.40	-	361.40	4,123.13	-	4,123.13	-
<b>Total Income</b>	<b>2,473.39</b>	<b>-</b>	<b>2,473.39</b>	<b>15,553.67</b>	<b>-</b>	<b>15,553.67</b>	<b>-</b>
<b>Total Income</b>	<b>2,473.39</b>	<b>-</b>	<b>2,473.39</b>	<b>15,553.67</b>	<b>-</b>	<b>15,553.67</b>	<b>-</b>
<b>Food Service Expense</b>							
<b>Expense</b>							
5210 - Printing & Copying	-	-	-	298.83	-	(298.83)	-
6410 - Equipment Services	1,845.00	-	(1,845.00)	17,364.26	-	(17,364.26)	-
6530 - Common Area Repair & Maintenance	16,500.00	-	(16,500.00)	16,500.00	-	(16,500.00)	-
6555 - Equipment Rental/ Repair & Maint	-	-	-	(1,849.35)	-	1,849.35	-
6675 - Office Equipment Lease	-	-	-	330.35	-	(330.35)	-
7210 - Cleaning Supplies - F & B	-	-	-	496.04	-	(496.04)	-
7280 - Management Contract F&B	203,708.13	199,875.00	(3,833.13)	597,982.10	599,625.00	1,642.90	2,398,500.00
7281 - Guest Meals F&B	3,294.06	-	(3,294.06)	6,787.78	-	(6,787.78)	-
7282 - Catering F&B	1,634.00	-	(1,634.00)	3,657.55	-	(3,657.55)	-
7283 - Service Fees F&B	2,928.40	-	(2,928.40)	4,775.83	-	(4,775.83)	-
<b>Total Expense</b>	<b>229,909.59</b>	<b>199,875.00</b>	<b>(30,034.59)</b>	<b>646,343.39</b>	<b>599,625.00</b>	<b>(46,718.39)</b>	<b>2,398,500.00</b>
<b>Total Expense</b>	<b>229,909.59</b>	<b>199,875.00</b>	<b>(30,034.59)</b>	<b>646,343.39</b>	<b>599,625.00</b>	<b>(46,718.39)</b>	<b>2,398,500.00</b>
<b>Food Service Net Total</b>	<b>(227,436.20)</b>	<b>(199,875.00)</b>	<b>(27,561.20)</b>	<b>(630,789.72)</b>	<b>(599,625.00)</b>	<b>(31,164.72)</b>	<b>(2,398,500.00)</b>



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

## Statement of Revenues and Expenses 3/1/2024 - 3/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Housekeeping Income</b>							
<b>Income</b>							
4835 - Misc. Income	75.00	200.00	(125.00)	475.00	600.00	(125.00)	2,400.00
<b>Total Income</b>	<b>75.00</b>	<b>200.00</b>	<b>(125.00)</b>	<b>475.00</b>	<b>600.00</b>	<b>(125.00)</b>	<b>2,400.00</b>
<b>Total Income</b>	<b>75.00</b>	<b>200.00</b>	<b>(125.00)</b>	<b>475.00</b>	<b>600.00</b>	<b>(125.00)</b>	<b>2,400.00</b>
<b>Housekeeping Expense</b>							
<b>Expense</b>							
5090 - Office Supplies	-	100.00	100.00	-	300.00	300.00	1,200.00
5300 - Salaries & Wages	21,882.36	44,100.00	22,217.64	96,176.27	132,300.00	36,123.73	529,200.00
5310 - PMP Payroll Mgmt Fee 35%	7,658.83	15,435.00	7,776.17	31,002.83	46,305.00	15,302.17	185,220.00
5392 - Health & Welfare-Union	16,917.52	8,635.00	(8,282.52)	36,906.04	25,905.00	(11,001.04)	103,620.00
5396 - Retirement Plan-Union	7,250.36	3,757.00	(3,493.36)	15,816.87	11,271.00	(4,545.87)	45,084.00
6315 - Uniforms	658.66	1,450.00	791.34	3,639.47	4,350.00	710.53	17,400.00
6635 - Janitorial Supplies & Maintenance	460.13	1,900.00	1,439.87	7,601.95	5,700.00	(1,901.95)	22,800.00
6636 - Housekeeping Small Equipment	-	400.00	400.00	430.99	1,200.00	769.01	4,800.00
7095 - Other Professional Services	-	500.00	500.00	6,808.99	1,500.00	(5,308.99)	6,000.00
7310 - Recruiting	184.43	-	(184.43)	184.43	-	(184.43)	-
<b>Total Expense</b>	<b>55,012.29</b>	<b>76,277.00</b>	<b>21,264.71</b>	<b>198,567.84</b>	<b>228,831.00</b>	<b>30,263.16</b>	<b>915,324.00</b>
<b>Total Expense</b>	<b>55,012.29</b>	<b>76,277.00</b>	<b>21,264.71</b>	<b>198,567.84</b>	<b>228,831.00</b>	<b>30,263.16</b>	<b>915,324.00</b>
<b>Housekeeping Net Total</b>	<b>(54,937.29)</b>	<b>(76,077.00)</b>	<b>21,139.71</b>	<b>(198,092.84)</b>	<b>(228,231.00)</b>	<b>30,138.16</b>	<b>(912,924.00)</b>

