

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

Balance Sheet For 5/31/2024

Assets - Operating Funds

1000 - Alliance Association Bank Operating	\$30,997.44
1001 - Pacific Premier Bank	(\$40,486.12)
1006 - PPB Insurance Savings Account	\$39,762.90
1221 - Petty Cash-Front Desk	\$300.00

Total Assets - Operating Funds **\$30,574.22**

Reserve Funds

1425 - Bank of SC 7237	\$125,426.00
1426 - Bank of SC 7245	\$125,972.99
1490 - Merrill Lynch - Liquid - 7520	\$51,554.91
1492 - Merrill Lynch - Investment	\$357,277.26

Total Reserve Funds **\$660,231.16**

Accounts Receivable

1300 - Accounts Receivable	\$1,293,657.86
1302 - Due from Reserves	(\$279.90)
1305 - AR - Allowance for Bad Debt	(\$600,860.72)
1345 - Due to Operating	\$279.90

Total Accounts Receivable **\$692,797.14**

Other Current Assets

1700 - Refundable Deposits-Sodexo	\$50,000.00
-----------------------------------	-------------

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 **\$3,535,658.65**

Accrued Expenses & Payroll

2455 - Accrued Vacation	\$35,833.94
-------------------------	-------------

Total Accrued Expenses & Payroll **\$35,833.94**

Liabilities/ Accounts Payable

2020 - Accounts Payable	\$449,695.47
-------------------------	--------------

Total Liabilities/ Accounts Payable **\$449,695.47**

Deposits Held

2036 - Holiday Fund Deposit	\$43,880.00
2505 - Security Deposit	\$53,850.31

Total Deposits Held **\$97,730.31**

Prepaid Assessments

2200 - Prepaid Owner Assessments	\$321,665.27
----------------------------------	--------------

Total Prepaid Assessments **\$321,665.27**

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

Balance Sheet For 5/31/2024

Capital Reserves

3120 - Reserve Interest	\$10,744.99
3808 - Roofs/Decks Reserve	\$236,895.58
3809 - Structure Reserves	\$133,366.09
3810 - Paint Reserve	\$403,416.88
3811 - Plumbing Reserves	(\$962,293.39)
3812 - Kitchen Reserve	\$82,757.30
3813 - Flooring Reserve	\$130,066.58
3814 - Landscape/Hardscape Reserve	\$203,853.98
3815 - Recreation Facilities Reserves	\$35,665.54
3816 - Prior Year Reserves	\$515,049.40
3817 - Contingency Reserves	\$80,728.63
3818 - Electrical Reserves	\$40,200.00
3819 - Mechanical Reserves	(\$76,479.32)
3820 - Mailboxes	\$871.59
3821 - Monuments	\$929.34
3822 - Laundry Equipment	(\$10,249.55)
3823 - Extractors	\$1,838.61
3824 - Maint Equipment	\$4,581.43
3825 - Vehicle/Truck	\$1,545.45
3827 - Loan Payment	(\$173,537.87)

Total Capital Reserves **\$659,951.26**

Bank of Southern California Loan

3800 - Loan Bank of Southern California #2204	\$1,244,767.59
---	----------------

Total Bank of Southern California Loan **\$1,244,767.59**

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)
--------------------------	------------------

Total Owners Equity **(\$1,477,651.58)**

Net Income

3999 - Net Income (Loss)	\$142,403.06
--------------------------	--------------

Total Net Income **\$142,403.06**

Total Liabilities / Equity **\$3,535,658.65**

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

GL Trial Balance For 1/1/2024 - 5/31/2024

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
	03/01/2024	March Interest			\$ 2,597.62	
	03/01/2024	March Interest			\$ 74.47	
	03/31/2024	March Month End Sub-Total	\$ -	\$ -	\$ 2,672.09	\$ 2,672.09
	03/01/2024	April Interest			\$ 2,834.05	
	04/30/2024	April Month End Sub-Total	\$ -	\$ -	\$ 2,834.05	\$ 2,834.05
	05/01/2024	May Interest			\$ 146.84	
	05/31/2024	YTD Interest			\$ 144.27	
	05/31/2024	May Month End Sub-Total	\$ -	\$ -	\$ 291.11	\$ 291.11
					YTD Sub-Total:	\$ 10,744.99
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
	05/01/2024	13-1 - Huriton Inc. - Tower 1 and 2 membrane roof walkways reserve id# 103		\$ 121,191.00		
	05/31/2024	May Month End Sub-Total	\$ -	\$ 121,191.00	\$ -	\$ (121,191.00)
					YTD Sub-Total:	\$ 236,895.58
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
	03/31/2024	Mar 2024 Reserve Funding			\$ 8,428.00	
	03/31/2024	March Month End Sub-Total	\$ -	\$ -	\$ 8,428.00	\$ 8,428.00
	04/30/2024	Apr 2024 Reserve Funding			\$ 8,428.00	
	04/30/2024	April Month End Sub-Total	\$ -	\$ -	\$ 8,428.00	\$ 8,428.00
	05/31/2024	May 2024 Reserve Funding			\$ 8,428.00	
	05/31/2024	May Month End Sub-Total	\$ -	\$ -	\$ 8,428.00	\$ 8,428.00
					YTD Sub-Total:	\$ 133,366.09
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)
	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	
	03/31/2024	March Month End Sub-Total	\$ -	\$ 87,250.00	\$ 209,122.00	\$ 121,872.00
	04/09/2024	D123479 - ALL STAR PLUMBING & FIRE SPRINKLER INC - A/C riser Replacement 51 series Reserve		\$ 34,750.00		
	04/30/2024	Apr 2024 Reserve Funding			\$ 14,528.00	
	04/30/2024	April Month End Sub-Total	\$ -	\$ 34,750.00	\$ 14,528.00	\$ (20,222.00)

