

PACIFIC TOWER
Balance Sheet by Fund
 Period 06/30/2016

| | Operating | Reserve | Total |
|---------------------------------------|-------------------|-------------------|-------------------|
| Assets | | | |
| <u>Cash - Operating</u> | | | |
| 10020 AAB Operating Checking | 93,787.39 | | 93,787.39 |
| <u>Total Cash - Operating</u> | <u>93,787.39</u> | | <u>93,787.39</u> |
| <u>Cash - Reserves</u> | | | |
| 12010 CA Banc Maint Reserves | | 195,523.96 | 195,523.96 |
| <u>Total Cash - Reserves</u> | | <u>195,523.96</u> | <u>195,523.96</u> |
| <u>Cash - Restricted</u> | | | |
| 12020 CA Banc CDARS | | 81,445.44 | 81,445.44 |
| 12030 CA Banc ICS | | 125,327.95 | 125,327.95 |
| 12035 CA Banc CD 2639 9/18 | | 45,340.03 | 45,340.03 |
| 12040 AAB CD 8853 4/9/17 | | 135,546.37 | 135,546.37 |
| 12050 AAB CD 8950 4/9/17 | | 81,741.29 | 81,741.29 |
| <u>Total Cash - Restricted</u> | | <u>469,401.08</u> | <u>469,401.08</u> |
| <u>Accounts Receivable</u> | | | |
| 15000 Accounts Receivable | 24,213.35 | | 24,213.35 |
| 16800 Bad Debt Allowance | (11,426.70) | | (11,426.70) |
| <u>Total Accounts Receivable</u> | <u>12,786.65</u> | | <u>12,786.65</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>109,287.04</u> | <u>664,925.04</u> | <u>774,212.08</u> |
| Liabilities & Equity | | | |
| <u>Accounts Payable</u> | | | |
| 21010 Accounts Payable | 2,965.75 | 1,315.33 | 4,281.08 |
| <u>Total Accounts Payable</u> | <u>2,965.75</u> | <u>1,315.33</u> | <u>4,281.08</u> |
| <u>Liabilities</u> | | | |
| 21030 Accrued Expenses | 2,050.00 | | 2,050.00 |
| 24000 Prepaid Assessments | 14,897.03 | | 14,897.03 |
| <u>Total Liabilities</u> | <u>16,947.03</u> | | <u>16,947.03</u> |
| <u>Retained Earnings</u> | | | |
| 30050 Retained Earnings | 90,813.55 | 621,739.15 | 712,552.70 |
| 38500 Prior Period Adjustment | 357.35 | | 357.35 |
| Net Income (Loss) | (1,796.64) | 41,870.56 | 40,073.92 |
| <u>Total Retained Earnings</u> | <u>89,374.26</u> | <u>663,609.71</u> | <u>752,983.97</u> |
| <u>Total Liabilities & Equity</u> | <u>109,287.04</u> | <u>664,925.04</u> | <u>774,212.08</u> |

PACIFIC TOWER

Comparative Income Statement by Fund

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Period 6/1/2016 to 6/30/2016