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

## Statement of Revenues and Expenses 3/1/2024 - 3/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Maintenance Income</b>							
<b>Income</b>							
4835 - Misc. Income	400.00	-	400.00	480.00	-	480.00	-
<b>Total Income</b>	<b>400.00</b>	<b>-</b>	<b>400.00</b>	<b>480.00</b>	<b>-</b>	<b>480.00</b>	<b>-</b>
<b>Total Income</b>	<b>400.00</b>	<b>-</b>	<b>400.00</b>	<b>480.00</b>	<b>-</b>	<b>480.00</b>	<b>-</b>

## Maintenance Expense

<b>Expense</b>							
5210 - Printing & Copying	-	-	-	358.53	-	(358.53)	-
5230 - Education/ Training	1,785.45	-	(1,785.45)	1,785.45	-	(1,785.45)	-
5300 - Salaries & Wages	61,592.25	67,196.00	5,603.75	184,983.01	201,588.00	16,604.99	806,352.00
5310 - PMP Payroll Mgmt Fee 35%	21,557.29	23,519.00	1,961.71	61,196.81	70,557.00	9,360.19	282,228.00
5392 - Health & Welfare-Union	15,616.17	8,635.00	(6,981.17)	34,067.12	25,905.00	(8,162.12)	103,620.00
5396 - Retirement Plan-Union	6,692.65	3,757.00	(2,935.65)	14,600.20	11,271.00	(3,329.20)	45,084.00
6300 - Permits & Licenses	-	2,500.00	2,500.00	5,184.00	7,500.00	2,316.00	30,000.00
6315 - Uniforms	938.40	917.00	(21.40)	2,368.11	2,751.00	382.89	11,004.00
6406 - Lighting Services	-	-	-	840.00	-	(840.00)	-
6408 - Elevator Services	11,555.68	2,000.00	(9,555.68)	12,105.68	6,000.00	(6,105.68)	24,000.00
6410 - Equipment Services	-	2,000.00	2,000.00	340.64	6,000.00	5,659.36	24,000.00
6414 - Fire Prevention & Protection	856.68	2,500.00	1,643.32	1,519.68	7,500.00	5,980.32	30,000.00
6424 - HVAC Services	-	3,000.00	3,000.00	5,660.01	9,000.00	3,339.99	36,000.00
6434 - Pest Control	2,010.44	1,285.00	(725.44)	3,015.66	3,855.00	839.34	15,420.00
6436 - Plumbing Services	3,585.00	4,583.00	998.00	24,390.00	13,749.00	(10,641.00)	54,996.00
6444 - Water Treatment Services	1,450.00	1,250.00	(200.00)	2,175.00	3,750.00	1,575.00	15,000.00
6510 - Boiler Repair & Maintenance	2,479.69	1,000.00	(1,479.69)	9,758.26	3,000.00	(6,758.26)	12,000.00
6515 - Building Repair & Maintenance	3,343.74	2,500.00	(843.74)	11,453.90	7,500.00	(3,953.90)	30,000.00
6530 - Common Area Repair & Maintenance	(15,990.00)	1,000.00	16,990.00	3,400.00	3,000.00	(400.00)	12,000.00
6545 - Electrical Supplies/Repair & Maintenance	689.77	1,000.00	310.23	1,346.09	3,000.00	1,653.91	12,000.00
6555 - Equipment Rental/ Repair & Maint	105.70	1,500.00	1,394.30	2,971.61	4,500.00	1,528.39	18,000.00
6565 - Fire System Repair & Maintenance	-	450.00	450.00	924.18	1,350.00	425.82	5,400.00
6605 - Generator Repair & Maintenance	-	500.00	500.00	-	1,500.00	1,500.00	6,000.00
6625 - HVAC Supplies/ Repair & Maintenance	-	4,500.00	4,500.00	9,910.17	13,500.00	3,589.83	54,000.00
6635 - Janitorial Supplies & Maintenance	5,864.92	2,500.00	(3,364.92)	8,049.63	7,500.00	(549.63)	30,000.00
6640 - Lighting Supplies/ Repair & Maintenance	194.48	762.00	567.52	980.45	2,286.00	1,305.55	9,144.00
6645 - Locks & Keys Repair & Maintenance	19.40	500.00	480.60	87.80	1,500.00	1,412.20	6,000.00
6670 - Mechanical Systems Services & Supply	-	50.00	50.00	-	150.00	150.00	600.00
6672 - Mold Remediation	-	417.00	417.00	-	1,251.00	1,251.00	5,004.00
6680 - Painting Services & Supplies	899.78	1,500.00	600.22	3,730.12	4,500.00	769.88	18,000.00

