

PACIFIC TOWER
2016 BUDGET

Effective: 1.1.2016
Adopted: 10.19.2015
Ratified: Tentative 11.16.2015

New Code	Prior Code		2015	2015	2016	2016
			APPROVED	PROJECTED	DRAFT	MONTHLY
			BUDGET	ACTUAL	BUDGET	BUDGET
INCOME						
41000	4100	Member Assessments	\$ 426,274.00	\$ 426,274.00	\$ 440,985.00	\$ 36,749.75
45850	4105	Reserve Fundina Units	\$ (141,552.00)	\$ (141,552.00)	\$ (165,512.00)	\$ (13,792.67)
45855		Garage Reserve Fundina	\$ (5,447.00)	\$ (5,447.00)	\$ (5,848.00)	\$ (487.33)
45856	4880	Prior Year Assessment Surplus	\$ 20,919.00	\$ 20,919.00	\$ 36,000.00	\$ 3,000.00
41000	4110	Garage Assessments	\$ 7,216.00	\$ 7,216.00	\$ 8,254.00	\$ 687.83
n/a		Reimbursement from Garage Owners	\$ -	\$ -	\$ -	\$ -
		Bad Debt	\$ (4,000.00)	\$ (13,620.00)	\$ (500.00)	\$ (41.67)
43000	4200	Interest Income	\$ 35.00	\$ 25.00	\$ 50.00	\$ 4.17
44000	4500	Late Fee Income	\$ 1,500.00	\$ 2,666.00	\$ 500.00	\$ 41.67
42700	4500	Compliance Fine Income	\$ -	\$ 67.00	\$ 501.00	\$ 41.75
45700	4150	Unit 501 - Rental Income	\$ -	\$ 6,680.00	\$ -	\$ -
42920	4160	Guest Suite Rental Income	\$ -	\$ 33.00	\$ -	\$ -
	4510	&	\$ -	\$ -	\$ -	\$ -
45200	4520	Move In / Move Out Income	\$ -	\$ 7,400.00	\$ 7,400.00	\$ 616.67
45710	4530	Parking Rental Income	\$ -	\$ 933.00	\$ -	\$ -
43200	4540	Key Fees Income	\$ -	\$ 67.00	\$ -	\$ -
45000	4600	Pet Fee Income	\$ -	\$ 533.00	\$ -	\$ -
45720	4800	Common Room Rental Income (#107)	\$ -	\$ 67.00	\$ -	\$ -
45730	4850	Alarm Antenna Rental Income	\$ -	\$ 800.00	\$ -	\$ -
45000	4900	Other Income	\$ -	\$ -	\$ -	\$ -
Total Income:			\$304,945.00	\$312,994.00	\$321,830.00	\$26,819.17
EXPENSES						

GENERAL & ADMINISTRATIVE						
52032	5775	Moving Expense	\$ (2,000.00)	\$ 4,800.00	\$ 5,400.00	\$ 450.00
52060	5110	edit	\$ 2,800.00	\$ 2,800.00	\$ 2,800.00	\$ 233.33
52180	5150	Dues/Course Tuition	\$ 150.00	\$ -	\$ 75.00	\$ 6.25
52320	5250	Insurance	\$ 26,360.00	\$ 26,378.00	\$ 28,000.00	\$ 2,333.33
52400	5100	Legal	\$ 1,500.00	\$ -	\$ 1,000.00	\$ 83.33
52600	5200	Management Fee	\$ 26,400.00	\$ 26,108.00	\$ 27,000.00	\$ 2,250.00
52580	5600	Newsletters	\$ 225.00	\$ 190.00	\$ 190.00	\$ 15.83
52720	5300	Office Expense	\$ 5,000.00	\$ 4,900.00	\$ 5,000.00	\$ 416.67
52760	5501	Permits	\$ 900.00	\$ 1,000.00	\$ 11.00	\$ 0.92
52830	5225	Reserve Study	\$ 1,500.00	\$ 1,325.00	\$ 1,350.00	\$ 112.50
52850	5650	Social Committee	\$ 600.00	\$ 300.00	\$ 300.00	\$ 111.00
52900	5400	Income Tax	\$ 225.00	\$ 225.00	\$ 100.00	\$ 8.33
52990	5350	Web Site Services	\$ 700.00	\$ 650.00	\$ 650.00	\$ 54.17
55010	5251	Contingency	\$ 10,000.00	\$ 9,000.00	\$ 8,500.00	\$ 708.33
68200	5750	Parking	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 300.00
n/a	5501	Corporate Report	\$ 10.00	\$ 10.00	\$ -	\$ -
Total General & Administrative Expenses:			\$77,970.00	\$81,287.00	\$83,976.00	\$6,998.00

