

**PACIFIC TOWER**  
**Balance Sheet by Fund**  
 Period 04/30/2016

|                                       | Operating         | Reserve           | Total             |
|---------------------------------------|-------------------|-------------------|-------------------|
| <b>Assets</b>                         |                   |                   |                   |
| <u>Cash - Operating</u>               |                   |                   |                   |
| 10019 PWB Operating Checking          | 9,062.06          |                   | 9,062.06          |
| 10020 AAB Operating Checking          | 90,866.61         |                   | 90,866.61         |
| <u>Total Cash - Operating</u>         | <u>99,928.67</u>  |                   | <u>99,928.67</u>  |
| <u>Cash - Reserves</u>                |                   |                   |                   |
| 12010 CA Banc Maint Reserves          |                   | 183,625.75        | 183,625.75        |
| <u>Total Cash - Reserves</u>          |                   | <u>183,625.75</u> | <u>183,625.75</u> |
| <u>Cash - Restricted</u>              |                   |                   |                   |
| 12020 CA Banc CDARS                   |                   | 81,445.44         | 81,445.44         |
| 12030 CA Banc ICS                     |                   | 125,307.01        | 125,307.01        |
| 12035 CA Banc CD 2639 9/18            |                   | 45,242.39         | 45,242.39         |
| 12040 AAB CD 8853 4/9/16              |                   | 135,399.24        | 135,399.24        |
| 12050 AAB CD 8950 4/9/17              |                   | 81,611.67         | 81,611.67         |
| <u>Total Cash - Restricted</u>        |                   | <u>469,005.75</u> | <u>469,005.75</u> |
| <u>Accounts Receivable</u>            |                   |                   |                   |
| 15000 Accounts Receivable             | 24,131.39         |                   | 24,131.39         |
| 16800 Bad Debt Allowance              | (11,426.70)       |                   | (11,426.70)       |
| <u>Total Accounts Receivable</u>      | <u>12,704.69</u>  |                   | <u>12,704.69</u>  |
| <u>Fixed Assets</u>                   |                   |                   |                   |
| 18100 Buildings                       | 5,426.00          |                   | 5,426.00          |
| 18990 Accum Depr - Buildings          | (2,713.00)        |                   | (2,713.00)        |
| <u>Total Fixed Assets</u>             | <u>2,713.00</u>   |                   | <u>2,713.00</u>   |
| <u>Total Assets</u>                   | <u>115,346.36</u> | <u>652,631.50</u> | <u>767,977.86</u> |
| <b>Liabilities &amp; Equity</b>       |                   |                   |                   |
| <u>Accounts Payable</u>               |                   |                   |                   |
| 21010 Accounts Payable                | 336.00            | 3,542.30          | 3,878.30          |
| <u>Total Accounts Payable</u>         | <u>336.00</u>     | <u>3,542.30</u>   | <u>3,878.30</u>   |
| <u>Liabilities</u>                    |                   |                   |                   |
| 21030 Accrued Expenses                | 3,500.00          |                   | 3,500.00          |
| 24000 Prepaid Assessments             | 18,367.29         |                   | 18,367.29         |
| <u>Total Liabilities</u>              | <u>21,867.29</u>  |                   | <u>21,867.29</u>  |
| <u>Retained Earnings</u>              |                   |                   |                   |
| 30050 Retained Earnings               | 90,724.55         | 621,739.15        | 712,463.70        |
| 38500 Prior Period Adjustment         | 357.35            |                   | 357.35            |
| Net Income (Loss)                     | 2,061.17          | 27,350.05         | 29,411.22         |
| <u>Total Retained Earnings</u>        | <u>93,143.07</u>  | <u>649,089.20</u> | <u>742,232.27</u> |
| <u>Total Liabilities &amp; Equity</u> | <u>115,346.36</u> | <u>652,631.50</u> | <u>767,977.86</u> |