| | Current Month Operating | | | Year to Date Operating | | | Annual |
|---------------------------------------|-------------------------|------------------|-----------------|------------------------|-------------------|------------------|-------------------|
| | Actual | Budget | \$ Var | Actual | Budget | \$ Var | |
| Income | | | | | | | |
| <u>Operating Funds</u> | | | | | | | |
| 41000 Assessments | 37,492.76 | 36,748.75 | 744.01 | 225,780.56 | 228,746.50 | -2,965.94 | 449,229.00 |
| 42000 Bad Debt | 0.00 | -41.67 | 41.67 | 0.00 | -250.02 | 250.02 | -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 | 25.02 | -25.02 | 50.00 |
| 44000 Late Charges | 25.00 | 83.42 | -58.42 | 100.00 | 500.52 | -400.52 | 1,001.00 |
| 45200 Move In/Out Fees | 300.00 | 616.67 | -316.67 | 900.00 | 3,700.02 | -2,800.02 | 7,400.00 |
| 45710 Rental Guest Suite | 225.00 | 0.00 | 225.00 | 325.00 | 0.00 | 325.00 | 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 | -67,680.00 | -67,680.00 | 0.00 | -135,360.00 |
| 94520 Move Out Fee | 600.00 | 0.00 | 600.00 | 750.00 | 0.00 | 750.00 | 0.00 |
| TOTAL Operating Funds | 27,362.76 | 26,131.34 | 1,231.42 | 161,807.43 | 165,042.04 | -3,234.61 | 321,820.00 |
| TOTAL Income | 27,362.76 | 26,131.34 | 1,231.42 | 161,807.43 | 165,042.04 | -3,234.61 | 321,820.00 |
| Expense | | | | | | | |
| <u>Administration</u> | | | | | | | |
| 52020 Accounting Services | 0.00 | 233.33 | 233.33 | 2,500.00 | 1,399.98 | -1,100.02 | 2,800.00 |
| 52180 Dues & Tuition | 0.00 | 6.25 | 6.25 | 0.00 | 37.50 | 37.50 | 75.00 |
| 52190 Fees and Licenses | 0.00 | 0.92 | 0.92 | 110.00 | 5.52 | -104.48 | 11.00 |
| 52250 Insurance | 3,201.84 | 2,333.33 | -868.51 | 15,191.78 | 13,999.98 | -1,191.80 | 28,000.00 |
| 52300 Keys | 0.00 | 25.00 | 25.00 | 0.00 | 150.00 | 150.00 | 300.00 |
| 52350 Legal | 0.00 | 83.33 | 83.33 | 0.00 | 499.98 | 499.98 | 1,000.00 |
| 52450 Management Contract | 2,230.20 | 2,250.00 | 19.80 | 13,414.80 | 13,500.00 | 85.20 | 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 | 4,249.98 | 4,249.98 | 8,500.00 |
| 52520 Moving | 900.00 | 450.00 | -450.00 | 1,050.00 | 2,700.00 | 1,650.00 | 5,400.00 |
| 52530 Newsletters | 0.00 | 15.83 | 15.83 | 0.00 | 94.98 | 94.98 | 190.00 |
| 52575 Office Expense | 224.86 | 416.67 | 191.81 | 1,196.37 | 2,500.02 | 1,303.65 | 5,000.00 |
| 52640 Parking | 0.00 | 300.00 | 300.00 | 900.00 | 1,800.00 | 900.00 | 3,600.00 |
| 52830 Reserve Study | 0.00 | 112.50 | 112.50 | 1,312.50 | 675.00 | -637.50 | 1,350.00 |
| 52840 Security Services | 600.00 | 0.00 | -600.00 | 1,200.00 | 0.00 | -1,200.00 | 0.00 |
| 52870 Social Events | 0.00 | 25.00 | 25.00 | 0.00 | 150.00 | 150.00 | 300.00 |
| 52920 Taxes | 153.00 | 8.33 | -144.67 | 153.00 | 49.98 | -103.02 | 100.00 |
| 52990 Website | 0.00 | 54.17 | 54.17 | 0.00 | 325.02 | 325.02 | 650.00 |
| TOTAL Administration | 7,309.90 | 7,022.99 | -286.91 | 37,633.59 | 42,137.94 | 4,504.35 | 84,276.00 |
| <u>Landscaping</u> | | | | | | | |
| 59350 Landscape Maintenance | 20.70 | 291.67 | 270.97 | 1,365.57 | 1,750.02 | 384.45 | 3,500.00 |
| TOTAL Landscaping | 20.70 | 291.67 | 270.97 | 1,365.57 | 1,750.02 | 384.45 | 3,500.00 |
| <u>Other Expense</u> | | | | | | | |
| 52160 Delinq Admin Fee | 12.00 | 0.00 | -12.00 | 180.00 | 0.00 | -180.00 | 0.00 |
| 52162 Delinq Admin Fee Billed to HO | -12.00 | 0.00 | 12.00 | -180.00 | 0.00 | 180.00 | 0.00 |
| 52810 Reimbursable Expense | 0.00 | 0.00 | 0.00 | 104.12 | 0.00 | -104.12 | 0.00 |
| 52815 Reimbursable Exp Billed to HO | -293.18 | 0.00 | 293.18 | -397.30 | 0.00 | 397.30 | 0.00 |
| TOTAL Other Expense | -293.18 | 0.00 | 293.18 | -293.18 | 0.00 | 293.18 | 0.00 |
| <u>Repairs and Maintenance</u> | | | | | | | |