MAINTENANCE						
52344	7060	Locks/keys	\$ 300.00	\$ 250.00	\$ 300.00	\$ 25.00
59350	7000	Ground Maint/Irrigat/Plants	\$ 3,600.00	\$ 3,500.00	\$ 3,500.00	\$ 291.67
66080	7026	Bldg./Ground Contract Apollo	\$ 41,235.00	\$ 42,478.00	\$ 43,084.00	\$ 3,590.33
66100	7025	Janitor Cleaning Contract Apollo	\$ 10,740.00	\$ 10,740.00	\$ 12,625.00	\$ 1,052.08
66110	7200	Bldg Ground Supplies	\$ 2,100.00	\$ 2,400.00	\$ 2,100.00	\$ 175.00
66115	7050	General Building Maint / Repair	\$ 2,900.00	\$ 2,800.00	\$ 2,350.00	\$ 195.83
66180	7125	Electric System	\$ 600.00	\$ 300.00	\$ 575.00	\$ 47.92
66200	7350	Elevator Maintenance Service	\$ 26,000.00	\$ 28,000.00	\$ 28,100.00	\$ 2,341.67
66240	7500	Fire System Maint/Repair	\$ 18,000.00	\$ 18,000.00	\$ 18,500.00	\$ 1,541.67
66300	7100	Garage Doors	\$ 1,800.00	\$ 2,500.00	\$ 1,000.00	\$ 83.33
66310	7070	Doors	\$ 250.00	\$ 1,160.00	\$ 250.00	\$ 20.83
66350	7150	Fences	\$ 100.00	\$ 83.00	\$ 100.00	\$ 8.33
66360	7130	HVAC's Repair	\$ 5,000.00	\$ 4,000.00	\$ 3,700.00	\$ 308.33
66370	7010	Interior Decoration	\$ 100.00	\$ -	\$ 100.00	\$ 8.33
66375	7250	Flooring Maint/Repair	\$ 675.00	\$ 675.00	\$ 675.00	\$ 56.25
66390	7380	Lighting Maint and Repair	\$ 1,000.00	\$ 800.00	\$ 900.00	\$ 75.00
66460	7375	Generator / Fire Pump Mech. Maint/Repair	\$ 300.00	\$ 1,100.00	\$ 200.00	\$ 16.67
66530	7410	Painting	\$ 100.00	\$ -	\$ 50.00	\$ 4.17
66550	7055	Trash Compactor Maint/Repair	\$ 250.00	\$ 200.00	\$ 200.00	\$ 16.67
66600	7550	Extermination/Pest	\$ 1,600.00	\$ 1,779.00	\$ 1,600.00	\$ 133.33
66700	7400	Plumbing Maint and Repair	\$ 2,000.00	\$ 1,500.00	\$ 1,300.00	\$ 108.33
66725	7130	Red Roof Cleaning	\$ 2,100.00	\$ 2,100.00	\$ 2,100.00	\$ 175.00
66745	7525	Access Control System	\$ 1,900.00	\$ 600.00	\$ 225.00	\$ 18.75
66746	7530	Security Camera Maint / Repair	\$ -	\$ 1,583.00	\$ 1,000.00	\$ 83.33
66760	7210	Signage	\$ 250.00	\$ 505.00	\$ 250.00	\$ 20.83
66850	7600	Storm Drain Maint and Repair	\$ 2,750.00	\$ 2,700.00	\$ 2,700.00	\$ 225.00
66860		Capital Improvement OPERATING	\$ 7,500.00	\$ -	\$ 2,000.00	\$ 166.67
66900	7300	Window Clean	\$ 5,100.00	\$ 5,400.00	\$ 5,100.00	\$ 425.00
n/a	7040	Carpet Cleaning	\$ 50.00	\$ -	\$ -	\$ -
n/a	7450	Roof Repair	\$ 1,500.00	\$ 1,900.00	\$ -	\$ -
n/a		Window Repair	\$ -	\$ 2,700.00	\$ -	\$ -
Total Maintenance Expenses:			\$137,800.00	\$159,753.00	\$134,564.00	\$11,215.33