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

## Statement of Revenues and Expenses 3/1/2024 - 3/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Maintenance Expense</b>							
6695 - Plumbing Supplies/Repair & Maintenance	1,707.94	4,500.00	2,792.06	6,045.72	13,500.00	7,454.28	54,000.00
6795 - Other Supplies/ Repair & Maintenance	1,821.41	2,500.00	678.59	7,021.21	7,500.00	478.79	30,000.00
7310 - Recruiting	-	50.00	50.00	-	150.00	150.00	600.00
<b>Total Expense</b>	<b>128,776.84</b>	<b>148,371.00</b>	<b>19,594.16</b>	<b>420,269.04</b>	<b>445,113.00</b>	<b>24,843.96</b>	<b>1,780,452.00</b>
<b>Total Expense</b>	<b>128,776.84</b>	<b>148,371.00</b>	<b>19,594.16</b>	<b>420,269.04</b>	<b>445,113.00</b>	<b>24,843.96</b>	<b>1,780,452.00</b>
<b>Maintenance Net Total</b>	<b>(128,376.84)</b>	<b>(148,371.00)</b>	<b>19,994.16</b>	<b>(419,789.04)</b>	<b>(445,113.00)</b>	<b>25,323.96</b>	<b>(1,780,452.00)</b>

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

## Statement of Revenues and Expenses 3/1/2024 - 3/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
4100 - Residential Assessments	802,581.12	802,581.54	(.42)	2,407,743.36	2,407,744.62	(1.26)	9,630,978.45
4101 - Residential Additional Occupant Fees	29,017.31	26,676.69	2,340.62	88,544.56	80,030.07	8,514.49	320,120.31
4103 - HOA Owned Unit Rental Fees	40,798.04	44,100.00	(3,301.96)	119,775.45	132,300.00	(12,524.55)	529,200.00
4105 - Income from sale of HOA owned units	-	10,209.00	(10,209.00)	11,840.13	30,627.00	(18,786.87)	122,508.00
4120 - Reserve Interest	2,672.09	2,000.00	672.09	7,619.83	6,000.00	1,619.83	24,000.00
4400 - Late Fee	2,143.92	-	2,143.92	7,557.17	-	7,557.17	-
4405 - Late Interest	6,533.33	-	6,533.33	19,470.53	-	19,470.53	-
4407 - Guest Suite Rental Fees	1,679.70	1,500.00	179.70	4,014.95	4,500.00	(485.05)	18,000.00
4640 - NSF Fees	35.00	-	35.00	95.00	-	95.00	-
4645 - Lease Renewal Fees	-	660.00	(660.00)	700.00	1,980.00	(1,280.00)	7,920.00
4650 - Move in/ Move Out Fees	1,650.00	1,600.00	50.00	5,850.00	4,800.00	1,050.00	19,200.00
4655 - Pet Fees	-	65.00	(65.00)	-	195.00	(195.00)	780.00
4660 - Photocopy Income	23.55	30.00	(6.45)	94.05	90.00	4.05	360.00
4676 - Key Fees	327.40	200.00	127.40	723.45	600.00	123.45	2,400.00
4745 - TDUS Transfer Fee	1,400.00	-	1,400.00	5,250.00	-	5,250.00	-
4800 - Antenna Income	7,219.64	8,700.00	(1,480.36)	21,559.90	26,100.00	(4,540.10)	104,400.00
4801 - Refund Homeowner	4,120.76	-	4,120.76	2,504.00	-	2,504.00	-
4835 - Misc. Income	545.13	650.00	(104.87)	1,701.88	1,950.00	(248.12)	7,800.00
<b>Total Income</b>	<b>900,746.99</b>	<b>898,972.23</b>	<b>1,774.76</b>	<b>2,705,044.26</b>	<b>2,696,916.69</b>	<b>8,127.57</b>	<b>10,787,666.76</b>
<b>Total Income</b>	<b>900,746.99</b>	<b>898,972.23</b>	<b>1,774.76</b>	<b>2,705,044.26</b>	<b>2,696,916.69</b>	<b>8,127.57</b>	<b>10,787,666.76</b>