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

GL Trial Balance For 1/1/2024 - 5/31/2024

GL	Date	Description	Beg Balance	Expenses	Contributions	End Balance
	05/31/2024	May 2024 Reserve Funding			14,528.00	
	05/31/2024	May Month End Sub-Total		\$ -	\$ 14,528.00	\$ 14,528.00
					YTD Sub-Total:	\$ (962,293.39)
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
	03/31/2024	Mar 2024 Reserve Funding			\$ 3,456.00	
	03/31/2024	March Month End Sub-Total	\$ -	\$ -	\$ 3,456.00	\$ 3,456.00
	04/30/2024	Apr 2024 Reserve Funding			\$ 3,456.00	
	04/30/2024	April Month End Sub-Total	\$ -	\$ -	\$ 3,456.00	\$ 3,456.00
	05/31/2024	May 2024 Reserve Funding			\$ 3,456.00	
	05/31/2024	May Month End Sub-Total	\$ -	\$ -	\$ 3,456.00	\$ 3,456.00
					YTD Sub-Total:	\$ 82,757.30
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
	03/31/2024	Mar 2024 Reserve Funding			\$ 5,491.00	
	03/31/2024	March Month End Sub-Total	\$ -	\$ -	\$ 5,491.00	\$ 5,491.00
	04/30/2024	Apr 2024 Reserve Funding			\$ 5,491.00	
	04/30/2024	April Month End Sub-Total	\$ -	\$ -	\$ 5,491.00	\$ 5,491.00
	05/31/2024	May 2024 Reserve Funding			\$ 5,491.00	
	05/31/2024	May Month End Sub-Total	\$ -	\$ -	\$ 5,491.00	\$ 5,491.00
					YTD Sub-Total:	\$ 130,066.58
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
	03/31/2024	Mar 2024 Reserve Funding			\$ 11,686.00	
	03/31/2024	March Month End Sub-Total	\$ -	\$ -	\$ 11,686.00	\$ 11,686.00
	04/30/2024	Apr 2024 Reserve Funding			\$ 11,686.00	
	04/30/2024	April Month End Sub-Total	\$ -	\$ -	\$ 11,686.00	\$ 11,686.00
	05/31/2024	May 2024 Reserve Funding			\$ 11,686.00	
	05/31/2024	May Month End Sub-Total	\$ -	\$ -	\$ 11,686.00	\$ 11,686.00
					YTD Sub-Total:	\$ 203,853.98
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	

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

GL Trial Balance For 1/1/2024 - 5/31/2024

GL	Date	Description	Beg Balance	Expenses	Contributions	End Balance
	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
	03/31/2024	Mar 2024 Reserve Funding			\$ 2,507.00	
	03/31/2024	March Month End Sub-Total	\$ -	\$ -	\$ 2,507.00	\$ 2,507.00
	04/30/2024	Apr 2024 Reserve Funding			\$ 2,507.00	
	04/30/2024	April Month End Sub-Total	\$ -	\$ -	\$ 2,507.00	\$ 2,507.00
	05/31/2024	May 2024 Reserve Funding			\$ 2,507.00	
	05/31/2024	May Month End Sub-Total	\$ -	\$ -	\$ 2,507.00	\$ 2,507.00
YTD Sub-Total:						\$ 80,728.63
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
	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	
	03/31/2024	March Month End Sub-Total	\$ -	\$ 33,950.00	\$ 20,415.00	\$ (13,535.00)
	04/30/2024	Apr 2024 Reserve Funding			\$ 20,415.00	
	04/30/2024	April Month End Sub-Total	\$ -	\$ -	\$ 20,415.00	\$ 20,415.00
	05/08/2024	LW041224 - Forever Solar Inc. - Electrical panels		\$ 12,850.00		
	05/31/2024	May 2024 Reserve Funding			\$ 20,415.00	
	05/31/2024	May Month End Sub-Total	\$ -	\$ 12,850.00	\$ 20,415.00	\$ 7,565.00
YTD Sub-Total:						\$ 40,200.00
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
	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	
	03/31/2024	March Month End Sub-Total	\$ -	\$ 212,037.26	\$ 78,021.00	\$ (134,016.26)
	04/09/2024	170205 - Thermal Concepts, Inc. - AFD Chiller #3 Progress bill #1		\$ 37,957.50		
	04/09/2024	771969 - 24 HRC - Zen Garden Progress Bill #6		\$ 70,000.00		
	04/30/2024	Apr 2024 Reserve Funding			\$ 78,021.00	
	04/30/2024	April Month End Sub-Total	\$ -	\$ 107,957.50	\$ 78,021.00	\$ (29,936.50)
	05/01/2024	170235 - Thermal Concepts, Inc. - Purge unit chiller #4 reserve ID#408		\$ 22,904.56		
	05/09/2024	P16295-2 - Thermal Concepts, Inc. - Cooling Tower Condenser Water Pumps Completion Bill		\$ 74,988.75		
	05/09/2024	772048 - 24 HRC - Zen Garden Progress Bill #7 100% complete		\$ 23,700.00		
	05/31/2024	May 2024 Reserve Funding			\$ 78,021.00	
	05/31/2024	May Month End Sub-Total	\$ -	\$ 121,593.31	\$ 78,021.00	\$ (43,572.31)
YTD Sub-Total:						\$ (76,479.32)
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
	03/31/2024	Mar 2024 Reserve Funding			\$ 65.00	
	03/31/2024	March Month End Sub-Total	\$ -	\$ -	\$ 65.00	\$ 65.00
	04/30/2024	Apr 2024 Reserve Funding			\$ 65.00	
	04/30/2024	April Month End Sub-Total	\$ -	\$ -	\$ 65.00	\$ 65.00
	05/31/2024	May 2024 Reserve Funding			\$ 65.00	
	05/31/2024	May Month End Sub-Total	\$ -	\$ -	\$ 65.00	\$ 65.00
YTD Sub-Total:						\$ 871.59

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

GL Trial Balance For 1/1/2024 - 5/31/2024

GL	Date	Description	Beg Balance	Expenses	Contributions	End Balance
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
	03/31/2024	Mar 2024 Reserve Funding			\$ 47.00	
	03/31/2024	March Month End Sub-Total	\$ -	\$ -	\$ 47.00	\$ 47.00
	04/30/2024	Apr 2024 Reserve Funding			\$ 47.00	
	04/30/2024	April Month End Sub-Total	\$ -	\$ -	\$ 47.00	\$ 47.00
	05/31/2024	May 2024 Reserve Funding			\$ 47.00	
	05/31/2024	May Month End Sub-Total	\$ -	\$ -	\$ 47.00	\$ 47.00
YTD Sub-Total:						\$ 929.34
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)
	03/01/2024	SA00411169 - Saddleback Appliances - 2 washer and 2 dryers		\$ 4,865.99		
	03/31/2024	Mar 2024 Reserve Funding			\$ 125.00	
	03/31/2024	March Month End Sub-Total	\$ -	\$ 4,865.99	\$ 125.00	\$ (4,740.99)
	04/30/2024	Apr 2024 Reserve Funding			\$ 125.00	
	04/30/2024	April Month End Sub-Total	\$ -	\$ -	\$ 125.00	\$ 125.00
	05/31/2024	May 2024 Reserve Funding			\$ 125.00	
	05/31/2024	May Month End Sub-Total	\$ -	\$ -	\$ 125.00	\$ 125.00
YTD Sub-Total:						\$ (10,249.55)
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
	03/31/2024	Mar 2024 Reserve Funding			\$ 137.00	
	03/31/2024	March Month End Sub-Total	\$ -	\$ -	\$ 137.00	\$ 137.00
	04/30/2024	Apr 2024 Reserve Funding			\$ 137.00	
	04/30/2024	April Month End Sub-Total	\$ -	\$ -	\$ 137.00	\$ 137.00
	05/31/2024	May 2024 Reserve Funding			\$ 137.00	
	05/31/2024	May Month End Sub-Total	\$ -	\$ -	\$ 137.00	\$ 137.00
YTD Sub-Total:						\$ 1,838.61
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
	03/31/2024	Mar 2024 Reserve Funding			\$ 379.00	
	03/31/2024	March Month End Sub-Total	\$ -	\$ -	\$ 379.00	\$ 379.00
	04/30/2024	Apr 2024 Reserve Funding			\$ 379.00	
	04/30/2024	April Month End Sub-Total	\$ -	\$ -	\$ 379.00	\$ 379.00
	05/31/2024	May 2024 Reserve Funding			\$ 379.00	
	05/31/2024	May Month End Sub-Total	\$ -	\$ -	\$ 379.00	\$ 379.00
YTD Sub-Total:						\$ 4,581.43
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
	03/31/2024	Mar 2024 Reserve Funding			\$ 115.00	
	03/31/2024	March Month End Sub-Total	\$ -	\$ -	\$ 115.00	\$ 115.00
	04/30/2024	Apr 2024 Reserve Funding			\$ 115.00	
	04/30/2024	April Month End Sub-Total	\$ -	\$ -	\$ 115.00	\$ 115.00
	05/31/2024	May 2024 Reserve Funding			\$ 115.00	
	05/31/2024	May Month End Sub-Total	\$ -	\$ -	\$ 115.00	\$ 115.00
YTD Sub-Total:						\$ 1,545.45
3827 Loan Payment						
	01/01/2024	Beginning Balance	\$ (173,722.82)			