UTILITIES						
70000	6500	Cable TV	\$ 275.00	\$ 218.00	\$ 270.00	\$ 22.50
70070	6000	Electricity	\$ 31,900.00	\$ 2,800.00	\$ 29,500.00	\$ 2,458.33
70500	6400	Sewer	\$ 32,200.00	\$ 40,800.00	\$ 43,000.00	\$ 3,583.33
70600	6600	Telephone	\$ 2,700.00	\$ 2,388.00	\$ 2,100.00	\$ 175.00
70650	6200	Refuse	\$ 8,300.00	\$ 8,996.00	\$ 8,900.00	\$ 741.67
70670	6300	Water	\$ 14,700.00	\$ 20,000.00	\$ 19,500.00	\$ 1,625.00
n/a	6700	Security Patrol	\$ -	\$ 2,216.00	\$ -	\$ -
Total Utilities:			\$89,175.00	\$77,418.00	\$103,270.00	\$8,605.83

PRIVATE GARAGES						
n/a	5810	Garage Insurance	\$ -	\$ -	\$ -	\$ -
n/a	5820	Garage Electricity	\$ -	\$ -	\$ -	\$ -
Total Private Garages:			\$ -	\$ -	\$ -	\$ -

TOTAL OPERATING EXPENSES:	\$ 304,945.00	\$ 298,458.00	\$ 321,830.00	\$ 26,819.17
TOTAL INCOME/(LOSS):	\$ -	\$ 14,536.00	\$ -	\$ -

Reserve Expenses						
8000		Capital Improvements	\$ -	\$ -	\$ -	\$ -
8002		General Security	\$ -	\$ 9,865.00	\$ -	\$ -
80050		Windows repair/main/replace	\$ -	\$ -	\$ -	\$ -
8050		Exterior Masonry Maint	\$ -	\$ 35,843.00	\$ -	\$ -
80580	8070	Bldg Roof Repairs	\$ -	\$ 6,351.00	\$ -	\$ -
80140		Contingency	\$ -	\$ -	\$ -	\$ -
80183		Furnishings	\$ -	\$ -	\$ -	\$ -
80185	8006	Garage Door Repair/Replace	\$ -	\$ 17,555.00	\$ -	\$ -
8040		Elevator Traveler Replacement	\$ -	\$ 9,411.00	\$ -	\$ -
80888	8030	Domestic Pump / Controllor	\$ -	\$ 11,882.00	\$ -	\$ -
80195	8055	HVAC	\$ -	\$ 797.00	\$ -	\$ -
80540		Fitness Equip	\$ -	\$ -	\$ -	\$ -
80190		Compactor	\$ -	\$ -	\$ -	\$ -
80170		Deck Repair	\$ -	\$ -	\$ -	\$ -
80660		Asphalt	\$ -	\$ -	\$ -	\$ -
80300		Lights	\$ -	\$ -	\$ -	\$ -
Total Reserve Expenses			\$ -	\$ 91,704.00	\$ -	\$ -

PACIFIC TOWER - 2016 BUDGET - Monthly Assessments by Unit

UNIT	% Ownership	2015 Month	Dollar	%	2016 Total Assessments:	
		per unit	Change	Change	Garage	Per Month
		\$ 426,274	per month		\$31.00 Per Mth	Monthly
101	1.1075%	\$393	\$14	3.56%		\$407
102	1.4152%	\$503	\$17	3.39%	\$62	\$582
103	0.7457%	\$265	\$9	3.41%		\$274
104	1.0665%	\$379	\$13	3.41%		\$392
105	1.0567%	\$375	\$13	3.55%		\$388
106	0.7285%	\$259	\$9	3.36%		\$268
108	1.0747%	\$382	\$13	3.39%	\$31	\$426
201	1.1083%	\$394	\$13	3.37%	\$31	\$438
202	1.4152%	\$503	\$17	3.39%		\$520
203	0.7457%	\$265	\$9	3.41%		\$274
204	1.0665%	\$379	\$13	3.41%	\$31	\$423
205	1.0567%	\$375	\$13	3.55%	\$31	\$419
206	1.0575%	\$376	\$13	3.36%		\$389
207	1.0485%	\$372	\$13	3.58%		\$385
208	1.0854%	\$386	\$13	3.33%	\$62	\$461
301	1.0796%	\$384	\$13	3.32%		\$397
302	1.3948%	\$495	\$18	3.55%		\$513
303	0.7457%	\$265	\$9	3.41%		\$274
304	1.0387%	\$369	\$13	3.44%		\$382
305	1.0330%	\$367	\$13	3.44%		\$380
306	1.0199%	\$362	\$13	3.54%		\$375
307	1.0485%	\$372	\$13	3.58%		\$385
308	1.0624%	\$377	\$13	3.56%	\$31	\$421
401	1.0796%	\$384	\$13	3.32%		\$397
402	1.3948%	\$495	\$18	3.55%		\$513
403	0.7457%	\$265	\$9	3.41%		\$274
404	1.0387%	\$369	\$13	3.44%		\$382
405	1.0330%	\$367	\$13	3.44%		\$380
406	1.0199%	\$362	\$13	3.54%		\$375
407	1.0485%	\$372	\$13	3.58%		\$385
408	1.0624%	\$377	\$13	3.56%		\$390
501	1.0796%	\$384	\$13	3.32%		\$397
502	1.3948%	\$495	\$18	3.55%		\$513
503	0.7457%	\$265	\$9	3.41%		\$274
504	1.0387%	\$369	\$13	3.44%		\$382
505	1.0330%	\$367	\$13	3.44%		\$380
506	1.0199%	\$362	\$13	3.54%		\$375
507	1.0485%	\$372	\$13	3.58%		\$385
508	1.0624%	\$377	\$13	3.56%	\$31	\$421