# PACIFIC TOWER

## Comparative Income Statement by Fund

Period 4/1/2016 to 4/30/2016

|                                     | Current Month Operating |                  |                 | Year to Date Operating |                   |                  | Annual            |
|-------------------------------------|-------------------------|------------------|-----------------|------------------------|-------------------|------------------|-------------------|
|                                     | Actual                  | Budget           | \$ Var          | Actual                 | Budget            | \$ Var           |                   |
| <b>Income</b>                       |                         |                  |                 |                        |                   |                  |                   |
| <b>Operating Funds</b>              |                         |                  |                 |                        |                   |                  |                   |
| 41000 Assessments                   | 38,564.76               | 36,748.75        | 1,816.01        | 150,857.04             | 155,249.00        | -4,391.96        | 449,239.00        |
| 42000 Bad Debt                      | 0.00                    | -41.67           | 41.67           | 0.00                   | -166.68           | 166.68           | -500.00           |
| 42750 Rental Common Room            | 0.00                    | 0.00             | 0.00            | 31.87                  | 0.00              | 31.87            | 0.00              |
| 43000 Interest Operating            | 0.00                    | 4.17             | -4.17           | 0.00                   | 16.68             | -16.68           | 50.00             |
| 44000 Late Charges                  | -200.00                 | 83.42            | -283.42         | 25.00                  | 333.68            | -308.68          | 1,001.00          |
| 45200 Move In/Out Fees              | 0.00                    | 616.67           | -616.67         | 450.00                 | 2,466.68          | -2,016.68        | 7,400.00          |
| 45710 Rental Guest Suite            | 0.00                    | 0.00             | 0.00            | 100.00                 | 0.00              | 100.00           | 0.00              |
| 45730 Rental Unit 501 Appliances    | 0.00                    | 0.00             | 0.00            | 1,000.00               | 0.00              | 1,000.00         | 0.00              |
| 45760 Rental Alarm Antenna          | 0.00                    | 0.00             | 0.00            | 600.00                 | 0.00              | 600.00           | 0.00              |
| 45850 Reserve Funding               | -11,280.00              | -11,280.00       | 0.00            | -45,120.00             | -45,120.00        | 0.00             | -135,360.00       |
| <b>TOTAL Operating Funds</b>        | <b>27,084.76</b>        | <b>26,131.34</b> | <b>953.42</b>   | <b>107,943.91</b>      | <b>112,779.36</b> | <b>-4,835.45</b> | <b>321,830.00</b> |
| <b>TOTAL Income</b>                 | <b>27,084.76</b>        | <b>26,131.34</b> | <b>953.42</b>   | <b>107,943.91</b>      | <b>112,779.36</b> | <b>-4,835.45</b> | <b>321,830.00</b> |
| <b>Expense</b>                      |                         |                  |                 |                        |                   |                  |                   |
| <b>Administration</b>               |                         |                  |                 |                        |                   |                  |                   |
| 52020 Accounting Services           | 0.00                    | 233.33           | 233.33          | 2,500.00               | 933.32            | -1,566.68        | 2,800.00          |
| 52180 Dues & Tuition                | 0.00                    | 6.25             | 6.25            | 0.00                   | 25.00             | 25.00            | 75.00             |
| 52190 Fees and Licenses             | 0.00                    | 0.92             | 0.92            | 110.00                 | 3.68              | -106.32          | 11.00             |
| 52250 Insurance                     | 1,600.92                | 2,333.33         | 732.41          | 10,389.02              | 9,333.32          | -1,055.70        | 28,000.00         |
| 52300 Keys                          | 0.00                    | 25.00            | 25.00           | 0.00                   | 100.00            | 100.00           | 300.00            |
| 52350 Legal                         | 0.00                    | 83.33            | 83.33           | 0.00                   | 333.32            | 333.32           | 1,000.00          |
| 52450 Management Contract           | 2,230.20                | 2,250.00         | 19.80           | 8,954.40               | 9,000.00          | 45.60            | 27,000.00         |
| 52510 Miscellaneous                 | 200.00                  | 0.00             | -200.00         | 605.14                 | 0.00              | -605.14          | 0.00              |
| 52511 Miscellaneous Contingency     | 0.00                    | 708.33           | 708.33          | 0.00                   | 2,833.32          | 2,833.32         | 8,500.00          |
| 52520 Moving                        | 150.00                  | 450.00           | 300.00          | 150.00                 | 1,800.00          | 1,650.00         | 5,400.00          |
| 52530 Newsletters                   | 0.00                    | 15.83            | 15.83           | 0.00                   | 63.32             | 63.32            | 190.00            |
| 52575 Office Expense                | 174.69                  | 416.67           | 241.98          | 827.26                 | 1,666.68          | 839.42           | 5,000.00          |
| 52640 Parking                       | 0.00                    | 300.00           | 300.00          | 900.00                 | 1,200.00          | 300.00           | 3,600.00          |
| 52830 Reserve Study                 | 0.00                    | 112.50           | 112.50          | 1,312.50               | 450.00            | -862.50          | 1,350.00          |
| 52840 Security Services             | 600.00                  | 0.00             | -600.00         | 600.00                 | 0.00              | -600.00          | 0.00              |
| 52870 Social Events                 | 0.00                    | 25.00            | 25.00           | 0.00                   | 100.00            | 100.00           | 300.00            |
| 52920 Taxes                         | 0.00                    | 8.33             | 8.33            | 0.00                   | 33.32             | 33.32            | 100.00            |
| 52990 Website                       | 0.00                    | 54.17            | 54.17           | 0.00                   | 216.68            | 216.68           | 650.00            |
| <b>TOTAL Administration</b>         | <b>4,955.81</b>         | <b>7,022.99</b>  | <b>2,067.18</b> | <b>26,348.32</b>       | <b>28,091.96</b>  | <b>1,743.64</b>  | <b>84,276.00</b>  |
| <b>Landscaping</b>                  |                         |                  |                 |                        |                   |                  |                   |
| 59350 Landscape Maintenance         | 0.00                    | 291.67           | 291.67          | 69.19                  | 1,166.68          | 1,097.49         | 3,500.00          |
| <b>TOTAL Landscaping</b>            | <b>0.00</b>             | <b>291.67</b>    | <b>291.67</b>   | <b>69.19</b>           | <b>1,166.68</b>   | <b>1,097.49</b>  | <b>3,500.00</b>   |
| <b>Other Expense</b>                |                         |                  |                 |                        |                   |                  |                   |
| 52160 Delinq Admin Fee              | 36.00                   | 0.00             | -36.00          | 144.00                 | 0.00              | -144.00          | 0.00              |
| 52162 Delinq Admin Fee Billed to HO | -36.00                  | 0.00             | 36.00           | -144.00                | 0.00              | 144.00           | 0.00              |
| <b>TOTAL Other Expense</b>          | <b>0.00</b>             | <b>0.00</b>      | <b>0.00</b>     | <b>0.00</b>            | <b>0.00</b>       | <b>0.00</b>      | <b>0.00</b>       |
| <b>Repairs and Maintenance</b>      |                         |                  |                 |                        |                   |                  |                   |
| 66008 Access Control                | 0.00                    | 83.33            | 83.33           | 120.02                 | 333.32            | 213.30           | 1,000.00          |
| 66080 Building Contract             | 3,577.00                | 3,590.33         | 13.33           | 14,308.00              | 14,361.32         | 53.32            | 43,084.00         |
| 66084 Capital Improvement           | 0.00                    | 166.67           | 166.67          | 0.00                   | 666.68            | 666.68           | 2,000.00          |