## Operating Expense

<b>Expense</b>							
5010 - Bad Debt	144.51	10,400.00	10,255.49	144.51	31,200.00	31,055.49	124,800.00
5015 - Bank Charges	237.94	400.00	162.06	2,342.07	1,200.00	(1,142.07)	4,800.00
5021 - NSF Charges	140.00	-	(140.00)	315.00	-	(315.00)	-
5070 - Master Association Fee-GRF	-	71,129.00	71,129.00	-	213,387.00	213,387.00	853,548.00
5075 - Advertising	-	150.00	150.00	-	450.00	450.00	1,800.00
5200 - Community Events/Relations	(744.18)	-	744.18	(2,319.68)	-	2,319.68	-
5400 - Insurance Premiums-Common	17,018.19	31,814.00	14,795.81	41,053.76	95,442.00	54,388.24	381,768.00
6000 - Electric Service	35,268.13	42,000.00	6,731.87	108,393.46	126,000.00	17,606.54	504,000.00
6005 - Gas Service	17,822.55	12,500.00	(5,322.55)	48,602.75	37,500.00	(11,102.75)	150,000.00
6025 - Water/Sewer Service	12,391.83	13,000.00	608.17	39,448.93	39,000.00	(448.93)	156,000.00
6035 - Trash & Recycling Service	6,707.04	3,750.00	(2,957.04)	19,570.60	11,250.00	(8,320.60)	45,000.00
6045 - Cable Service	14.61	15.00	.39	43.83	45.00	1.17	180.00
6050 - Telephone Service	-	100.00	100.00	-	300.00	300.00	1,200.00
6055 - Internet Service	146.00	200.00	54.00	955.80	600.00	(355.80)	2,400.00
6110 - Landscape Repair & Maintenance	-	2,176.00	2,176.00	181.50	6,528.00	6,346.50	26,112.00
6111 - Contract Landscape	5,400.00	6,667.00	1,267.00	16,200.00	20,001.00	3,801.00	80,004.00

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

## Statement of Revenues and Expenses 3/1/2024 - 3/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
6112 - Tree Trimming	15,332.00	1,321.00	(14,011.00)	15,332.00	3,963.00	(11,369.00)	15,852.00
7005 - Consulting Services	-	500.00	500.00	-	1,500.00	1,500.00	6,000.00
7015 - Financial Services	-	2,000.00	2,000.00	-	6,000.00	6,000.00	24,000.00
7025 - Legal Services-Collection	4,919.71	7,000.00	2,080.29	11,532.74	21,000.00	9,467.26	84,000.00
7030 - Legal Services-General Counsel	-	3,750.00	3,750.00	3,307.50	11,250.00	7,942.50	45,000.00
7040 - Management Fees	10,710.23	10,710.23	-	32,130.69	32,130.69	-	128,522.76
7095 - Other Professional Services	1,133.65	1,500.00	366.35	3,526.72	4,500.00	973.28	18,000.00
7310 - Recruiting	135.88	-	(135.88)	135.88	-	(135.88)	-
7900 - HOA Owned Unit Assessment	39,056.12	5,100.00	(33,956.12)	114,742.00	15,300.00	(99,442.00)	61,200.00
8905 - Owned Unit Repair & Maintenance	-	2,500.00	2,500.00	400.00	7,500.00	7,100.00	30,000.00
8906 - HOA Owned Unit Resale Expense	-	300.00	300.00	-	900.00	900.00	3,600.00
8910 - Property/Real Estate Tax	-	300.00	300.00	-	900.00	900.00	3,600.00
9000 - Federal Income Tax	-	292.00	292.00	-	876.00	876.00	3,504.00
9094 - Reserve Loan Payment	(15,212.60)	-	15,212.60	(44,803.66)	-	44,803.66	-
9095 - Taxes	1,000.00	-	(1,000.00)	2,161.93	-	(2,161.93)	-
9105 - Reserve Contribution	160,000.00	160,000.00	-	480,000.00	480,000.00	-	1,920,000.00
9107 - Prior Year Reserves	-	-	-	154,567.23	-	(154,567.23)	-
9120 - Reserve Interest	2,672.09	-	(2,672.09)	7,619.83	-	(7,619.83)	-
9896 - Loan Interest & Fees	4,771.86	-	(4,771.86)	15,149.72	-	(15,149.72)	-
<b>Total Expense</b>	<b>319,065.56</b>	<b>389,574.23</b>	<b>70,508.67</b>	<b>1,070,735.11</b>	<b>1,168,722.69</b>	<b>97,987.58</b>	<b>4,674,890.76</b>
<b>Total Expense</b>	<b>319,065.56</b>	<b>389,574.23</b>	<b>70,508.67</b>	<b>1,070,735.11</b>	<b>1,168,722.69</b>	<b>97,987.58</b>	<b>4,674,890.76</b>
<b>Operating Net Total</b>	<b>581,681.43</b>	<b>509,398.00</b>	<b>72,283.43</b>	<b>1,634,309.15</b>	<b>1,528,194.00</b>	<b>106,115.15</b>	<b>6,112,776.00</b>
<b>Net Total</b>	<b>96,302.65</b>	<b>-</b>	<b>96,302.65</b>	<b>155,513.90</b>	<b>-</b>	<b>155,513.90</b>	<b>-</b>