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

GL Trial Balance For 1/1/2024 - 5/31/2024

GL	Date	Description	Beg Balance	Expenses	Contributions	End Balance
	1/31/2024	Reclass Loan 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 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)
	3/31/2024	Reclass Loan Principal - Mar2024		\$ 15,212.60		
	3/31/2024	Mar 2024 Reserve Funding			\$ 14,600.00	
	03/31/2024	March Month End Sub-Total	\$ -	\$ 15,212.60	\$ 14,600.00	\$ (612.60)
	04/30/2024	Reclass Loan Principal - Apr2024		\$ 14,943.76		
	04/30/2024	Apr 2024 Reserve Funding			\$ 14,600.00	
	04/30/2024	April Month End Sub- Total	\$ -	\$ 14,943.76	\$ 14,600.00	\$ (343.76)
	05/31/2024	Reclass Loan Principal - May2024		\$ 13,067.63		
	05/31/2024	May 2024 Reserve Funding			\$ 14,600.00	
	05/31/2024	May Month End Sub- Total	\$ -	\$ 13,067.63	\$ 14,600.00	\$ 1,532.37
YTD Sub-Total:						\$ (173,537.87)
			\$ 684,931.97	\$ 1,228,545.21	\$ 1,203,564.50	\$ 659,951.26

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

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Administration Income							
Income							
4508 - Food Revenue-Alcohol	392.33	275.00	117.33	2,009.36	1,375.00	634.36	3,300.00
4835 - Misc. Income	-	500.00	(500.00)	-	2,500.00	(2,500.00)	6,000.00
Total Income	392.33	775.00	(382.67)	2,009.36	3,875.00	(1,865.64)	9,300.00
Total Income	392.33	775.00	(382.67)	2,009.36	3,875.00	(1,865.64)	9,300.00
Administration Expense							
Expense							
5035 - Activities-Decor, Cards, Candy, Prizes	-	800.00	800.00	297.34	4,000.00	3,702.66	9,600.00
5045 - Dues & Subscriptions	-	170.00	170.00	394.78	850.00	455.22	2,040.00
5090 - Office Supplies	-	2,000.00	2,000.00	6,169.77	10,000.00	3,830.23	24,000.00
5115 - Web Site Maintenance	-	100.00	100.00	119.96	500.00	380.04	1,200.00
5116 - IT Services	-	200.00	200.00	1,071.35	1,000.00	(71.35)	2,400.00
5195 - Miscellaneous Administrative Expense	-	-	-	2,805.92	-	(2,805.92)	-
5200 - Community Events/Relations	100.00	600.00	500.00	6,647.63	3,000.00	(3,647.63)	7,200.00
5210 - Printing & Copying	245.12	1,265.00	1,019.88	4,243.53	6,325.00	2,081.47	15,180.00
5215 - Postage	-	160.00	160.00	1,271.93	800.00	(471.93)	1,920.00
5230 - Education/ Training	-	900.00	900.00	-	4,500.00	4,500.00	10,800.00
5235 - Staff Appreciation	-	500.00	500.00	1,129.81	2,500.00	1,370.19	6,000.00
5240 - Entertainment	1,346.00	2,500.00	1,154.00	8,647.58	12,500.00	3,852.42	30,000.00
5255 - Flowers & Miscellaneous	-	75.00	75.00	229.14	375.00	145.86	900.00
5270 - Licensing	1,350.00	140.00	(1,210.00)	1,350.00	700.00	(650.00)	1,680.00
5300 - Salaries & Wages	76,340.02	56,000.00	(20,340.02)	282,519.71	280,000.00	(2,519.71)	672,000.00
5310 - PMP Payroll Mgmt Fee 35%	28,918.83	19,600.00	(9,318.83)	97,593.31	98,000.00	406.69	235,200.00
6315 - Uniforms	24.55	-	(24.55)	132.08	-	(132.08)	-
6675 - Office Equipment Lease	525.24	570.00	44.76	2,574.76	2,850.00	275.24	6,840.00
7105 - Cost of Sales-Beverage	-	200.00	200.00	794.56	1,000.00	205.44	2,400.00
7310 - Recruiting	-	70.00	70.00	1,374.13	350.00	(1,024.13)	840.00
Total Expense	108,849.76	85,850.00	(22,999.76)	419,367.29	429,250.00	9,882.71	1,030,200.00
Total Expense	108,849.76	85,850.00	(22,999.76)	419,367.29	429,250.00	9,882.71	1,030,200.00
Administration Net Total	(108,457.43)	(85,075.00)	(23,382.43)	(417,357.93)	(425,375.00)	8,017.07	(1,020,900.00)

