

**PACIFIC TOWER**  
**Balance Sheet by Fund**  
 Period 05/31/2016

	Operating	Reserve	Total
<b>Assets</b>			
<u>Cash - Operating</u>			
10019 PWB Operating Checking	8,792.47		8,792.47
10020 AAB Operating Checking	90,249.52		90,249.52
<u>Total Cash - Operating</u>	<u>99,041.99</u>		<u>99,041.99</u>
<u>Cash - Reserves</u>			
12010 CA Banc Maint Reserves		191,678.78	191,678.78
<u>Total Cash - Reserves</u>		<u>191,678.78</u>	<u>191,678.78</u>
<u>Cash - Restricted</u>			
12020 CA Banc CDARS		81,445.44	81,445.44
12030 CA Banc ICS		125,317.65	125,317.65
12035 CA Banc CD 2639 9/18		45,242.39	45,242.39
12040 AAB CD 8853 4/9/17		135,471.58	135,471.58
12050 AAB CD 8950 4/9/17		81,675.39	81,675.39
<u>Total Cash - Restricted</u>		<u>469,152.45</u>	<u>469,152.45</u>
<u>Accounts Receivable</u>			
15000 Accounts Receivable	24,305.71		24,305.71
16800 Bad Debt Allowance	(11,426.70)		(11,426.70)
<u>Total Accounts Receivable</u>	<u>12,879.01</u>		<u>12,879.01</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>114,634.00</u>	<u>660,831.23</u>	<u>775,465.23</u>
<b>Liabilities &amp; Equity</b>			
<u>Accounts Payable</u>			
21010 Accounts Payable	4,544.62	315.33	4,859.95
<u>Total Accounts Payable</u>	<u>4,544.62</u>	<u>315.33</u>	<u>4,859.95</u>
<u>Liabilities</u>			
21030 Accrued Expenses	5,491.55		5,491.55
24000 Prepaid Assessments	17,320.98		17,320.98
<u>Total Liabilities</u>	<u>22,812.53</u>		<u>22,812.53</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)	(3,805.05)	38,776.75	34,971.70
<u>Total Retained Earnings</u>	<u>87,276.85</u>	<u>660,515.90</u>	<u>747,792.75</u>
<u>Total Liabilities &amp; Equity</u>	<u>114,634.00</u>	<u>660,831.23</u>	<u>775,465.23</u>