# PACIFIC TOWER

## Comparative Income Statement by Fund

Period 4/1/2016 to 4/30/2016

|                                      | Current Month Operating |                  |                  | Year to Date Operating |                   |                  | Annual            |
|--------------------------------------|-------------------------|------------------|------------------|------------------------|-------------------|------------------|-------------------|
|                                      | Actual                  | Budget           | \$ Var           | Actual                 | Budget            | \$ Var           |                   |
| 66100 Cleaning Service               | 950.00                  | 1,052.08         | 102.08           | 3,800.00               | 4,208.32          | 408.32           | 12,625.00         |
| 66160 Doors                          | 198.20                  | 20.83            | -177.37          | 1,592.00               | 83.32             | -1,508.68        | 250.00            |
| 66180 Electrical                     | 0.00                    | 47.92            | 47.92            | 0.00                   | 191.68            | 191.68           | 575.00            |
| 66200 Elevator                       | 7,319.07                | 2,341.67         | -4,977.40        | 14,631.45              | 9,366.68          | -5,264.77        | 28,100.00         |
| 66215 Fences                         | 0.00                    | 8.33             | 8.33             | 0.00                   | 33.32             | 33.32            | 100.00            |
| 66230 Fire Equipment                 | 0.00                    | 1,541.67         | 1,541.67         | 5,646.34               | 6,166.68          | 520.34           | 18,500.00         |
| 66255 Flooring                       | 0.00                    | 56.25            | 56.25            | 0.00                   | 225.00            | 225.00           | 675.00            |
| 66276 Garage Doors                   | 213.72                  | 83.33            | -130.39          | 495.51                 | 333.32            | -162.19          | 1,000.00          |
| 66310 General                        | 0.00                    | 195.83           | 195.83           | 1,460.73               | 783.32            | -677.41          | 2,350.00          |
| 66315 Generator                      | 0.00                    | 16.67            | 16.67            | 0.00                   | 66.68             | 66.68            | 200.00            |
| 66360 HVAC                           | 761.66                  | 308.33           | -453.33          | 1,467.89               | 1,233.32          | -234.57          | 3,700.00          |
| 66370 Interior                       | 0.00                    | 8.33             | 8.33             | 0.00                   | 33.32             | 33.32            | 100.00            |
| 66390 Lighting                       | 0.00                    | 75.00            | 75.00            | 0.00                   | 300.00            | 300.00           | 900.00            |
| 66426 Maintenance Supplies           | 446.46                  | 175.00           | -271.46          | 721.41                 | 700.00            | -21.41           | 2,100.00          |
| 66530 Painting                       | 0.00                    | 4.17             | 4.17             | 0.00                   | 16.68             | 16.68            | 50.00             |
| 66600 Pest Control                   | 62.63                   | 133.33           | 70.70            | 250.52                 | 533.32            | 282.80           | 1,600.00          |
| 66700 Plumbing                       | 0.00                    | 108.33           | 108.33           | 0.00                   | 433.32            | 433.32           | 1,300.00          |
| 66718 Red Roof Cleaning              | 0.00                    | 175.00           | 175.00           | 0.00                   | 700.00            | 700.00           | 2,100.00          |
| 66745 Security System                | 0.00                    | 18.75            | 18.75            | 650.52                 | 75.00             | -575.52          | 225.00            |
| 66760 Signage                        | 0.00                    | 20.83            | 20.83            | 0.00                   | 83.32             | 83.32            | 250.00            |
| 66780 Storm Water                    | 175.20                  | 225.00           | 49.80            | 700.80                 | 900.00            | 199.20           | 2,700.00          |
| 66830 Trash Compactor                | 0.00                    | 16.67            | 16.67            | 0.00                   | 66.68             | 66.68            | 200.00            |
| 66900 Window Washing                 | 0.00                    | 425.00           | 425.00           | 0.00                   | 1,700.00          | 1,700.00         | 5,100.00          |
| <b>TOTAL Repairs and Maintenance</b> | <b>13,703.94</b>        | <b>10,898.65</b> | <b>-2,805.29</b> | <b>45,845.19</b>       | <b>43,594.60</b>  | <b>-2,250.59</b> | <b>130,784.00</b> |
| <b>Utilities</b>                     |                         |                  |                  |                        |                   |                  |                   |
| 70020 Cable                          | 20.51                   | 22.50            | 1.99             | 82.04                  | 90.00             | 7.96             | 270.00            |
| 70070 Electricity                    | 2,345.46                | 2,458.33         | 112.87           | 11,832.04              | 9,833.32          | -1,998.72        | 29,500.00         |
| 70500 Sewer                          | 3,527.32                | 3,583.33         | 56.01            | 14,193.47              | 14,333.32         | 139.85           | 43,000.00         |
| 70600 Telephone                      | 157.92                  | 175.00           | 17.08            | 719.95                 | 700.00            | -19.95           | 2,100.00          |
| 70650 Trash                          | 567.49                  | 741.67           | 174.18           | 2,747.43               | 2,966.68          | 219.25           | 8,900.00          |
| 70670 Water                          | 741.80                  | 1,625.00         | 883.20           | 4,045.11               | 6,500.00          | 2,454.89         | 19,500.00         |
| <b>TOTAL Utilities</b>               | <b>7,360.50</b>         | <b>8,605.83</b>  | <b>1,245.33</b>  | <b>33,620.04</b>       | <b>34,423.32</b>  | <b>803.28</b>    | <b>103,270.00</b> |
| <b>TOTAL Expense</b>                 | <b>26,020.25</b>        | <b>26,819.14</b> | <b>798.89</b>    | <b>105,882.74</b>      | <b>107,276.56</b> | <b>1,393.82</b>  | <b>321,830.00</b> |
| <b>Excess Revenue / Expense</b>      | <b>1,064.51</b>         | <b>-687.80</b>   | <b>1,752.31</b>  | <b>2,061.17</b>        | <b>5,502.80</b>   | <b>-3,441.63</b> | <b>0.00</b>       |