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

## Summary Statement of Revenues and Expenses For 3/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Administration Income</b>													
<b>Income</b>													
4508 - Food Revenue-Alcohol	341	219	434	-	-	-	-	-	-	-	-	-	993
<b>Total Income</b>	<b>341</b>	<b>219</b>	<b>434</b>	-	-	-	-	-	-	-	-	-	<b>993</b>
<b>Total Income</b>	<b>341</b>	<b>219</b>	<b>434</b>	-	-	-	-	-	-	-	-	-	<b>993</b>

<b>Administration Expense</b>													
<b>Expense</b>													
5035 - Activities-Decor, Cards, Candy, Prizes	94	14	93	-	-	-	-	-	-	-	-	-	201
5045 - Dues & Subscriptions	57	217	54	-	-	-	-	-	-	-	-	-	328
5090 - Office Supplies	1,712	2,184	1,340	-	-	-	-	-	-	-	-	-	5,236
5115 - Web Site Maintenance	30	30	30	-	-	-	-	-	-	-	-	-	90
5116 - IT Services	-	-	1,071	-	-	-	-	-	-	-	-	-	1,071
5195 - Miscellaneous Administrative Expense	-	-	2,806	-	-	-	-	-	-	-	-	-	2,806
5200 - Community Events/Relations	5,601	239	105	-	-	-	-	-	-	-	-	-	5,945
5210 - Printing & Copying	230	802	1,856	-	-	-	-	-	-	-	-	-	2,889
5215 - Postage	209	168	875	-	-	-	-	-	-	-	-	-	1,253
5235 - Staff Appreciation	61	428	305	-	-	-	-	-	-	-	-	-	794
5240 - Entertainment	1,331	1,707	2,829	-	-	-	-	-	-	-	-	-	5,867
5255 - Flowers & Miscellaneous	97	57	38	-	-	-	-	-	-	-	-	-	192
5300 - Salaries & Wages	52,632	52,797	46,981	-	-	-	-	-	-	-	-	-	152,410
5310 - PMP Payroll Mgmt Fee 35%	15,491	18,481	16,443	-	-	-	-	-	-	-	-	-	50,415
6315 - Uniforms	15	24	24	-	-	-	-	-	-	-	-	-	63
6675 - Office Equipment Lease	-	496	-	-	-	-	-	-	-	-	-	-	496
7105 - Cost of Sales-Beverage	185	137	195	-	-	-	-	-	-	-	-	-	517
7310 - Recruiting	-	530	16	-	-	-	-	-	-	-	-	-	546
<b>Total Expense</b>	<b>77,743</b>	<b>78,311</b>	<b>75,062</b>	-	-	-	-	-	-	-	-	-	<b>231,117</b>
<b>Total Expense</b>	<b>77,743</b>	<b>78,311</b>	<b>75,062</b>	-	-	-	-	-	-	-	-	-	<b>231,117</b>

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

## Summary Statement of Revenues and Expenses For 3/31/2024

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	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Administration Net Total</b>	(\$77,403)	(\$78,093)	(\$74,628)	-	-	-	-	-	-	-	-	-	(\$230,124)