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

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Food Service Income							
Income							
4500 - Food Revenue-Guest Meals	4,432.14	-	4,432.14	15,893.88	-	15,893.88	-
4502 - Food Revenue-Carry Out Lunch	-	-	-	666.12	-	666.12	-
4506 - Food Revenue-Birthday Dinner	-	-	-	141.00	-	141.00	-
4507 - Food Revenue-Catering	-	-	-	4,523.00	-	4,523.00	-
4520 - Service Fees Revenue	77.25	-	77.25	4,920.38	-	4,920.38	-
Total Income	4,509.39	-	4,509.39	26,144.38	-	26,144.38	-
Total Income	4,509.39	-	4,509.39	26,144.38	-	26,144.38	-
Food Service Expense							
Expense							
5210 - Printing & Copying	145.42	-	(145.42)	1,271.44	-	(1,271.44)	-
6410 - Equipment Services	-	-	-	17,364.26	-	(17,364.26)	-
6515 - Building Repair & Maintenance	-	-	-	20,000.00	-	(20,000.00)	-
6530 - Common Area Repair & Maintenance	(16,500.00)	-	16,500.00	-	-	-	-
6545 - Electrical Supplies/Repair & Maintenance	-	-	-	1,738.31	-	(1,738.31)	-
6555 - Equipment Rental/ Repair & Maint	66.15	-	(66.15)	2,147.44	-	(2,147.44)	-
6675 - Office Equipment Lease	323.17	-	(323.17)	2,040.81	-	(2,040.81)	-
7210 - Cleaning Supplies - F & B	4,889.92	-	(4,889.92)	5,385.96	-	(5,385.96)	-
7280 - Management Contract F&B	203,708.13	199,875.00	(3,833.13)	998,827.13	999,375.00	547.87	2,398,500.00
7281 - Guest Meals F&B	4,372.50	-	(4,372.50)	14,395.86	-	(14,395.86)	-
7282 - Catering F&B	-	-	-	4,507.55	-	(4,507.55)	-
7283 - Service Fees F&B	958.50	-	(958.50)	6,754.33	-	(6,754.33)	-
Total Expense	197,963.79	199,875.00	1,911.21	1,074,433.09	999,375.00	(75,058.09)	2,398,500.00
Total Expense	197,963.79	199,875.00	1,911.21	1,074,433.09	999,375.00	(75,058.09)	2,398,500.00
Food Service Net Total	(193,454.40)	(199,875.00)	6,420.60	(1,048,288.71)	(999,375.00)	(48,913.71)	(2,398,500.00)

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

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Housekeeping Income							
Income							
4835 - Misc. Income	125.00	200.00	(75.00)	600.00	1,000.00	(400.00)	2,400.00
Total Income	125.00	200.00	(75.00)	600.00	1,000.00	(400.00)	2,400.00
Total Income	125.00	200.00	(75.00)	600.00	1,000.00	(400.00)	2,400.00
Housekeeping Expense							
Expense							
5090 - Office Supplies	-	100.00	100.00	-	500.00	500.00	1,200.00
5300 - Salaries & Wages	23,998.39	44,100.00	20,101.61	143,107.68	220,500.00	77,392.32	529,200.00
5310 - PMP Payroll Mgmt Fee 35%	335.74	15,435.00	15,099.26	39,365.13	77,175.00	37,809.87	185,220.00
5392 - Health & Welfare-Union	7,772.68	8,635.00	862.32	44,678.72	43,175.00	(1,503.72)	103,620.00
5396 - Retirement Plan-Union	3,331.15	3,757.00	425.85	19,148.02	18,785.00	(363.02)	45,084.00
6315 - Uniforms	1,197.49	1,450.00	252.51	7,019.41	7,250.00	230.59	17,400.00
6635 - Janitorial Supplies & Maintenance	365.94	1,900.00	1,534.06	9,300.19	9,500.00	199.81	22,800.00
6636 - Housekeeping Small Equipment	39.86	400.00	360.14	555.76	2,000.00	1,444.24	4,800.00
7095 - Other Professional Services	-	500.00	500.00	6,808.99	2,500.00	(4,308.99)	6,000.00
7310 - Recruiting	-	-	-	184.43	-	(184.43)	-
Total Expense	37,041.25	76,277.00	39,235.75	270,168.33	381,385.00	111,216.67	915,324.00
Total Expense	37,041.25	76,277.00	39,235.75	270,168.33	381,385.00	111,216.67	915,324.00
Housekeeping Net Total	(36,916.25)	(76,077.00)	39,160.75	(269,568.33)	(380,385.00)	110,816.67	(912,924.00)

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

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Maintenance Income							
Income							
4835 - Misc. Income	180.28	-	180.28	660.28	-	660.28	-
Total Income	180.28	-	180.28	660.28	-	660.28	-
Total Income	180.28	-	180.28	660.28	-	660.28	-

Maintenance Expense

Expense							
5210 - Printing & Copying	275.29	-	(275.29)	834.54	-	(834.54)	-
5230 - Education/ Training	-	-	-	2,195.71	-	(2,195.71)	-
5300 - Salaries & Wages	70,694.89	67,196.00	(3,498.89)	305,522.03	335,980.00	30,457.97	806,352.00
5310 - PMP Payroll Mgmt Fee 35%	5,008.04	23,519.00	18,510.96	83,650.29	117,595.00	33,944.71	282,228.00
5392 - Health & Welfare-Union	7,174.79	8,635.00	1,460.21	41,241.91	43,175.00	1,933.09	103,620.00
5396 - Retirement Plan-Union	3,074.91	3,757.00	682.09	17,675.11	18,785.00	1,109.89	45,084.00
6300 - Permits & Licenses	-	2,500.00	2,500.00	30,924.00	12,500.00	(18,424.00)	30,000.00
6315 - Uniforms	948.06	917.00	(31.06)	4,669.12	4,585.00	(84.12)	11,004.00
6406 - Lighting Services	-	-	-	840.00	-	(840.00)	-
6408 - Elevator Services	3,268.00	2,000.00	(1,268.00)	18,053.68	10,000.00	(8,053.68)	24,000.00
6410 - Equipment Services	9,576.12	2,000.00	(7,576.12)	9,916.76	10,000.00	83.24	24,000.00
6414 - Fire Prevention & Protection	2,850.00	2,500.00	(350.00)	4,369.68	12,500.00	8,130.32	30,000.00
6424 - HVAC Services	3,286.69	3,000.00	(286.69)	21,456.70	15,000.00	(6,456.70)	36,000.00
6434 - Pest Control	1,755.22	1,285.00	(470.22)	5,776.10	6,425.00	648.90	15,420.00
6436 - Plumbing Services	850.00	4,583.00	3,733.00	27,190.00	22,915.00	(4,275.00)	54,996.00
6444 - Water Treatment Services	725.00	1,250.00	525.00	2,900.00	6,250.00	3,350.00	15,000.00
6510 - Boiler Repair & Maintenance	-	1,000.00	1,000.00	9,758.26	5,000.00	(4,758.26)	12,000.00
6515 - Building Repair & Maintenance	124.33	2,500.00	2,375.67	13,078.23	12,500.00	(578.23)	30,000.00
6530 - Common Area Repair & Maintenance	378.01	1,000.00	621.99	6,397.74	5,000.00	(1,397.74)	12,000.00
6545 - Electrical Supplies/Repair & Maintenance	92.57	1,000.00	907.43	2,154.18	5,000.00	2,845.82	12,000.00
6555 - Equipment Rental/ Repair & Maint	698.64	1,500.00	801.36	4,784.35	7,500.00	2,715.65	18,000.00
6565 - Fire System Repair & Maintenance	1,509.24	450.00	(1,059.24)	2,433.42	2,250.00	(183.42)	5,400.00
6605 - Generator Repair & Maintenance	-	500.00	500.00	-	2,500.00	2,500.00	6,000.00
6625 - HVAC Supplies/ Repair & Maintenance	912.00	4,500.00	3,588.00	10,822.17	22,500.00	11,677.83	54,000.00
6635 - Janitorial Supplies & Maintenance	958.96	2,500.00	1,541.04	9,746.22	12,500.00	2,753.78	30,000.00
6640 - Lighting Supplies/ Repair & Maintenance	-	762.00	762.00	1,362.92	3,810.00	2,447.08	9,144.00
6645 - Locks & Keys Repair & Maintenance	1,871.99	500.00	(1,371.99)	1,959.79	2,500.00	540.21	6,000.00
6670 - Mechanical Systems Services & Supply	-	50.00	50.00	-	250.00	250.00	600.00
6672 - Mold Remediation	-	417.00	417.00	-	2,085.00	2,085.00	5,004.00
6680 - Painting Services & Supplies	781.53	1,500.00	718.47	6,210.49	7,500.00	1,289.51	18,000.00