# PACIFIC TOWER

## Comparative Income Statement by Fund

Period 4/1/2016 to 4/30/2016

|                          | Current Month Reserve |           |           | Year to Date Reserve |           |            | Annual     |
|--------------------------|-----------------------|-----------|-----------|----------------------|-----------|------------|------------|
|                          | Actual                | Budget    | \$ Var    | Actual               | Budget    | \$ Var     |            |
| <b>Income</b>            |                       |           |           |                      |           |            |            |
| <b>Reserves</b>          |                       |           |           |                      |           |            |            |
| 42965 Interest CDs       | 216.82                | 0.00      | 216.82    | 804.70               | 0.00      | 804.70     | 0.00       |
| 80550 Reserve Funding    | 11,280.00             | 11,280.00 | 0.00      | 45,120.00            | 45,120.00 | 0.00       | 135,360.00 |
| TOTAL Reserves           | 11,496.82             | 11,280.00 | 216.82    | 45,924.70            | 45,120.00 | 804.70     | 135,360.00 |
| TOTAL Income             | 11,496.82             | 11,280.00 | 216.82    | 45,924.70            | 45,120.00 | 804.70     | 135,360.00 |
| <b>Expense</b>           |                       |           |           |                      |           |            |            |
| <b>Reserves</b>          |                       |           |           |                      |           |            |            |
| 80030 Access/Security    | 998.64                | 0.00      | -998.64   | 2,444.04             | 0.00      | -2,444.04  | 0.00       |
| 80205 Fitness Equipment  | 0.00                  | 0.00      | 0.00      | 3,297.28             | 0.00      | -3,297.28  | 0.00       |
| 80245 HVAC               | 0.00                  | 0.00      | 0.00      | 10,605.00            | 0.00      | -10,605.00 | 0.00       |
| 80940 Window Repair      | 2,228.33              | 0.00      | -2,228.33 | 2,228.33             | 0.00      | -2,228.33  | 0.00       |
| TOTAL Reserves           | 3,226.97              | 0.00      | -3,226.97 | 18,574.65            | 0.00      | -18,574.65 | 0.00       |
| TOTAL Expense            | 3,226.97              | 0.00      | -3,226.97 | 18,574.65            | 0.00      | -18,574.65 | 0.00       |
| Excess Revenue / Expense | 8,269.85              | 11,280.00 | -3,010.15 | 27,350.05            | 45,120.00 | -17,769.95 | 135,360.00 |