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

## Summary Statement of Revenues and Expenses For 3/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Food Service Income</b>													
<b>Income</b>													
4500 - Food Revenue-Guest Meals	3,052	3,421	2,112	-	-	-	-	-	-	-	-	-	8,584
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	361	-	-	-	-	-	-	-	-	-	4,123
<b>Total Income</b>	<b>8,068</b>	<b>5,012</b>	<b>2,473</b>	-	-	-	-	-	-	-	-	-	<b>15,554</b>
<b>Total Income</b>	<b>8,068</b>	<b>5,012</b>	<b>2,473</b>	-	-	-	-	-	-	-	-	-	<b>15,554</b>
<b>Food Service Expense</b>													
<b>Expense</b>													
5210 - Printing & Copying	-	299	-	-	-	-	-	-	-	-	-	-	299
6410 - Equipment Services	9,934	5,586	1,845	-	-	-	-	-	-	-	-	-	17,364
6530 - Common Area Repair & Maintenance	-	-	16,500	-	-	-	-	-	-	-	-	-	16,500
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	203,708	-	-	-	-	-	-	-	-	-	597,982
7281 - Guest Meals F&B	3,494	-	3,294	-	-	-	-	-	-	-	-	-	6,788
7282 - Catering F&B	2,024	-	1,634	-	-	-	-	-	-	-	-	-	3,658
7283 - Service Fees F&B	1,847	-	2,928	-	-	-	-	-	-	-	-	-	4,776
<b>Total Expense</b>	<b>221,007</b>	<b>195,427</b>	<b>229,910</b>	-	-	-	-	-	-	-	-	-	<b>646,343</b>
<b>Total Expense</b>	<b>221,007</b>	<b>195,427</b>	<b>229,910</b>	-	-	-	-	-	-	-	-	-	<b>646,343</b>
<b>Food Service Net Total</b>	<b>(\$212,938)</b>	<b>(\$190,415)</b>	<b>(\$227,436)</b>	-	-	-	-	-	-	-	-	-	<b>(\$630,790)</b>



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

## Summary Statement of Revenues and Expenses For 3/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Housekeeping Income</b>													
<b>Income</b>													
4835 - Misc. Income	325	75	75	-	-	-	-	-	-	-	-	-	475
<b>Total Income</b>	<b>325</b>	<b>75</b>	<b>75</b>	-	-	-	-	-	-	-	-	-	<b>475</b>
<b>Total Income</b>	<b>325</b>	<b>75</b>	<b>75</b>	-	-	-	-	-	-	-	-	-	<b>475</b>
<b>Housekeeping Expense</b>													
<b>Expense</b>													
5300 - Salaries & Wages	44,397	29,897	21,882	-	-	-	-	-	-	-	-	-	96,176
5310 - PMP Payroll Mgmt Fee 35%	12,880	10,464	7,659	-	-	-	-	-	-	-	-	-	31,003
5392 - Health & Welfare-Union	12,115	7,874	16,918	-	-	-	-	-	-	-	-	-	36,906
5396 - Retirement Plan-Union	5,192	3,374	7,250	-	-	-	-	-	-	-	-	-	15,817
6315 - Uniforms	1,989	992	659	-	-	-	-	-	-	-	-	-	3,639
6635 - Janitorial Supplies & Maintenance	750	6,392	460	-	-	-	-	-	-	-	-	-	7,602
6636 - Housekeeping Small Equipment	431	-	-	-	-	-	-	-	-	-	-	-	431
7095 - Other Professional Services	1,820	4,989	-	-	-	-	-	-	-	-	-	-	6,809
7310 - Recruiting	-	-	184	-	-	-	-	-	-	-	-	-	184
<b>Total Expense</b>	<b>79,573</b>	<b>63,983</b>	<b>55,012</b>	-	-	-	-	-	-	-	-	-	<b>198,568</b>
<b>Total Expense</b>	<b>79,573</b>	<b>63,983</b>	<b>55,012</b>	-	-	-	-	-	-	-	-	-	<b>198,568</b>
<b>Housekeeping Net Total</b>	<b>(\$79,248)</b>	<b>(\$63,908)</b>	<b>(\$54,937)</b>	-	-	-	-	-	-	-	-	-	<b>(\$198,093)</b>

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

## Summary Statement of Revenues and Expenses For 3/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Maintenance Income</b>													
<b>Income</b>													
4835 - Misc. Income	80	-	400	-	-	-	-	-	-	-	-	-	480
<b>Total Income</b>	<b>80</b>	<b>-</b>	<b>400</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>480</b>
<b>Total Income</b>	<b>80</b>	<b>-</b>	<b>400</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>480</b>