# PACIFIC TOWER

## Comparative Income Statement by Fund

Period 5/1/2016 to 5/31/2016

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b>Operating Funds</b>							
41000 Assessments	37,430.76	36,748.75	682.01	188,287.80	191,997.75	-3,709.95	449,239.00
42000 Bad Debt	0.00	-41.67	41.67	0.00	-208.35	208.35	-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	20.85	-20.85	50.00
44000 Late Charges	50.00	83.42	-33.42	75.00	417.10	-342.10	1,001.00
45200 Move In/Out Fees	150.00	616.67	-466.67	600.00	3,083.35	-2,483.35	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	-56,400.00	-56,400.00	0.00	-135,360.00
94520 Move Out Fee	150.00	0.00	150.00	150.00	0.00	150.00	0.00
<b>TOTAL Operating Funds</b>	<b>26,500.76</b>	<b>26,131.34</b>	<b>369.42</b>	<b>134,444.67</b>	<b>138,910.70</b>	<b>-4,466.03</b>	<b>321,830.00</b>
<b>TOTAL Income</b>	<b>26,500.76</b>	<b>26,131.34</b>	<b>369.42</b>	<b>134,444.67</b>	<b>138,910.70</b>	<b>-4,466.03</b>	<b>321,830.00</b>
<b>Expense</b>							
<b>Administration</b>							
52020 Accounting Services	0.00	233.33	233.33	2,500.00	1,166.65	-1,333.35	2,800.00
52180 Dues & Tuition	0.00	6.25	6.25	0.00	31.25	31.25	75.00
52190 Fees and Licenses	0.00	0.92	0.92	110.00	4.60	-105.40	11.00
52250 Insurance	1,600.92	2,333.33	732.41	11,989.94	11,666.65	-323.29	28,000.00
52300 Keys	0.00	25.00	25.00	0.00	125.00	125.00	300.00
52350 Legal	0.00	83.33	83.33	0.00	416.65	416.65	1,000.00
52450 Management Contract	2,230.20	2,250.00	19.80	11,184.60	11,250.00	65.40	27,000.00
52510 Miscellaneous	0.00	0.00	0.00	605.14	0.00	-605.14	0.00
52511 Miscellaneous Contingency	0.00	708.33	708.33	0.00	3,541.65	3,541.65	8,500.00
52520 Moving	0.00	450.00	450.00	150.00	2,250.00	2,100.00	5,400.00
52530 Newsletters	0.00	15.83	15.83	0.00	79.15	79.15	190.00
52575 Office Expense	144.25	416.67	272.42	971.51	2,083.35	1,111.84	5,000.00
52640 Parking	0.00	300.00	300.00	900.00	1,500.00	600.00	3,600.00
52830 Reserve Study	0.00	112.50	112.50	1,312.50	562.50	-750.00	1,350.00
52840 Security Services	0.00	0.00	0.00	600.00	0.00	-600.00	0.00
52870 Social Events	0.00	25.00	25.00	0.00	125.00	125.00	300.00
52920 Taxes	0.00	8.33	8.33	0.00	41.65	41.65	100.00
52990 Website	0.00	54.17	54.17	0.00	270.85	270.85	650.00
<b>TOTAL Administration</b>	<b>3,975.37</b>	<b>7,022.99</b>	<b>3,047.62</b>	<b>30,323.69</b>	<b>35,114.95</b>	<b>4,791.26</b>	<b>84,276.00</b>
<b>Landscaping</b>							
59350 Landscape Maintenance	1,275.68	291.67	-984.01	1,344.87	1,458.35	113.48	3,500.00
<b>TOTAL Landscaping</b>	<b>1,275.68</b>	<b>291.67</b>	<b>-984.01</b>	<b>1,344.87</b>	<b>1,458.35</b>	<b>113.48</b>	<b>3,500.00</b>
<b>Other Expense</b>							
52160 Delinq Admin Fee	24.00	0.00	-24.00	168.00	0.00	-168.00	0.00
52162 Delinq Admin Fee Billed to HO	-24.00	0.00	24.00	-168.00	0.00	168.00	0.00
52810 Reimbursable Expense	104.12	0.00	-104.12	104.12	0.00	-104.12	0.00
52815 Reimbursable Exp Billed to HO	-104.12	0.00	104.12	-104.12	0.00	104.12	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>							