**Income Statement Annual  
PACIFIC TOWER**

Period 4/1/2016 to 4/30/2016 11:59:00 PM

|                              | January          | February         | March            | April            | May              | June             | July             | August           | September        | October          | November         | December         | Total             | Budget            |
|------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|-------------------|
| <b>Operating</b>             |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |                   |
| <b>INCOME</b>                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |                   |
| <b>Operating Funds</b>       |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |                   |
| Assessments                  | 37,430.76        | 37,430.76        | 37,430.76        | 38,564.76        | 36,748.75        | 36,748.75        | 36,748.75        | 36,748.75        | 36,748.75        | 36,748.75        | 36,748.75        | 36,748.75        | 444,847.04        | 449,239.00        |
| Bad Debt                     | 0.00             | 0.00             | 0.00             | 0.00             | (41.67)          | (41.67)          | (41.67)          | (41.67)          | (41.67)          | (41.67)          | (41.67)          | (41.63)          | (333.32)          | (500.00)          |
| Rental Common Room           | 0.00             | 31.87            | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 31.87             | 0.00              |
| Interest Operating           | 0.00             | 0.00             | 0.00             | 0.00             | 4.17             | 4.17             | 4.17             | 4.17             | 4.17             | 4.17             | 4.17             | 4.13             | 33.32             | 50.00             |
| Late Charges                 | 0.00             | 75.00            | 150.00           | (200.00)         | 83.42            | 83.42            | 83.42            | 83.42            | 83.42            | 83.42            | 83.42            | 83.38            | 692.32            | 1,001.00          |
| Move In/Out Fees             | 0.00             | 0.00             | 450.00           | 0.00             | 616.67           | 616.67           | 616.67           | 616.67           | 616.67           | 616.67           | 616.67           | 616.63           | 5,383.32          | 7,400.00          |
| Rental Guest Suite           | 75.00            | 25.00            | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 100.00            | 0.00              |
| Rental Unit 501 Appliance    | 1,000.00         | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 1,000.00          | 0.00              |
| Rental Alarm Antenna         | 600.00           | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 600.00            | 0.00              |
| Reserve Funding              | (13,792.67)      | (8,767.33)       | (11,280.00)      | (11,280.00)      | (11,280.00)      | (11,280.00)      | (11,280.00)      | (11,280.00)      | (11,280.00)      | (11,280.00)      | (11,280.00)      | (11,280.00)      | (135,360.00)      | (135,360.00)      |
| <b>TOTAL Operating Funds</b> | <b>25,313.09</b> | <b>28,795.30</b> | <b>26,750.76</b> | <b>27,084.76</b> | <b>26,131.34</b> | <b>26,131.34</b> | <b>26,131.34</b> | <b>26,131.34</b> | <b>26,131.34</b> | <b>26,131.34</b> | <b>26,131.34</b> | <b>26,131.26</b> | <b>316,994.55</b> | <b>321,830.00</b> |
| <b>TOTAL INCOME</b>          | <b>25,313.09</b> | <b>28,795.30</b> | <b>26,750.76</b> | <b>27,084.76</b> | <b>26,131.34</b> | <b>26,131.34</b> | <b>26,131.34</b> | <b>26,131.34</b> | <b>26,131.34</b> | <b>26,131.34</b> | <b>26,131.34</b> | <b>26,131.26</b> | <b>316,994.55</b> | <b>321,830.00</b> |
| <b>EXPENSES</b>              |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |                   |
| <b>Administration</b>        |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |                   |
| Accounting Services          | 0.00             | 2,500.00         | 0.00             | 0.00             | 233.33           | 233.33           | 233.33           | 233.33           | 233.33           | 233.33           | 233.33           | 233.37           | 4,366.68          | 2,800.00          |
| Dues & Tuition               | 0.00             | 0.00             | 0.00             | 0.00             | 6.25             | 6.25             | 6.25             | 6.25             | 6.25             | 6.25             | 6.25             | 6.25             | 50.00             | 75.00             |
| Fees and Licenses            | 0.00             | 110.00           | 0.00             | 0.00             | 0.92             | 0.92             | 0.92             | 0.92             | 0.92             | 0.92             | 0.92             | 0.88             | 117.32            | 11.00             |
| Insurance                    | 5,586.27         | 1,600.91         | 1,600.92         | 1,600.92         | 2,333.33         | 2,333.33         | 2,333.33         | 2,333.33         | 2,333.33         | 2,333.33         | 2,333.33         | 2,333.37         | 29,055.70         | 28,000.00         |
| Keys                         | 0.00             | 0.00             | 0.00             | 0.00             | 25.00            | 25.00            | 25.00            | 25.00            | 25.00            | 25.00            | 25.00            | 25.00            | 200.00            | 300.00            |
| Legal                        | 0.00             | 0.00             | 0.00             | 0.00             | 83.33            | 83.33            | 83.33            | 83.33            | 83.33            | 83.33            | 83.33            | 83.37            | 666.68            | 1,000.00          |
| Management Contract          | 2,263.65         | 2,263.65         | 2,196.90         | 2,230.20         | 2,250.00         | 2,250.00         | 2,250.00         | 2,250.00         | 2,250.00         | 2,250.00         | 2,250.00         | 2,250.00         | 26,954.40         | 27,000.00         |
| Miscellaneous                | 0.00             | 0.00             | 405.14           | 200.00           | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 0.00             | 605.14            | 0.00              |
| Miscellaneous Contingenc     | 0.00             | 0.00             | 0.00             | 0.00             | 708.33           | 708.33           | 708.33           | 708.33           | 708.33           | 708.33           | 708.33           | 708.37           | 5,666.68          | 8,500.00          |
| Moving                       | 0.00             | 0.00             | 0.00             | 150.00           | 450.00           | 450.00           | 450.00           | 450.00           | 450.00           | 450.00           | 450.00           | 450.00           | 3,750.00          | 5,400.00          |
| Newsletters                  | 0.00             | 0.00             | 0.00             | 0.00             | 15.83            | 15.83            | 15.83            | 15.83            | 15.83            | 15.83            | 15.83            | 15.87            | 126.68            | 190.00            |
| Office Expense               | 249.77           | 229.82           | 172.98           | 174.69           | 416.67           | 416.67           | 416.67           | 416.67           | 416.67           | 416.67           | 416.67           | 416.63           | 4,160.58          | 5,000.00          |
| Parking                      | 0.00             | 0.00             | 900.00           | 0.00             | 300.00           | 300.00           | 300.00           | 300.00           | 300.00           | 300.00           | 300.00           | 300.00           | 3,300.00          | 3,600.00          |
| Reserve Study                | 0.00             | 0.00             | 1,312.50         | 0.00             | 112.50           | 112.50           | 112.50           | 112.50           | 112.50           | 112.50           | 112.50           | 112.50           | 2,212.50          | 1,350.00          |