## Maintenance Expense

<b>Expense</b>													
5210 - Printing & Copying	-	359	-	-	-	-	-	-	-	-	-	-	359
5230 - Education/ Training	-	-	1,785	-	-	-	-	-	-	-	-	-	1,785
5300 - Salaries & Wages	63,694	59,696	61,592	-	-	-	-	-	-	-	-	-	184,983
5310 - PMP Payroll Mgmt Fee 35%	18,748	20,892	21,557	-	-	-	-	-	-	-	-	-	61,197
5392 - Health & Welfare-Union	11,183	7,268	15,616	-	-	-	-	-	-	-	-	-	34,067
5396 - Retirement Plan-Union	4,793	3,115	6,693	-	-	-	-	-	-	-	-	-	14,600
6300 - Permits & Licenses	-	5,184	-	-	-	-	-	-	-	-	-	-	5,184
6315 - Uniforms	443	987	938	-	-	-	-	-	-	-	-	-	2,368
6406 - Lighting Services	-	840	-	-	-	-	-	-	-	-	-	-	840
6408 - Elevator Services	-	550	11,556	-	-	-	-	-	-	-	-	-	12,106
6410 - Equipment Services	-	341	-	-	-	-	-	-	-	-	-	-	341
6414 - Fire Prevention & Protection	75	588	857	-	-	-	-	-	-	-	-	-	1,520
6424 - HVAC Services	-	5,660	-	-	-	-	-	-	-	-	-	-	5,660
6434 - Pest Control	-	1,005	2,010	-	-	-	-	-	-	-	-	-	3,016
6436 - Plumbing Services	4,950	15,855	3,585	-	-	-	-	-	-	-	-	-	24,390
6444 - Water Treatment Services	725	-	1,450	-	-	-	-	-	-	-	-	-	2,175
6510 - Boiler Repair & Maintenance	-	7,279	2,480	-	-	-	-	-	-	-	-	-	9,758
6515 - Building Repair & Maintenance	1,852	6,258	3,344	-	-	-	-	-	-	-	-	-	11,454
6530 - Common Area Repair & Maintenance	1,250	18,140	(15,990)	-	-	-	-	-	-	-	-	-	3,400
6545 - Electrical Supplies/Repair & Maintenance	470	186	690	-	-	-	-	-	-	-	-	-	1,346

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

## Summary Statement of Revenues and Expenses For 3/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Maintenance Expense</b>													
6555 - Equipment Rental/ Repair & Maint	505	2,361	106	-	-	-	-	-	-	-	-	-	2,972
6565 - Fire System Repair & Maintenance	-	924	-	-	-	-	-	-	-	-	-	-	924
6625 - HVAC Supplies/ Repair & Maintenance	-	9,910	-	-	-	-	-	-	-	-	-	-	9,910
6635 - Janitorial Supplies & Maintenance	434	1,751	5,865	-	-	-	-	-	-	-	-	-	8,050
6640 - Lighting Supplies/ Repair & Maintenance	341	445	194	-	-	-	-	-	-	-	-	-	980
6645 - Locks & Keys Repair & Maintenance	-	68	19	-	-	-	-	-	-	-	-	-	88
6680 - Painting Services & Supplies	863	1,967	900	-	-	-	-	-	-	-	-	-	3,730
6695 - Plumbing Supplies/Repair & Maintenance	1,125	3,212	1,708	-	-	-	-	-	-	-	-	-	6,046
6795 - Other Supplies/ Repair & Maintenance	1,859	3,341	1,821	-	-	-	-	-	-	-	-	-	7,021
<b>Total Expense</b>	<b>113,312</b>	<b>178,181</b>	<b>128,777</b>	-	-	-	-	-	-	-	-	-	<b>420,269</b>
<b>Total Expense</b>	<b>113,312</b>	<b>178,181</b>	<b>128,777</b>	-	-	-	-	-	-	-	-	-	<b>420,269</b>
<b>Maintenance Net Total</b>	<b>(\$113,232)</b>	<b>(\$178,181)</b>	<b>(\$128,377)</b>	-	-	-	-	-	-	-	-	-	<b>(\$419,789)</b>

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

## Summary Statement of Revenues and Expenses For 3/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Income</b>													
<b>Income</b>													
4100 - Residential Assessments	802,581	802,581	802,581	-	-	-	-	-	-	-	-	-	2,407,743
4101 - Residential Additional Occupant Fees	29,186	30,341	29,017	-	-	-	-	-	-	-	-	-	88,545
4103 - HOA Owned Unit Rental Fees	40,883	38,094	40,798	-	-	-	-	-	-	-	-	-	119,775
4105 - Income from sale of HOA owned units	11,840	-	-	-	-	-	-	-	-	-	-	-	11,840
4120 - Reserve Interest	2,035	2,912	2,672	-	-	-	-	-	-	-	-	-	7,620
4400 - Late Fee	2,944	2,469	2,144	-	-	-	-	-	-	-	-	-	7,557
4405 - Late Interest	6,334	6,603	6,533	-	-	-	-	-	-	-	-	-	19,471
4407 - Guest Suite Rental Fees	1,675	660	1,680	-	-	-	-	-	-	-	-	-	4,015
4640 - NSF Fees	60	-	35	-	-	-	-	-	-	-	-	-	95
4645 - Lease Renewal Fees	350	350	-	-	-	-	-	-	-	-	-	-	700
4650 - Move in/ Move Out Fees	2,100	2,100	1,650	-	-	-	-	-	-	-	-	-	5,850
4660 - Photocopy Income	43	28	24	-	-	-	-	-	-	-	-	-	94
4676 - Key Fees	110	286	327	-	-	-	-	-	-	-	-	-	723
4745 - TDUS Transfer Fee	2,100	1,750	1,400	-	-	-	-	-	-	-	-	-	5,250
4800 - Antenna Income	7,165	7,175	7,220	-	-	-	-	-	-	-	-	-	21,560
4801 - Refund Homeowner	-	(1,617)	4,121	-	-	-	-	-	-	-	-	-	2,504
4835 - Misc. Income	405	752	545	-	-	-	-	-	-	-	-	-	1,702
<b>Total Income</b>	<b>909,812</b>	<b>894,485</b>	<b>900,747</b>	-	-	-	-	-	-	-	-	-	<b>2,705,044</b>
<b>Total Income</b>	<b>909,812</b>	<b>894,485</b>	<b>900,747</b>	-	-	-	-	-	-	-	-	-	<b>2,705,044</b>