# PACIFIC TOWER

## Comparative Income Statement by Fund

Period 5/1/2016 to 5/31/2016

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
66008 Access Control	0.00	83.33	83.33	120.02	416.65	296.63	1,000.00
66080 Building Contract	3,577.00	3,590.33	13.33	17,885.00	17,951.65	66.65	43,084.00
66084 Capital Improvement	0.00	166.67	166.67	0.00	833.35	833.35	2,000.00
66100 Cleaning Service	950.00	1,052.08	102.08	4,750.00	5,260.40	510.40	12,625.00
66160 Doors	0.00	20.83	20.83	1,592.00	104.15	-1,487.85	250.00
66180 Electrical	0.00	47.92	47.92	0.00	239.60	239.60	575.00
66200 Elevator	0.00	2,341.67	2,341.67	14,631.45	11,708.35	-2,923.10	28,100.00
66215 Fences	0.00	8.33	8.33	0.00	41.65	41.65	100.00
66230 Fire Equipment	2,438.48	1,541.67	-896.81	8,084.82	7,708.35	-376.47	18,500.00
66255 Flooring	1,521.27	56.25	-1,465.02	1,521.27	281.25	-1,240.02	675.00
66276 Garage Doors	0.00	83.33	83.33	495.51	416.65	-78.86	1,000.00
66310 General	1,137.45	195.83	-941.62	2,598.18	979.15	-1,619.03	2,350.00
66315 Generator	177.75	16.67	-161.08	177.75	83.35	-94.40	200.00
66360 HVAC	3,856.61	308.33	-3,548.28	5,324.50	1,541.65	-3,782.85	3,700.00
66370 Interior	0.00	8.33	8.33	0.00	41.65	41.65	100.00
66390 Lighting	0.00	75.00	75.00	0.00	375.00	375.00	900.00
66426 Maintenance Supplies	457.37	175.00	-282.37	1,178.78	875.00	-303.78	2,100.00
66530 Painting	0.00	4.17	4.17	0.00	20.85	20.85	50.00
66600 Pest Control	206.41	133.33	-73.08	456.93	666.65	209.72	1,600.00
66700 Plumbing	2,362.43	108.33	-2,254.10	2,362.43	541.65	-1,820.78	1,300.00
66718 Red Roof Cleaning	0.00	175.00	175.00	0.00	875.00	875.00	2,100.00
66745 Security System	0.00	18.75	18.75	650.52	93.75	-556.77	225.00
66760 Signage	0.00	20.83	20.83	0.00	104.15	104.15	250.00
66780 Storm Water	175.20	225.00	49.80	876.00	1,125.00	249.00	2,700.00
66830 Trash Compactor	0.00	16.67	16.67	0.00	83.35	83.35	200.00
66900 Window Washing	2,550.00	425.00	-2,125.00	2,550.00	2,125.00	-425.00	5,100.00
<b>TOTAL Repairs and Maintenance</b>	<b>19,409.97</b>	<b>10,898.65</b>	<b>-8,511.32</b>	<b>65,255.16</b>	<b>54,493.25</b>	<b>-10,761.91</b>	<b>130,784.00</b>
<b>Utilities</b>							
70020 Cable	20.51	22.50	1.99	102.55	112.50	9.95	270.00
70070 Electricity	1,968.56	2,458.33	489.77	13,800.60	12,291.65	-1,508.95	29,500.00
70500 Sewer	3,627.32	3,583.33	-43.99	17,820.79	17,916.65	95.86	43,000.00
70600 Telephone	240.76	175.00	-65.76	960.71	875.00	-85.71	2,100.00
70650 Trash	820.28	741.67	-78.61	3,567.71	3,708.35	140.64	8,900.00
70670 Water	1,028.53	1,625.00	596.47	5,073.64	8,125.00	3,051.36	19,500.00
<b>TOTAL Utilities</b>	<b>7,705.96</b>	<b>8,605.83</b>	<b>899.87</b>	<b>41,326.00</b>	<b>43,029.15</b>	<b>1,703.15</b>	<b>103,270.00</b>
<b>TOTAL Expense</b>	<b>32,366.98</b>	<b>26,819.14</b>	<b>-5,547.84</b>	<b>138,249.72</b>	<b>134,095.70</b>	<b>-4,154.02</b>	<b>321,830.00</b>
<b>Excess Revenue / Expense</b>	<b>-5,866.22</b>	<b>-687.80</b>	<b>-5,178.42</b>	<b>-3,805.05</b>	<b>4,815.00</b>	<b>-8,620.05</b>	<b>0.00</b>