**Income Statement Annual  
PACIFIC TOWER**

Period 4/1/2016 to 4/30/2016 11:59:00 PM

**Operating**

|                                | January         | February        | March           | April           | May             | June            | July            | August          | September       | October         | November        | December        | Total            | Budget           |
|--------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|------------------|
| Security Services              | 0.00            | 600.00          | (600.00)        | 600.00          | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 600.00           | 0.00             |
| Social Events                  | 0.00            | 0.00            | 0.00            | 0.00            | 25.00           | 25.00           | 25.00           | 25.00           | 25.00           | 25.00           | 25.00           | 25.00           | 200.00           | 300.00           |
| Taxes                          | 0.00            | 0.00            | 0.00            | 0.00            | 8.33            | 8.33            | 8.33            | 8.33            | 8.33            | 8.33            | 8.33            | 8.37            | 66.68            | 100.00           |
| Website                        | 0.00            | 0.00            | 0.00            | 0.00            | 54.17           | 54.17           | 54.17           | 54.17           | 54.17           | 54.17           | 54.17           | 54.13           | 433.32           | 650.00           |
| <b>TOTAL Administration</b>    | <b>8,099.69</b> | <b>7,304.38</b> | <b>5,988.44</b> | <b>4,955.81</b> | <b>7,022.99</b> | <b>7,022.99</b> | <b>7,022.99</b> | <b>7,022.99</b> | <b>7,022.99</b> | <b>7,022.99</b> | <b>7,022.99</b> | <b>7,023.11</b> | <b>82,532.36</b> | <b>84,276.00</b> |
| <b>Landscaping</b>             |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                  |                  |
| Landscape Maintenance          | 0.00            | 0.00            | 69.19           | 0.00            | 291.67          | 291.67          | 291.67          | 291.67          | 291.67          | 291.67          | 291.67          | 291.63          | 2,402.51         | 3,500.00         |
| <b>TOTAL Landscaping</b>       | <b>0.00</b>     | <b>0.00</b>     | <b>69.19</b>    | <b>0.00</b>     | <b>291.67</b>   | <b>291.67</b>   | <b>291.67</b>   | <b>291.67</b>   | <b>291.67</b>   | <b>291.67</b>   | <b>291.67</b>   | <b>291.63</b>   | <b>2,402.51</b>  | <b>3,500.00</b>  |
| <b>Other Expense</b>           |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                  |                  |
| Delinq Admin Fee               | 0.00            | 72.00           | 36.00           | 36.00           | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 144.00           | 0.00             |
| Delinq Admin Fee Billed to     | 0.00            | (72.00)         | (36.00)         | (36.00)         | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | (144.00)         | 0.00             |
| Legal Reimbursable Billed      | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | (350.00)        | 350.00          | 0.00            | 0.00            | 0.00             | 0.00             |
| <b>TOTAL Other Expense</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>(350.00)</b> | <b>350.00</b>   | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>      | <b>0.00</b>      |
| <b>Repairs and Maintenance</b> |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                  |                  |
| Access Control                 | 120.02          | 0.00            | 0.00            | 0.00            | 83.33           | 83.33           | 83.33           | 83.33           | 83.33           | 83.33           | 83.33           | 83.37           | 786.70           | 1,000.00         |
| Building Contract              | 3,577.00        | 3,577.00        | 3,577.00        | 3,577.00        | 3,590.33        | 3,590.33        | 3,590.33        | 3,590.33        | 3,590.33        | 3,590.33        | 3,590.33        | 3,590.37        | 43,030.68        | 43,084.00        |
| Capital Improvement            | 0.00            | 0.00            | 0.00            | 0.00            | 166.67          | 166.67          | 166.67          | 166.67          | 166.67          | 166.67          | 166.67          | 166.63          | 1,333.32         | 2,000.00         |
| Cleaning Service               | 950.00          | 950.00          | 950.00          | 950.00          | 1,052.08        | 1,052.08        | 1,052.08        | 1,052.08        | 1,052.08        | 1,052.08        | 1,052.08        | 1,052.12        | 12,216.68        | 12,625.00        |
| Doors                          | 141.11          | 0.00            | 1,252.69        | 198.20          | 20.83           | 20.83           | 20.83           | 20.83           | 20.83           | 20.83           | 20.83           | 20.87           | 1,758.68         | 250.00           |
| Electrical                     | 0.00            | 0.00            | 0.00            | 0.00            | 47.92           | 47.92           | 47.92           | 47.92           | 47.92           | 47.92           | 47.92           | 47.88           | 383.32           | 575.00           |
| Elevator                       | 2,437.46        | 2,437.46        | 2,437.46        | 7,319.07        | 2,341.67        | 2,341.67        | 2,341.67        | 2,341.67        | 2,341.67        | 2,341.67        | 2,341.67        | 2,341.63        | 33,364.77        | 28,100.00        |
| Fences                         | 0.00            | 0.00            | 0.00            | 0.00            | 8.33            | 8.33            | 8.33            | 8.33            | 8.33            | 8.33            | 8.33            | 8.37            | 66.68            | 100.00           |
| Fire Equipment                 | 0.00            | 646.06          | 5,000.28        | 0.00            | 1,541.67        | 1,541.67        | 1,541.67        | 1,541.67        | 1,541.67        | 1,541.67        | 1,541.67        | 1,541.63        | 17,979.66        | 18,500.00        |
| Flooring                       | 0.00            | 0.00            | 0.00            | 0.00            | 56.25           | 56.25           | 56.25           | 56.25           | 56.25           | 56.25           | 56.25           | 56.25           | 450.00           | 675.00           |
| Garage Doors                   | 141.63          | 140.16          | 0.00            | 213.72          | 83.33           | 83.33           | 83.33           | 83.33           | 83.33           | 83.33           | 83.33           | 83.37           | 1,162.19         | 1,000.00         |
| General                        | 1,460.73        | 0.00            | 0.00            | 0.00            | 195.83          | 195.83          | 195.83          | 195.83          | 195.83          | 195.83          | 195.83          | 195.87          | 3,027.41         | 2,350.00         |
| Generator                      | 0.00            | 0.00            | 0.00            | 0.00            | 16.67           | 16.67           | 16.67           | 16.67           | 16.67           | 16.67           | 16.67           | 16.63           | 133.32           | 200.00           |
| HVAC                           | 0.00            | 569.35          | 136.88          | 761.66          | 308.33          | 308.33          | 308.33          | 308.33          | 308.33          | 308.33          | 308.33          | 308.37          | 3,994.57         | 3,700.00         |
| Interior                       | 0.00            | 0.00            | 0.00            | 0.00            | 8.33            | 8.33            | 8.33            | 8.33            | 8.33            | 8.33            | 8.33            | 8.37            | 66.68            | 100.00           |
| Lighting                       | 0.00            | 0.00            | 0.00            | 0.00            | 75.00           | 75.00           | 75.00           | 75.00           | 75.00           | 75.00           | 75.00           | 75.00           | 600.00           | 900.00           |