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

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Maintenance Expense							
6695 - Plumbing Supplies/Repair & Maintenance	1,345.46	4,500.00	3,154.54	9,698.78	22,500.00	12,801.22	54,000.00
6795 - Other Supplies/ Repair & Maintenance	1,267.14	2,500.00	1,232.86	10,360.43	12,500.00	2,139.57	30,000.00
7310 - Recruiting	-	50.00	50.00	-	250.00	250.00	600.00
Total Expense	119,426.88	148,371.00	28,944.12	665,982.61	741,855.00	75,872.39	1,780,452.00
Total Expense	119,426.88	148,371.00	28,944.12	665,982.61	741,855.00	75,872.39	1,780,452.00
Maintenance Net Total	(119,246.60)	(148,371.00)	29,124.40	(665,322.33)	(741,855.00)	76,532.67	(1,780,452.00)

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

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	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)	4,012,905.60	4,012,907.70	(2.10)	9,630,978.45
4101 - Residential Additional Occupant Fees	27,316.18	26,676.69	639.49	144,154.04	133,383.45	10,770.59	320,120.31
4103 - HOA Owned Unit Rental Fees	38,069.35	44,100.00	(6,030.65)	231,090.84	220,500.00	10,590.84	529,200.00
4105 - Income from sale of HOA owned units	13,960.60	10,209.00	3,751.60	67,400.51	51,045.00	16,355.51	122,508.00
4110 - Interest Income	6.66	-	6.66	6.68	-	6.68	-
4120 - Reserve Interest	291.11	2,000.00	(1,708.89)	10,744.99	10,000.00	744.99	24,000.00
4400 - Late Fee	2,244.95	-	2,244.95	12,775.46	-	12,775.46	-
4405 - Late Interest	6,931.84	-	6,931.84	33,574.73	-	33,574.73	-
4407 - Guest Suite Rental Fees	1,183.35	1,500.00	(316.65)	7,343.30	7,500.00	(156.70)	18,000.00
4640 - NSF Fees	(35.00)	-	(35.00)	95.00	-	95.00	-
4645 - Lease Renewal Fees	-	660.00	(660.00)	700.00	3,300.00	(2,600.00)	7,920.00
4650 - Move in/ Move Out Fees	900.00	1,600.00	(700.00)	9,300.00	8,000.00	1,300.00	19,200.00
4655 - Pet Fees	-	65.00	(65.00)	-	325.00	(325.00)	780.00
4660 - Photocopy Income	37.57	30.00	7.57	174.37	150.00	24.37	360.00
4676 - Key Fees	383.40	200.00	183.40	1,494.70	1,000.00	494.70	2,400.00
4745 - TDUS Transfer Fee	1,050.00	-	1,050.00	8,750.00	-	8,750.00	-
4800 - Antenna Income	4,217.29	8,700.00	(4,482.71)	37,473.37	43,500.00	(6,026.63)	104,400.00
4835 - Misc. Income	-	650.00	(650.00)	5,216.02	3,250.00	1,966.02	7,800.00
Total Income	899,138.42	898,972.23	166.19	4,583,199.61	4,494,861.15	88,338.46	10,787,666.76
Total Income	899,138.42	898,972.23	166.19	4,583,199.61	4,494,861.15	88,338.46	10,787,666.76

Operating Expense

Expense							
5010 - Bad Debt	-	10,400.00	10,400.00	-	52,000.00	52,000.00	124,800.00
5015 - Bank Charges	242.00	400.00	158.00	2,825.70	2,000.00	(825.70)	4,800.00
5021 - NSF Charges	-	-	-	315.00	-	(315.00)	-
5070 - Master Association Fee-GRF	212,929.26	71,129.00	(141,800.26)	354,882.10	355,645.00	762.90	853,548.00
5075 - Advertising	-	150.00	150.00	-	750.00	750.00	1,800.00
5200 - Community Events/Relations	-	-	-	(2,337.19)	-	2,337.19	-
5400 - Insurance Premiums-Common	22,406.48	31,814.00	9,407.52	73,318.02	159,070.00	85,751.98	381,768.00
6000 - Electric Service	33,241.83	42,000.00	8,758.17	174,747.31	210,000.00	35,252.69	504,000.00
6005 - Gas Service	9,902.44	12,500.00	2,597.56	71,606.33	62,500.00	(9,106.33)	150,000.00
6025 - Water/Sewer Service	11,712.65	13,000.00	1,287.35	63,334.28	65,000.00	1,665.72	156,000.00
6035 - Trash & Recycling Service	6,509.78	3,750.00	(2,759.78)	32,512.16	18,750.00	(13,762.16)	45,000.00
6045 - Cable Service	29.22	15.00	(14.22)	73.05	75.00	1.95	180.00
6050 - Telephone Service	-	100.00	100.00	-	500.00	500.00	1,200.00
6055 - Internet Service	146.00	200.00	54.00	1,247.80	1,000.00	(247.80)	2,400.00
6110 - Landscape Repair & Maintenance	1,176.52	2,176.00	999.48	2,010.42	10,880.00	8,869.58	26,112.00
6111 - Contract Landscape	-	6,667.00	6,667.00	21,600.00	33,335.00	11,735.00	80,004.00