# PACIFIC TOWER

## Comparative Income Statement by Fund

Period 5/1/2016 to 5/31/2016

	Current Month Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b>Reserves</b>							
42965 Interest CDs	146.70	0.00	146.70	951.40	0.00	951.40	0.00
80550 Reserve Funding	11,280.00	11,280.00	0.00	56,400.00	56,400.00	0.00	135,360.00
TOTAL Reserves	11,426.70	11,280.00	146.70	57,351.40	56,400.00	951.40	135,360.00
TOTAL Income	11,426.70	11,280.00	146.70	57,351.40	56,400.00	951.40	135,360.00
<b>Expense</b>							
<b>Reserves</b>							
80030 Access/Security	0.00	0.00	0.00	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	0.00	0.00	0.00	2,228.33	0.00	-2,228.33	0.00
TOTAL Reserves	0.00	0.00	0.00	18,574.65	0.00	-18,574.65	0.00
TOTAL Expense	0.00	0.00	0.00	18,574.65	0.00	-18,574.65	0.00
Excess Revenue / Expense	11,426.70	11,280.00	146.70	38,776.75	56,400.00	-17,623.25	135,360.00

**Income Statement Annual  
PACIFIC TOWER**

Period 5/1/2016 to 5/31/2016 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	37,430.76	36,748.75	36,748.75	36,748.75	36,748.75	36,748.75	36,748.75	36,748.75	445,529.05	449,239.00
Bad Debt	0.00	0.00	0.00	0.00	0.00	(41.67)	(41.67)	(41.67)	(41.67)	(41.67)	(41.67)	(41.63)	(291.65)	(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	0.00	4.17	4.17	4.17	4.17	4.17	4.17	4.13	29.15	50.00
Late Charges	0.00	75.00	150.00	(200.00)	50.00	83.42	83.42	83.42	83.42	83.42	83.42	83.38	658.90	1,001.00
Move In/Out Fees	0.00	0.00	450.00	0.00	150.00	616.67	616.67	616.67	616.67	616.67	616.67	616.63	4,916.65	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)
Move Out Fee	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00
<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>26,500.76</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>26,131.26</b>	<b>317,363.97</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>26,500.76</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>26,131.26</b>	<b>317,363.97</b>	<b>321,830.00</b>
<b>EXPENSES</b>														
<b>Administration</b>														
Accounting Services	0.00	2,500.00	0.00	0.00	0.00	233.33	233.33	233.33	233.33	233.33	233.33	233.37	4,133.35	2,800.00
Dues & Tuition	0.00	0.00	0.00	0.00	0.00	6.25	6.25	6.25	6.25	6.25	6.25	6.25	43.75	75.00
Fees and Licenses	0.00	110.00	0.00	0.00	0.00	0.92	0.92	0.92	0.92	0.92	0.92	0.88	116.40	11.00
Insurance	5,586.27	1,600.91	1,600.92	1,600.92	1,600.92	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.37	28,323.29	28,000.00
Keys	0.00	0.00	0.00	0.00	0.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	175.00	300.00
Legal	0.00	0.00	0.00	0.00	0.00	83.33	83.33	83.33	83.33	83.33	83.33	83.37	583.35	1,000.00
Management Contract	2,263.65	2,263.65	2,196.90	2,230.20	2,230.20	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	26,934.60	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	0.00	708.33	708.33	708.33	708.33	708.33	708.33	708.37	4,958.35	8,500.00
Moving	0.00	0.00	0.00	150.00	0.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	3,300.00	5,400.00
Newsletters	0.00	0.00	0.00	0.00	0.00	15.83	15.83	15.83	15.83	15.83	15.83	15.87	110.85	190.00
Office Expense	249.77	229.82	172.98	174.69	144.25	416.67	416.67	416.67	416.67	416.67	416.67	416.63	3,888.16	5,000.00
Parking	0.00	0.00	900.00	0.00	0.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,000.00	3,600.00

**Income Statement Annual  
PACIFIC TOWER**

Period 5/1/2016 to 5/31/2016 11:59:00 PM

**Operating**

	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budget
Reserve Study	0.00	0.00	1,312.50	0.00	0.00	112.50	112.50	112.50	112.50	112.50	112.50	112.50	2,100.00	1,350.00
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	0.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	175.00	300.00
Taxes	0.00	0.00	0.00	0.00	0.00	8.33	8.33	8.33	8.33	8.33	8.33	8.37	58.35	100.00
Website	0.00	0.00	0.00	0.00	0.00	54.17	54.17	54.17	54.17	54.17	54.17	54.13	379.15	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>3,975.37</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>79,484.74</b>	<b>84,276.00</b>
<b>Landscaping</b>														
Landscape Maintenance	0.00	0.00	69.19	0.00	1,275.68	291.67	291.67	291.67	291.67	291.67	291.67	291.63	3,386.52	3,500.00
<b>TOTAL Landscaping</b>	<b>0.00</b>	<b>0.00</b>	<b>69.19</b>	<b>0.00</b>	<b>1,275.68</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>3,386.52</b>	<b>3,500.00</b>
<b>Other Expense</b>														
Delinq Admin Fee	0.00	72.00	36.00	36.00	24.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	168.00	0.00
Delinq Admin Fee Billed tr	0.00	(72.00)	(36.00)	(36.00)	(24.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(168.00)	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
Reimbursable Expense	0.00	0.00	0.00	0.00	104.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	104.12	0.00
Reimbursable Exp Billed t	0.00	0.00	0.00	0.00	(104.12)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(104.12)	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	0.00	83.33	83.33	83.33	83.33	83.33	83.33	83.37	703.37	1,000.00
Building Contract	3,577.00	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	3,590.37	43,017.35	43,084.00
Capital Improvement	0.00	0.00	0.00	0.00	0.00	166.67	166.67	166.67	166.67	166.67	166.67	166.63	1,166.65	2,000.00
Cleaning Service	950.00	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	1,052.12	12,114.60	12,625.00
Doors	141.11	0.00	1,252.69	198.20	0.00	20.83	20.83	20.83	20.83	20.83	20.83	20.87	1,737.85	250.00
Electrical	0.00	0.00	0.00	0.00	0.00	47.92	47.92	47.92	47.92	47.92	47.92	47.88	335.40	575.00
Elevator	2,437.46	2,437.46	2,437.46	7,319.07	0.00	2,341.67	2,341.67	2,341.67	2,341.67	2,341.67	2,341.67	2,341.63	31,023.10	28,100.00
Fences	0.00	0.00	0.00	0.00	0.00	8.33	8.33	8.33	8.33	8.33	8.33	8.37	58.35	100.00
Fire Equipment	0.00	646.06	5,000.28	0.00	2,438.48	1,541.67	1,541.67	1,541.67	1,541.67	1,541.67	1,541.67	1,541.63	18,876.47	18,500.00
Flooring	0.00	0.00	0.00	0.00	1,521.27	56.25	56.25	56.25	56.25	56.25	56.25	56.25	1,915.02	675.00
Garage Doors	141.63	140.16	0.00	213.72	0.00	83.33	83.33	83.33	83.33	83.33	83.33	83.37	1,078.86	1,000.00
General	1,460.73	0.00	0.00	0.00	1,137.45	195.83	195.83	195.83	195.83	195.83	195.83	195.87	3,969.03	2,350.00
Generator	0.00	0.00	0.00	0.00	177.75	16.67	16.67	16.67	16.67	16.67	16.67	16.63	294.40	200.00