## Operating Expense

<b>Expense</b>													
5010 - Bad Debt	-	-	145	-	-	-	-	-	-	-	-	-	145
5015 - Bank Charges	1,268	836	238	-	-	-	-	-	-	-	-	-	2,342
5021 - NSF Charges	35	140	140	-	-	-	-	-	-	-	-	-	315
5200 - Community Events/Relations	(1,331)	(244)	(744)	-	-	-	-	-	-	-	-	-	-2,320
5400 - Insurance Premiums-Common	1,629	22,406	17,018	-	-	-	-	-	-	-	-	-	41,054

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

## Summary Statement of Revenues and Expenses For 3/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Expense</b>													
6000 - Electric Service	39,520	33,606	35,268	-	-	-	-	-	-	-	-	-	108,393
6005 - Gas Service	15,259	15,522	17,823	-	-	-	-	-	-	-	-	-	48,603
6025 - Water/Sewer Service	14,163	12,894	12,392	-	-	-	-	-	-	-	-	-	39,449
6035 - Trash & Recycling Service	6,354	6,510	6,707	-	-	-	-	-	-	-	-	-	19,571
6045 - Cable Service	-	29	15	-	-	-	-	-	-	-	-	-	44
6055 - Internet Service	491	319	146	-	-	-	-	-	-	-	-	-	956
6110 - Landscape Repair & Maintenance	-	182	-	-	-	-	-	-	-	-	-	-	182
6111 - Contract Landscape	5,400	5,400	5,400	-	-	-	-	-	-	-	-	-	16,200
6112 - Tree Trimming	-	-	15,332	-	-	-	-	-	-	-	-	-	15,332
7025 - Legal Services-Collection	2,128	4,485	4,920	-	-	-	-	-	-	-	-	-	11,533
7030 - Legal Services-General Counsel	-	3,308	-	-	-	-	-	-	-	-	-	-	3,308
7040 - Management Fees	10,710	10,710	10,710	-	-	-	-	-	-	-	-	-	32,131
7095 - Other Professional Services	415	1,978	1,134	-	-	-	-	-	-	-	-	-	3,527
7310 - Recruiting	-	-	136	-	-	-	-	-	-	-	-	-	136
7900 - HOA Owned Unit Assessment	39,056	36,630	39,056	-	-	-	-	-	-	-	-	-	114,742
8905 - Owned Unit Repair & Maintenance	-	400	-	-	-	-	-	-	-	-	-	-	400
9094 - Reserve Loan Payment	(14,766)	(14,825)	(15,213)	-	-	-	-	-	-	-	-	-	-44,804
9095 - Taxes	1,162	-	1,000	-	-	-	-	-	-	-	-	-	2,162
9105 - Reserve Contribution	160,000	160,000	160,000	-	-	-	-	-	-	-	-	-	480,000
9107 - Prior Year Reserves	154,567	-	-	-	-	-	-	-	-	-	-	-	154,567
9120 - Reserve Interest	2,035	2,912	2,672	-	-	-	-	-	-	-	-	-	7,620
9896 - Loan Interest & Fees	5,218	5,160	4,772	-	-	-	-	-	-	-	-	-	15,150
<b>Total Expense</b>	<b>443,313</b>	<b>308,356</b>	<b>319,066</b>	-	-	-	-	-	-	-	-	-	<b>1,070,735</b>
<b>Total Expense</b>	<b>443,313</b>	<b>308,356</b>	<b>319,066</b>	-	-	-	-	-	-	-	-	-	<b>1,070,735</b>
<b>Operating Net Total</b>	<b>\$466,499</b>	<b>\$586,129</b>	<b>\$581,681</b>	-	-	-	-	-	-	-	-	-	<b>\$1,634,309</b>
<b>Net Total</b>	<b>(\$16,322)</b>	<b>\$75,533</b>	<b>\$96,303</b>	-	-	-	-	-	-	-	-	-	<b>\$155,514</b>