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

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
6112 - Tree Trimming	-	1,321.00	1,321.00	15,332.00	6,605.00	(8,727.00)	15,852.00
6410 - Equipment Services	(9,576.12)	-	9,576.12	-	-	-	-
7005 - Consulting Services	-	500.00	500.00	-	2,500.00	2,500.00	6,000.00
7015 - Financial Services	-	2,000.00	2,000.00	-	10,000.00	10,000.00	24,000.00
7025 - Legal Services-Collection	-	7,000.00	7,000.00	12,411.30	35,000.00	22,588.70	84,000.00
7030 - Legal Services-General Counsel	-	3,750.00	3,750.00	15,577.62	18,750.00	3,172.38	45,000.00
7040 - Management Fees	10,710.23	10,710.23	-	53,551.15	53,551.15	-	128,522.76
7095 - Other Professional Services	-	1,500.00	1,500.00	3,526.72	7,500.00	3,973.28	18,000.00
7310 - Recruiting	-	-	-	135.88	-	(135.88)	-
7414 - Contingency	5,249.43	-	(5,249.43)	5,249.43	-	(5,249.43)	-
7900 - HOA Owned Unit Assessment	36,596.28	5,100.00	(31,496.28)	215,728.32	25,500.00	(190,228.32)	61,200.00
8905 - Owned Unit Repair & Maintenance	-	2,500.00	2,500.00	400.00	12,500.00	12,100.00	30,000.00
8906 - HOA Owned Unit Resale Expense	-	300.00	300.00	-	1,500.00	1,500.00	3,600.00
8910 - Property/Real Estate Tax	-	300.00	300.00	-	1,500.00	1,500.00	3,600.00
9000 - Federal Income Tax	-	292.00	292.00	-	1,460.00	1,460.00	3,504.00
9094 - Reserve Loan Payment	(13,067.63)	-	13,067.63	(72,815.05)	-	72,815.05	-
9095 - Taxes	-	-	-	2,607.43	-	(2,607.43)	-
9105 - Reserve Contribution	160,000.00	160,000.00	-	800,000.00	800,000.00	-	1,920,000.00
9107 - Prior Year Reserves	-	-	-	154,567.23	-	(154,567.23)	-
9120 - Reserve Interest	291.11	-	(291.11)	10,744.99	-	(10,744.99)	-
9896 - Loan Interest & Fees	6,916.83	-	(6,916.83)	27,107.25	-	(27,107.25)	-
Total Expense	495,416.31	389,574.23	(105,842.08)	2,040,259.25	1,947,871.15	(92,388.10)	4,674,890.76
Total Expense	495,416.31	389,574.23	(105,842.08)	2,040,259.25	1,947,871.15	(92,388.10)	4,674,890.76
Operating Net Total	403,722.11	509,398.00	(105,675.89)	2,542,940.36	2,546,990.00	(4,049.64)	6,112,776.00
Net Total	(54,352.57)	-	(54,352.57)	142,403.06	-	142,403.06	-

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

Summary Statement of Revenues and Expenses For 5/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Administration Income													
Income													
4508 - Food Revenue-Alcohol	341	219	434	624	392	-	-	-	-	-	-	-	2,009
Total Income	341	219	434	624	392	-	-	-	-	-	-	-	2,009
Total Income	341	219	434	624	392	-	-	-	-	-	-	-	2,009

Administration Expense													
Expense													
5035 - Activities-Decor, Cards, Candy, Prizes	94	14	93	97	-	-	-	-	-	-	-	-	297
5045 - Dues & Subscriptions	57	217	54	67	-	-	-	-	-	-	-	-	395
5090 - Office Supplies	1,712	2,184	1,340	934	-	-	-	-	-	-	-	-	6,170
5115 - Web Site Maintenance	30	30	30	30	-	-	-	-	-	-	-	-	120
5116 - IT Services	-	-	1,071	-	-	-	-	-	-	-	-	-	1,071
5195 - Miscellaneous Administrative Expense	-	-	2,806	-	-	-	-	-	-	-	-	-	2,806
5200 - Community Events/Relations	5,601	239	105	603	100	-	-	-	-	-	-	-	6,648
5210 - Printing & Copying	230	802	1,856	1,110	245	-	-	-	-	-	-	-	4,244
5215 - Postage	209	168	875	19	-	-	-	-	-	-	-	-	1,272
5235 - Staff Appreciation	61	428	305	336	-	-	-	-	-	-	-	-	1,130
5240 - Entertainment	1,331	1,707	2,829	1,435	1,346	-	-	-	-	-	-	-	8,648
5255 - Flowers & Miscellaneous	97	57	38	38	-	-	-	-	-	-	-	-	229
5270 - Licensing	-	-	-	-	1,350	-	-	-	-	-	-	-	1,350
5300 - Salaries & Wages	52,632	52,797	46,981	53,770	76,340	-	-	-	-	-	-	-	282,520
5310 - PMP Payroll Mgmt Fee 35%	15,491	18,481	16,443	18,260	28,919	-	-	-	-	-	-	-	97,593
6315 - Uniforms	15	24	24	44	25	-	-	-	-	-	-	-	132
6675 - Office Equipment Lease	-	496	-	1,554	525	-	-	-	-	-	-	-	2,575
7105 - Cost of Sales-Beverage	185	137	195	277	-	-	-	-	-	-	-	-	795
7310 - Recruiting	-	530	16	828	-	-	-	-	-	-	-	-	1,374
Total Expense	77,743	78,311	75,062	79,401	108,850	-	-	-	-	-	-	-	419,367

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

Summary Statement of Revenues and Expenses For 5/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Administration Expense													
Total Expense	77,743	78,311	75,062	79,401	108,850	-	-	-	-	-	-	-	419,367
Administration Net Total	(\$77,403)	(\$78,093)	(\$74,628)	(\$78,777)	(\$108,457)	-	-	-	-	-	-	-	(\$417,358)

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

Summary Statement of Revenues and Expenses For 5/31/2024

	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	2,112	2,877	4,432	-	-	-	-	-	-	-	15,894
4502 - Food Revenue-Carry Out Lunch	666	-	-	-	-	-	-	-	-	-	-	-	666
4506 - Food Revenue-Birthday Dinner	141	-	-	-	-	-	-	-	-	-	-	-	141
4507 - Food Revenue-Catering	2,039	-	-	2,484	-	-	-	-	-	-	-	-	4,523
4520 - Service Fees Revenue	2,171	1,591	361	720	77	-	-	-	-	-	-	-	4,920
Total Income	8,068	5,012	2,473	6,081	4,509	-	-	-	-	-	-	-	26,144
Total Income	8,068	5,012	2,473	6,081	4,509	-	-	-	-	-	-	-	26,144
Food Service Expense													
Expense													
5210 - Printing & Copying	-	299	-	827	145	-	-	-	-	-	-	-	1,271
6410 - Equipment Services	9,934	5,586	1,845	-	-	-	-	-	-	-	-	-	17,364
6515 - Building Repair & Maintenance	-	-	-	20,000	-	-	-	-	-	-	-	-	20,000
6530 - Common Area Repair & Maintenance	-	-	16,500	-	(16,500)	-	-	-	-	-	-	-	0
6545 - Electrical Supplies/Repair & Maintenance	-	-	-	1,738	-	-	-	-	-	-	-	-	1,738
6555 - Equipment Rental/ Repair & Maint	-	(1,849)	-	3,931	66	-	-	-	-	-	-	-	2,147
6675 - Office Equipment Lease	-	330	-	1,387	323	-	-	-	-	-	-	-	2,041
7210 - Cleaning Supplies - F & B	-	496	-	-	4,890	-	-	-	-	-	-	-	5,386
7280 - Management Contract F&B	203,708	190,566	203,708	197,137	203,708	-	-	-	-	-	-	-	998,827
7281 - Guest Meals F&B	3,494	-	3,294	3,236	4,373	-	-	-	-	-	-	-	14,396
7282 - Catering F&B	2,024	-	1,634	850	-	-	-	-	-	-	-	-	4,508
7283 - Service Fees F&B	1,847	-	2,928	1,020	959	-	-	-	-	-	-	-	6,754
Total Expense	221,007	195,427	229,910	230,126	197,964	-	-	-	-	-	-	-	1,074,433
Total Expense	221,007	195,427	229,910	230,126	197,964	-	-	-	-	-	-	-	1,074,433
Food Service Net Total	(\$212,938)	(\$190,415)	(\$227,436)	(\$224,045)	(\$193,454)	-	-	-	-	-	-	-	(\$1,048,289)