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**Operating**

	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budget
HVAC	0.00	569.35	136.88	761.66	3,856.61	308.33	308.33	308.33	308.33	308.33	308.33	308.37	7,482.85	3,700.00
Interior	0.00	0.00	0.00	0.00	0.00	8.33	8.33	8.33	8.33	8.33	8.33	8.37	58.35	100.00
Lighting	0.00	0.00	0.00	0.00	0.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	525.00	900.00
Maintenance Supplies	119.24	155.71	0.00	446.46	457.37	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,403.78	2,100.00
Painting	0.00	0.00	0.00	0.00	0.00	4.17	4.17	4.17	4.17	4.17	4.17	4.13	29.15	50.00
Pest Control	62.63	62.63	62.63	62.63	206.41	133.33	133.33	133.33	133.33	133.33	133.33	133.37	1,390.28	1,600.00
Plumbing	0.00	0.00	0.00	0.00	2,362.43	108.33	108.33	108.33	108.33	108.33	108.33	108.37	3,120.78	1,300.00
Red Roof Cleaning	0.00	0.00	0.00	0.00	0.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	1,225.00	2,100.00
Security System	0.00	455.52	195.00	0.00	0.00	18.75	18.75	18.75	18.75	18.75	18.75	18.75	781.77	225.00
Signage	0.00	0.00	0.00	0.00	0.00	20.83	20.83	20.83	20.83	20.83	20.83	20.87	145.85	250.00
Storm Water	175.20	175.20	175.20	175.20	175.20	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,451.00	2,700.00
Trash Compactor	0.00	0.00	0.00	0.00	0.00	16.67	16.67	16.67	16.67	16.67	16.67	16.63	116.65	200.00
Window Washing	0.00	0.00	0.00	0.00	2,550.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	5,525.00	5,100.00
<b>TOTAL Repairs and Maint</b>	<b>9,185.02</b>	<b>9,169.09</b>	<b>13,787.14</b>	<b>13,703.94</b>	<b>19,409.97</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>141,545.91</b>	<b>130,784.00</b>
<b>Utilities</b>														
Cable	20.51	20.51	20.51	20.51	20.51	22.50	22.50	22.50	22.50	22.50	22.50	22.50	260.05	270.00
Electricity	3,139.92	3,748.73	2,597.93	2,345.46	1,968.56	2,458.33	2,458.33	2,458.33	2,458.33	2,458.33	2,458.33	2,458.37	31,008.95	29,500.00
Sewer	3,484.71	2,090.72	5,090.72	3,527.32	3,627.32	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	3,583.33	3,583.37	42,904.14	43,000.00
Telephone	205.86	198.25	157.92	157.92	240.76	175.00	175.00	175.00	175.00	175.00	175.00	175.00	2,185.71	2,100.00
Trash	717.17	295.28	1,167.49	567.49	820.28	741.67	741.67	741.67	741.67	741.67	741.67	741.63	8,759.36	8,900.00
Water	1,245.14	374.89	1,683.28	741.80	1,028.53	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	1,625.00	16,448.64	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>7,705.96</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>101,566.85</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>32,366.98</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>325,984.02</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>(5,866.22)</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>(8,620.05)</b>	<b>0.00</b>

**Income Statement Annual  
PACIFIC TOWER**

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<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	146.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	951.40	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	11,426.70	11,280.00	11,280.00	11,280.00	11,280.00	11,280.00	11,280.00	11,280.00	136,311.40	135,360.00
TOTAL INCOME	13,982.28	8,987.95	11,457.65	11,496.82	11,426.70	11,280.00	11,280.00	11,280.00	11,280.00	11,280.00	11,280.00	11,280.00	136,311.40	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	11,426.70	11,280.00	11,280.00	11,280.00	11,280.00	11,280.00	11,280.00	11,280.00	117,736.75	135,360.00