601	1.0796%	\$384	\$13	3.32%		\$397
602	1.3948%	\$495	\$18	3.55%		\$513
603	0.7457%	\$265	\$9	3.41%	\$62	\$336
604	1.0387%	\$369	\$13	3.44%		\$382
605	1.0330%	\$367	\$13	3.44%		\$380
606	1.0199%	\$362	\$13	3.54%		\$375
607	1.0485%	\$372	\$13	3.58%		\$385
608	1.0624%	\$377	\$13	3.56%		\$390
701	1.0796%	\$384	\$13	3.32%	\$31	\$428
702	1.3948%	\$495	\$18	3.55%	\$31	\$544
703	0.7457%	\$265	\$9	3.41%		\$274
704	1.0387%	\$369	\$13	3.44%	\$31	\$413
705	1.0330%	\$367	\$13	3.44%	\$31	\$411
706	1.0199%	\$362	\$13	3.54%		\$375
707	1.0485%	\$372	\$13	3.58%		\$385
708	1.0624%	\$377	\$13	3.56%		\$390
801	1.0796%	\$384	\$13	3.32%		\$397
802	1.3948%	\$495	\$18	3.55%	\$31	\$544
803	0.7457%	\$265	\$9	3.41%		\$274
804	1.0387%	\$369	\$13	3.44%		\$382
805	1.0330%	\$367	\$13	3.44%		\$380
806	1.0199%	\$362	\$13	3.54%	\$31	\$406
807	1.0485%	\$372	\$13	3.58%		\$385
808	1.0624%	\$377	\$13	3.56%		\$390
901	1.0796%	\$384	\$13	3.32%	\$31	\$428
902	1.3948%	\$495	\$18	3.55%		\$513
903	0.7457%	\$265	\$9	3.41%		\$274
904	1.0387%	\$369	\$13	3.44%		\$382
905	1.0330%	\$367	\$13	3.44%		\$380
906	1.0199%	\$362	\$13	3.54%		\$375
907	1.0485%	\$372	\$13	3.58%		\$385
908	1.0624%	\$377	\$13	3.56%		\$390
1001	1.0796%	\$384	\$13	3.32%		\$397
1002	1.3948%	\$495	\$18	3.55%		\$513
1003	0.7457%	\$265	\$9	3.41%	\$31	\$305
1004	1.0387%	\$369	\$13	3.44%		\$382
1005	1.0330%	\$367	\$13	3.44%		\$380
1006	1.0199%	\$362	\$13	3.54%		\$375
1007	1.0485%	\$372	\$13	3.58%	\$31	\$416
1008	1.0624%	\$377	\$13	3.56%	\$31	\$421
1101	1.0796%	\$384	\$13	3.32%		\$397
1102	1.3948%	\$495	\$18	3.55%		\$513
1103	0.7457%	\$265	\$9	3.41%		\$274
1104	1.0387%	\$369	\$13	3.44%		\$382
1105	1.0330%	\$367	\$13	3.44%		\$380
1106	1.0199%	\$362	\$13	3.54%		\$375
1107	1.0485%	\$372	\$13	3.58%		\$385

1108	1.0624%	\$377	\$13	3.56%		\$390
1201	1.8292%	\$650	\$22	3.42%		\$672
1203	1.3798%	\$490	\$17	3.48%		\$507
1204	1.0420%	\$370	\$13	3.49%		\$383
1205	1.0346%	\$368	\$12	3.32%		\$380
1206	1.0215%	\$363	\$12	3.41%		\$375
1207	1.0485%	\$372	\$13	3.58%		\$385
1208	1.0624%	\$377	\$13	3.56%		\$390
	100.0000%	\$35,523	\$1,226	3.45%	\$682	\$37,431

	Units	Garages		TOTAL
\$	440,985.00	\$ 8,254.00	\$	449,239.00
\$	36,748.75	\$ 687.83	\$	37,436.58