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

Summary Statement of Revenues and Expenses For 5/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Housekeeping Income													
Income													
4835 - Misc. Income	325	75	75	-	125	-	-	-	-	-	-	-	600
Total Income	325	75	75	-	125	-	-	-	-	-	-	-	600
Total Income	325	75	75	-	125	-	-	-	-	-	-	-	600
Housekeeping Expense													
Expense													
5300 - Salaries & Wages	44,397	29,897	21,882	22,933	23,998	-	-	-	-	-	-	-	143,108
5310 - PMP Payroll Mgmt Fee 35%	12,880	10,464	7,659	8,027	336	-	-	-	-	-	-	-	39,365
5392 - Health & Welfare-Union	12,115	7,874	16,918	-	7,773	-	-	-	-	-	-	-	44,679
5396 - Retirement Plan-Union	5,192	3,374	7,250	-	3,331	-	-	-	-	-	-	-	19,148
6315 - Uniforms	1,989	992	659	2,182	1,197	-	-	-	-	-	-	-	7,019
6635 - Janitorial Supplies & Maintenance	750	6,392	460	1,332	366	-	-	-	-	-	-	-	9,300
6636 - Housekeeping Small Equipment	431	-	-	85	40	-	-	-	-	-	-	-	556
7095 - Other Professional Services	1,820	4,989	-	-	-	-	-	-	-	-	-	-	6,809
7310 - Recruiting	-	-	184	-	-	-	-	-	-	-	-	-	184
Total Expense	79,573	63,983	55,012	34,559	37,041	-	-	-	-	-	-	-	270,168
Total Expense	79,573	63,983	55,012	34,559	37,041	-	-	-	-	-	-	-	270,168
Housekeeping Net Total	(\$79,248)	(\$63,908)	(\$54,937)	(\$34,559)	(\$36,916)	-	-	-	-	-	-	-	(\$269,568)

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

Summary Statement of Revenues and Expenses For 5/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Maintenance Income													
Income													
4835 - Misc. Income	80	-	400	-	180	-	-	-	-	-	-	-	660
Total Income	80	-	400	-	180	-	-	-	-	-	-	-	660
Total Income	80	-	400	-	180	-	-	-	-	-	-	-	660

Maintenance Expense													
Expense													
5210 - Printing & Copying	-	359	-	201	275	-	-	-	-	-	-	-	835
5230 - Education/ Training	-	-	1,785	410	-	-	-	-	-	-	-	-	2,196
5300 - Salaries & Wages	63,694	59,696	61,592	49,844	70,695	-	-	-	-	-	-	-	305,522
5310 - PMP Payroll Mgmt Fee 35%	18,748	20,892	21,557	17,445	5,008	-	-	-	-	-	-	-	83,650
5392 - Health & Welfare-Union	11,183	7,268	15,616	-	7,175	-	-	-	-	-	-	-	41,242
5396 - Retirement Plan-Union	4,793	3,115	6,693	-	3,075	-	-	-	-	-	-	-	17,675
6300 - Permits & Licenses	-	5,184	-	25,740	-	-	-	-	-	-	-	-	30,924
6315 - Uniforms	443	987	938	1,353	948	-	-	-	-	-	-	-	4,669
6406 - Lighting Services	-	840	-	-	-	-	-	-	-	-	-	-	840
6408 - Elevator Services	-	550	11,556	2,680	3,268	-	-	-	-	-	-	-	18,054
6410 - Equipment Services	-	341	-	-	9,576	-	-	-	-	-	-	-	9,917
6414 - Fire Prevention & Protection	75	588	857	-	2,850	-	-	-	-	-	-	-	4,370
6424 - HVAC Services	-	5,660	-	12,510	3,287	-	-	-	-	-	-	-	21,457
6434 - Pest Control	-	1,005	2,010	1,005	1,755	-	-	-	-	-	-	-	5,776
6436 - Plumbing Services	4,950	15,855	3,585	1,950	850	-	-	-	-	-	-	-	27,190
6444 - Water Treatment Services	725	-	1,450	-	725	-	-	-	-	-	-	-	2,900
6510 - Boiler Repair & Maintenance	-	7,279	2,480	-	-	-	-	-	-	-	-	-	9,758
6515 - Building Repair & Maintenance	1,852	6,258	3,344	1,500	124	-	-	-	-	-	-	-	13,078
6530 - Common Area Repair & Maintenance	1,250	18,140	(15,990)	2,620	378	-	-	-	-	-	-	-	6,398
6545 - Electrical Supplies/Repair & Maintenance	470	186	690	716	93	-	-	-	-	-	-	-	2,154

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

Summary Statement of Revenues and Expenses For 5/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Maintenance Expense													
6555 - Equipment Rental/ Repair & Maint	505	2,361	106	1,114	699	-	-	-	-	-	-	-	4,784
6565 - Fire System Repair & Maintenance	-	924	-	-	1,509	-	-	-	-	-	-	-	2,433
6625 - HVAC Supplies/ Repair & Maintenance	-	9,910	-	-	912	-	-	-	-	-	-	-	10,822
6635 - Janitorial Supplies & Maintenance	434	1,751	5,865	738	959	-	-	-	-	-	-	-	9,746
6640 - Lighting Supplies/ Repair & Maintenance	341	445	194	382	-	-	-	-	-	-	-	-	1,363
6645 - Locks & Keys Repair & Maintenance	-	68	19	-	1,872	-	-	-	-	-	-	-	1,960
6680 - Painting Services & Supplies	863	1,967	900	1,699	782	-	-	-	-	-	-	-	6,210
6695 - Plumbing Supplies/Repair & Maintenance	1,125	3,212	1,708	2,308	1,345	-	-	-	-	-	-	-	9,699
6795 - Other Supplies/ Repair & Maintenance	1,859	3,341	1,821	2,072	1,267	-	-	-	-	-	-	-	10,360
Total Expense	113,312	178,181	128,777	126,287	119,427	-	-	-	-	-	-	-	665,983
Total Expense	113,312	178,181	128,777	126,287	119,427	-	-	-	-	-	-	-	665,983
Maintenance Net Total	(\$113,232)	(\$178,181)	(\$128,377)	(\$126,287)	(\$119,247)	-	-	-	-	-	-	-	(\$665,322)