**Income Statement Annual  
PACIFIC TOWER**

Period 4/1/2016 to 4/30/2016 11:59:00 PM

**Operating**

|                                 | January          | February         | March             | April            | May              | June             | July             | August           | September        | October           | November         | December         | Total             | Budget            |
|---------------------------------|------------------|------------------|-------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|------------------|------------------|-------------------|-------------------|
| Maintenance Supplies            | 119.24           | 155.71           | 0.00              | 446.46           | 175.00           | 175.00           | 175.00           | 175.00           | 175.00           | 175.00            | 175.00           | 175.00           | 2,121.41          | 2,100.00          |
| Painting                        | 0.00             | 0.00             | 0.00              | 0.00             | 4.17             | 4.17             | 4.17             | 4.17             | 4.17             | 4.17              | 4.17             | 4.13             | 33.32             | 50.00             |
| Pest Control                    | 62.63            | 62.63            | 62.63             | 62.63            | 133.33           | 133.33           | 133.33           | 133.33           | 133.33           | 133.33            | 133.33           | 133.37           | 1,317.20          | 1,600.00          |
| Plumbing                        | 0.00             | 0.00             | 0.00              | 0.00             | 108.33           | 108.33           | 108.33           | 108.33           | 108.33           | 108.33            | 108.33           | 108.37           | 866.68            | 1,300.00          |
| Red Roof Cleaning               | 0.00             | 0.00             | 0.00              | 0.00             | 175.00           | 175.00           | 175.00           | 175.00           | 175.00           | 175.00            | 175.00           | 175.00           | 1,400.00          | 2,100.00          |
| Security System                 | 0.00             | 455.52           | 195.00            | 0.00             | 18.75            | 18.75            | 18.75            | 18.75            | 18.75            | 18.75             | 18.75            | 18.75            | 800.52            | 225.00            |
| Signage                         | 0.00             | 0.00             | 0.00              | 0.00             | 20.83            | 20.83            | 20.83            | 20.83            | 20.83            | 20.83             | 20.83            | 20.87            | 166.68            | 250.00            |
| Storm Water                     | 175.20           | 175.20           | 175.20            | 175.20           | 225.00           | 225.00           | 225.00           | 225.00           | 225.00           | 225.00            | 225.00           | 225.00           | 2,500.80          | 2,700.00          |
| Trash Compactor                 | 0.00             | 0.00             | 0.00              | 0.00             | 16.67            | 16.67            | 16.67            | 16.67            | 16.67            | 16.67             | 16.67            | 16.63            | 133.32            | 200.00            |
| Window Washing                  | 0.00             | 0.00             | 0.00              | 0.00             | 425.00           | 425.00           | 425.00           | 425.00           | 425.00           | 425.00            | 425.00           | 425.00           | 3,400.00          | 5,100.00          |
| <b>TOTAL Repairs and Maintl</b> | <b>9,185.02</b>  | <b>9,169.09</b>  | <b>13,787.14</b>  | <b>13,703.94</b> | <b>10,898.65</b> | <b>10,898.65</b> | <b>10,898.65</b> | <b>10,898.65</b> | <b>10,898.65</b> | <b>10,898.65</b>  | <b>10,898.65</b> | <b>10,898.85</b> | <b>133,034.59</b> | <b>130,784.00</b> |
| <b>Utilities</b>                |                  |                  |                   |                  |                  |                  |                  |                  |                  |                   |                  |                  |                   |                   |
| Cable                           | 20.51            | 20.51            | 20.51             | 20.51            | 22.50            | 22.50            | 22.50            | 22.50            | 22.50            | 22.50             | 22.50            | 22.50            | 262.04            | 270.00            |
| Electricity                     | 3,139.92         | 3,748.73         | 2,597.93          | 2,345.46         | 2,458.33         | 2,458.33         | 2,458.33         | 2,458.33         | 2,458.33         | 2,458.33          | 2,458.33         | 2,458.37         | 31,498.72         | 29,500.00         |
| Sewer                           | 3,484.71         | 2,090.72         | 5,090.72          | 3,527.32         | 3,583.33         | 3,583.33         | 3,583.33         | 3,583.33         | 3,583.33         | 3,583.33          | 3,583.33         | 3,583.37         | 42,860.15         | 43,000.00         |
| Telephone                       | 205.86           | 198.25           | 157.92            | 157.92           | 175.00           | 175.00           | 175.00           | 175.00           | 175.00           | 175.00            | 175.00           | 175.00           | 2,119.95          | 2,100.00          |
| Trash                           | 717.17           | 295.28           | 1,167.49          | 567.49           | 741.67           | 741.67           | 741.67           | 741.67           | 741.67           | 741.67            | 741.67           | 741.63           | 8,680.75          | 8,900.00          |
| Water                           | 1,245.14         | 374.89           | 1,683.28          | 741.80           | 1,625.00         | 1,625.00         | 1,625.00         | 1,625.00         | 1,625.00         | 1,625.00          | 1,625.00         | 1,625.00         | 17,045.11         | 19,500.00         |
| <b>TOTAL Utilities</b>          | <b>8,813.31</b>  | <b>6,728.38</b>  | <b>10,717.85</b>  | <b>7,360.50</b>  | <b>8,605.83</b>  | <b>8,605.83</b>  | <b>8,605.83</b>  | <b>8,605.83</b>  | <b>8,605.83</b>  | <b>8,605.83</b>   | <b>8,605.83</b>  | <b>8,605.87</b>  | <b>102,466.72</b> | <b>103,270.00</b> |
| <b>TOTAL EXPENSES</b>           | <b>26,098.02</b> | <b>23,201.85</b> | <b>30,562.62</b>  | <b>26,020.25</b> | <b>26,819.14</b> | <b>26,819.14</b> | <b>26,819.14</b> | <b>26,819.14</b> | <b>26,469.14</b> | <b>27,169.14</b>  | <b>26,819.14</b> | <b>26,819.46</b> | <b>320,436.18</b> | <b>321,830.00</b> |
| <b>Net Revenue / Expense</b>    | <b>(784.93)</b>  | <b>5,593.45</b>  | <b>(3,811.86)</b> | <b>1,064.51</b>  | <b>(687.80)</b>  | <b>(687.80)</b>  | <b>(687.80)</b>  | <b>(687.80)</b>  | <b>(337.80)</b>  | <b>(1,037.80)</b> | <b>(687.80)</b>  | <b>(688.20)</b>  | <b>(3,441.63)</b> | <b>0.00</b>       |

