

MUTUAL TWELVE

**BOARD OF DIRECTORS
MONTHLY REPORTS**

December 2023

CFO REPORT REGULAR MEETING – December 14, 2023

The Mutual 12 Financial Review Committee met and reviewed the October 31, 2023 detailed financial statements and accompanying information, as required in compliance with Civil Code Section 5500 (a)-(f). Additionally, each member of the Board of Directors has received a copy of the full report for their individual review and comments.

Cash in the Bank:

Checking Account \$ 157,357 (Operations)

Reserves:

General Investments	\$ 253,258
Appliance	\$ 46,583
Painting	\$ 247,354
Roofing	\$1,743,549
Infrastructure	\$ 302,758
Emer/Contingency	\$ 261,329
Capital Fund	<u>\$ 2,064</u>

Total Reserves \$2,856,895

Reserve Commitments: \$ (25,266)

Available Reserves \$2,831,629

Shareholder Receivables \$ 53,826 (5 accounts owing greater than \$1800, 3 are Estate Accounts pending sale or transfer, 2 member accounts are being closing monitored.)

Operating Income and Expense Notes:

As of October 31, excess income is \$ 107,025 as follows:

Mutual Income	\$62,318	Positive variance – Higher Interest Income
Mutual Expense	\$44,707	Positive variance - Fewer Structural Repairs

ENJOY THE HOLIDAYS WITH BEST WISHES FOR ALL IN 2024.

Respectfully submitted,

Susan Ferraro
Mutual 12 CFO



A MESSAGE FROM THE LANDSCAPE COMMITTEE

Leisure World has had an influx of mice and other furry animals these last several months. Please remove any vegetables in the garden areas which can become food for these animals. Do not leave out pet food or water.

Our lawns were fertilized and are coming along nicely with a few areas to still be worked on. The tree trimming is nearly completed. Any residual material left in the drain areas will be removed afterward. Four Star will repair any lawn areas where the tree trimming may have been damaged.

The utility access white doors located at the end of the buildings need to be kept clear. Shareholders are not permitted to plant in this area or place plants in pots in front of the doors.

Please do not leave any Christmas trees, or large items by the dumpsters. You can take them to the mini farm/ 1.8 acres area where the large dumpsters are located. Remember to breakdown boxes before placing them in the carport area dumpsters.

We wish you a Happy Holiday Season. John, Rose, John K.

PORTFOLIO SPECIALIST REPORT

DECEMBER 2023

Pet and Caregivers / Permitted Health Care Residents Registration and Renewal



Caregivers / Permitted Health Care Residents

Caregivers/ Permitted Health Care Residents registration begins in late December. Please make certain that your Caregiver / Permitted Health Care Resident is currently registered with the Stock Transfer Office and obtains a photo pass.

Pet Registration and Licensing Renewal

Start the New Year off on the right foot. Register your pet/s with the Stock Transfer Office. Per mutual rules it is required that your pet/s is register with the Stock Transfer Office before your pet/s is brought onto the Mutual premises.

The Mutual Pet Registration Form is available for pick up at the Stock Transfer Office. Registration must be updated and completed on or before December 31 of each year.

To complete registration, you will need to include the required documentation:

- Mutual Pet Registration Form
- For dogs: City of Seal Beach Pet Licensing, Proof of spay or neuter, Proof of inoculations (shots), Proof of dog's weight (provided by a veterinarian) and proof of liability insurance.
- For cats: Proof of spay or neuter and proof of liability insurance.