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

Summary Statement of Revenues and Expenses For 5/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
Income													
4100 - Residential Assessments	802,581	802,581	802,581	802,581	802,581	-	-	-	-	-	-	-	4,012,906
4101 - Residential Additional Occupant Fees	29,186	30,341	29,017	28,293	27,316	-	-	-	-	-	-	-	144,154
4103 - HOA Owned Unit Rental Fees	40,883	38,094	40,798	73,246	38,069	-	-	-	-	-	-	-	231,091
4105 - Income from sale of HOA owned units	11,840	-	-	41,600	13,961	-	-	-	-	-	-	-	67,401
4110 - Interest Income	-	-	-	-	7	-	-	-	-	-	-	-	7
4120 - Reserve Interest	2,035	2,912	2,672	2,834	291	-	-	-	-	-	-	-	10,745
4400 - Late Fee	2,944	2,469	2,144	2,973	2,245	-	-	-	-	-	-	-	12,775
4405 - Late Interest	6,334	6,603	6,533	7,172	6,932	-	-	-	-	-	-	-	33,575
4407 - Guest Suite Rental Fees	1,675	660	1,680	2,145	1,183	-	-	-	-	-	-	-	7,343
4640 - NSF Fees	60	-	35	35	(35)	-	-	-	-	-	-	-	95
4645 - Lease Renewal Fees	350	350	-	-	-	-	-	-	-	-	-	-	700
4650 - Move in/ Move Out Fees	2,100	2,100	1,650	2,550	900	-	-	-	-	-	-	-	9,300
4660 - Photocopy Income	43	28	24	43	38	-	-	-	-	-	-	-	174
4676 - Key Fees	110	286	327	388	383	-	-	-	-	-	-	-	1,495
4745 - TDUS Transfer Fee	2,100	1,750	1,400	2,450	1,050	-	-	-	-	-	-	-	8,750
4800 - Antenna Income	7,165	7,175	7,220	11,696	4,217	-	-	-	-	-	-	-	37,473
4801 - Refund Homeowner	-	(1,617)	4,121	(2,504)	-	-	-	-	-	-	-	-	0
4835 - Misc. Income	405	752	545	3,514	-	-	-	-	-	-	-	-	5,216
Total Income	909,812	894,485	900,747	979,017	899,138	-	-	-	-	-	-	-	4,583,200
Total Income	909,812	894,485	900,747	979,017	899,138	-	-	-	-	-	-	-	4,583,200

Operating Expense

Expense													
5010 - Bad Debt	-	-	145	(145)	-	-	-	-	-	-	-	-	0
5015 - Bank Charges	1,268	836	238	242	242	-	-	-	-	-	-	-	2,826
5021 - NSF Charges	35	140	140	-	-	-	-	-	-	-	-	-	315
5070 - Master Association Fee-GRF	-	-	-	141,953	212,929	-	-	-	-	-	-	-	354,882

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

Summary Statement of Revenues and Expenses For 5/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
5200 - Community Events/Relations	(1,331)	(244)	(744)	(18)	-	-	-	-	-	-	-	-	-2,337
5400 - Insurance Premiums-Common	1,629	22,406	17,018	9,858	22,406	-	-	-	-	-	-	-	73,318
6000 - Electric Service	39,520	33,606	35,268	33,112	33,242	-	-	-	-	-	-	-	174,747
6005 - Gas Service	15,259	15,522	17,823	13,101	9,902	-	-	-	-	-	-	-	71,606
6025 - Water/Sewer Service	14,163	12,894	12,392	12,173	11,713	-	-	-	-	-	-	-	63,334
6035 - Trash & Recycling Service	6,354	6,510	6,707	6,432	6,510	-	-	-	-	-	-	-	32,512
6045 - Cable Service	-	29	15	-	29	-	-	-	-	-	-	-	73
6055 - Internet Service	491	319	146	146	146	-	-	-	-	-	-	-	1,248
6110 - Landscape Repair & Maintenance	-	182	-	652	1,177	-	-	-	-	-	-	-	2,010
6111 - Contract Landscape	5,400	5,400	5,400	5,400	-	-	-	-	-	-	-	-	21,600
6112 - Tree Trimming	-	-	15,332	-	-	-	-	-	-	-	-	-	15,332
6410 - Equipment Services	-	-	-	9,576	(9,576)	-	-	-	-	-	-	-	0
7025 - Legal Services-Collection	2,128	4,485	4,920	879	-	-	-	-	-	-	-	-	12,411
7030 - Legal Services-General Counsel	-	3,308	-	12,270	-	-	-	-	-	-	-	-	15,578
7040 - Management Fees	10,710	10,710	10,710	10,710	10,710	-	-	-	-	-	-	-	53,551
7095 - Other Professional Services	415	1,978	1,134	-	-	-	-	-	-	-	-	-	3,527
7310 - Recruiting	-	-	136	-	-	-	-	-	-	-	-	-	136
7414 - Contingency	-	-	-	-	5,249	-	-	-	-	-	-	-	5,249
7900 - HOA Owned Unit Assessment	39,056	36,630	39,056	64,390	36,596	-	-	-	-	-	-	-	215,728
8905 - Owned Unit Repair & Maintenance	-	400	-	-	-	-	-	-	-	-	-	-	400
9094 - Reserve Loan Payment	(14,766)	(14,825)	(15,213)	(14,944)	(13,068)	-	-	-	-	-	-	-	-72,815
9095 - Taxes	1,162	-	1,000	446	-	-	-	-	-	-	-	-	2,607
9105 - Reserve Contribution	160,000	160,000	160,000	160,000	160,000	-	-	-	-	-	-	-	800,000
9107 - Prior Year Reserves	154,567	-	-	-	-	-	-	-	-	-	-	-	154,567
9120 - Reserve Interest	2,035	2,912	2,672	2,834	291	-	-	-	-	-	-	-	10,745
9896 - Loan Interest & Fees	5,218	5,160	4,772	5,041	6,917	-	-	-	-	-	-	-	27,107
Total Expense	443,313	308,356	319,066	474,108	495,416	-	-	-	-	-	-	-	2,040,259

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

Summary Statement of Revenues and Expenses For 5/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
Total Expense	443,313	308,356	319,066	474,108	495,416	-	-	-	-	-	-	-	2,040,259
Operating Net Total	\$466,499	\$586,129	\$581,681	\$504,909	\$403,722	-	-	-	-	-	-	-	\$2,542,940
Net Total	(\$16,322)	\$75,533	\$96,303	\$41,242	(\$54,353)	-	-	-	-	-	-	-	\$142,403