**Income Statement Annual  
PACIFIC TOWER**

Period 4/1/2016 to 4/30/2016 11:59:00 PM

| <b>Reserve</b>        | January   | February   | March     | April     | May       | June      | July      | August    | September | October   | November  | December  | Total      | Budget     |
|-----------------------|-----------|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|------------|
| <b>INCOME</b>         |           |            |           |           |           |           |           |           |           |           |           |           |            |            |
| <b>Reserves</b>       |           |            |           |           |           |           |           |           |           |           |           |           |            |            |
| Interest CDs          | 189.61    | 220.62     | 177.65    | 216.82    | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 804.70     | 0.00       |
| Reserve Funding       | 13,792.67 | 8,767.33   | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 135,360.00 | 135,360.00 |
| TOTAL Reserves        | 13,982.28 | 8,987.95   | 11,457.65 | 11,496.82 | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 136,164.70 | 135,360.00 |
| TOTAL INCOME          | 13,982.28 | 8,987.95   | 11,457.65 | 11,496.82 | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 136,164.70 | 135,360.00 |
| <b>EXPENSES</b>       |           |            |           |           |           |           |           |           |           |           |           |           |            |            |
| <b>Reserves</b>       |           |            |           |           |           |           |           |           |           |           |           |           |            |            |
| Access/Security       | 1,445.40  | 0.00       | 0.00      | 998.64    | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 2,444.04   | 0.00       |
| Fitness Equipment     | 0.00      | 3,297.28   | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 3,297.28   | 0.00       |
| HVAC                  | 0.00      | 10,605.00  | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 10,605.00  | 0.00       |
| Window Repair         | 0.00      | 0.00       | 0.00      | 2,228.33  | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 2,228.33   | 0.00       |
| TOTAL Reserves        | 1,445.40  | 13,902.28  | 0.00      | 3,226.97  | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 18,574.65  | 0.00       |
| TOTAL EXPENSES        | 1,445.40  | 13,902.28  | 0.00      | 3,226.97  | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 18,574.65  | 0.00       |
| Net Revenue / Expense | 12,536.88 | (4,914.33) | 11,457.65 | 8,269.85  | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 117,590.05 | 135,360.00 |



# AR Aging Delinquency with Address

Period 04/30/2016

Monday, May 09, 2016

9:26

## PACIFIC TOWER

| Acct #        | Type  | Status | Resident Contact            | Property Address      | Current | 30 - 59 Days | 60 - 89 Days | >90 Days  | Balance   |
|---------------|-------|--------|-----------------------------|-----------------------|---------|--------------|--------------|-----------|-----------|
| 656470        | Owner | WAIT   | LEE,CHANG BOK & UNEE        | 3201 PACIFIC AVE 501  | 0.00    | 0.00         | 0.00         | 13,519.00 | 13,519.00 |
| 656457        | Owner | LEN    | KOSSMAN,SHARON              | 3201 PACIFIC AVE 306  | 0.00    | 0.00         | 0.00         | 3,722.15  | 3,722.15  |
| 656487        | Owner | PRLN   | BRANTLEY, SR,BILL & KATHY   | 3201 PACIFIC AVE 702  | 543.57  | 0.00         | 1,099.14     | 1,698.57  | 3,341.28  |
| 751117        | Owner |        | LEE,SHUNG HI                | 3201 PACIFIC AVE 607  | 0.00    | 12.00        | 0.00         | 492.00    | 516.00    |
| 656466        | Owner | ATN    | GODDARD,KELLY               | 3201 PACIFIC AVE 406  | 0.00    | 0.00         | 0.00         | 500.00    | 500.00    |
| 656492        | Owner | ATN    | HEATHERLY,DENNIS            | 3201 PACIFIC AVE 706  | 0.00    | 0.00         | 0.00         | 500.00    | 500.00    |
| 656461        | Owner | WAIT   | KIRKEBO,BRANDON             | 3201 PACIFIC AVE 402  | 0.00    | 0.00         | 0.00         | 500.00    | 500.00    |
| 656674        | Owner | ATN    | MCDUGALL,MITCHELL           | 3201 PACIFIC AVE 1006 | 0.00    | 0.00         | 0.00         | 500.00    | 500.00    |
| 656642        | Owner | ATN    | J & L FAMILY PROPERTIES, LL | 3201 PACIFIC AVE 1107 | 0.00    | 0.00         | 0.00         | 500.00    | 500.00    |
| 656472        | Owner | DEL    | KING,KRISTOFER              | 3201 PACIFIC AVE 503  | 311.04  | 0.00         | 0.00         | 0.00      | 311.04    |
| 656462        | Owner | DEL    | LARSON,RYAN & TRACY         | 3201 PACIFIC AVE 403  | 12.00   | 100.00       | 0.00         | 0.00      | 112.00    |
| 656485        | Owner | PRLN   | MACK,DONALD & ELIZABETH     | 3201 PACIFIC AVE 608  | 36.68   | 12.00        | 12.00        | 37.00     | 97.68     |
| 812238        | Owner |        | TATUM,GARY                  | 3201 PACIFIC AVE 904  | 0.00    | 0.00         | 12.00        | 0.00      | 12.00     |
| 813007        | Owner |        | LEE,PAUL S & GRACE          | 3201 PACIFIC AVE 1203 | 0.24    | 0.00         | 0.00         | 0.00      | 0.24      |
| <b>Count:</b> |       |        |                             |                       | 903.53  | 124.00       | 1,135.14     | 21,968.72 | 24,131.39 |

### Property Totals

| # Units | # Builder | # Resident | # Owners | # Tenants | Owner Ratio |
|---------|-----------|------------|----------|-----------|-------------|
| 117     | 0         | 95         | 89       | 6         | 93.68%      |

### Charge Code Summary

| Description           | G/L Acct # | Amount    |
|-----------------------|------------|-----------|
| Assessment            | 15000      | 13,069.34 |
| Attorney Confirmation | 15000      | 456.00    |
| Attorney Notification | 15000      | 48.00     |
| Balance Forward       | 15000      | 500.00    |
| Delinquency Letter    | 15000      | 228.00    |
| Demand Letter         | 15000      | 84.00     |
| Fine                  | 15000      | 100.00    |
| Garage Assessment     | 15000      | 205.00    |
| Key Fee               | 15000      | 35.00     |
| Late Charge           | 15000      | 1,908.00  |
| Legal Expense         | 15000      | 5,862.05  |