PACIFIC TOWER

Comparative Income Statement by Fund

Period 6/1/2016 to 6/30/2016

| | Current Month Operating | | | Year to Date Operating | | | Annual |
|--------------------------------------|-------------------------|------------------|------------------|------------------------|-------------------|-------------------|-------------------|
| | Actual | Budget | \$ Var | Actual | Budget | \$ Var | |
| 66008 Access Control | 27.40 | 83.33 | 55.93 | 147.42 | 499.98 | 352.56 | 1,000.00 |
| 66080 Building Contract | 3,577.00 | 3,590.33 | 13.33 | 21,462.00 | 21,541.98 | 79.98 | 43,084.00 |
| 66084 Capital Improvement | 0.00 | 166.67 | 166.67 | 0.00 | 1,000.02 | 1,000.02 | 2,000.00 |
| 66100 Cleaning Service | 950.00 | 1,052.08 | 102.08 | 5,700.00 | 6,312.48 | 612.48 | 12,625.00 |
| 66160 Doors | 0.00 | 20.83 | 20.83 | 1,592.00 | 124.98 | -1,467.02 | 250.00 |
| 66180 Electrical | 0.00 | 47.92 | 47.92 | 0.00 | 287.52 | 287.52 | 575.00 |
| 66200 Elevator | 248.57 | 2,341.67 | 2,093.10 | 14,880.02 | 14,050.02 | -830.00 | 28,100.00 |
| 66215 Fences | 0.00 | 8.33 | 8.33 | 0.00 | 49.98 | 49.98 | 100.00 |
| 66230 Fire Equipment | 2,657.32 | 1,541.67 | -1,115.65 | 10,742.14 | 9,250.02 | -1,492.12 | 18,500.00 |
| 66255 Flooring | 0.00 | 56.25 | 56.25 | 1,521.27 | 337.50 | -1,183.77 | 675.00 |
| 66276 Garage Doors | 1,311.22 | 83.33 | -1,227.89 | 1,806.73 | 499.98 | -1,306.75 | 1,000.00 |
| 66310 General | 615.69 | 195.83 | -419.86 | 3,213.87 | 1,174.98 | -2,038.89 | 2,350.00 |
| 66315 Generator | -39.77 | 16.67 | 56.44 | 137.98 | 100.02 | -37.96 | 200.00 |
| 66360 HVAC | 177.75 | 308.33 | 130.58 | 5,502.25 | 1,849.98 | -3,652.27 | 3,700.00 |
| 66370 Interior | 0.00 | 8.33 | 8.33 | 0.00 | 49.98 | 49.98 | 100.00 |
| 66390 Lighting | 0.00 | 75.00 | 75.00 | 0.00 | 450.00 | 450.00 | 900.00 |
| 66426 Maintenance Supplies | 115.84 | 175.00 | 59.16 | 1,294.62 | 1,050.00 | -244.62 | 2,100.00 |
| 66530 Painting | 0.00 | 4.17 | 4.17 | 0.00 | 25.02 | 25.02 | 50.00 |
| 66600 Pest Control | 233.81 | 133.33 | -100.48 | 690.74 | 799.98 | 109.24 | 1,600.00 |
| 66700 Plumbing | 491.04 | 108.33 | -382.71 | 2,853.47 | 649.98 | -2,203.49 | 1,300.00 |
| 66718 Red Roof Cleaning | 0.00 | 175.00 | 175.00 | 0.00 | 1,050.00 | 1,050.00 | 2,100.00 |
| 66745 Security System | 0.00 | 18.75 | 18.75 | 650.52 | 112.50 | -538.02 | 225.00 |
| 66760 Signage | 0.00 | 20.83 | 20.83 | 0.00 | 124.98 | 124.98 | 250.00 |
| 66780 Storm Water | 175.20 | 225.00 | 49.80 | 1,051.20 | 1,350.00 | 298.80 | 2,700.00 |
| 66830 Trash Compactor | 0.00 | 16.67 | 16.67 | 0.00 | 100.02 | 100.02 | 200.00 |
| 66900 Window Washing | 1,800.00 | 425.00 | -1,375.00 | 4,350.00 | 2,550.00 | -1,800.00 | 5,100.00 |
| TOTAL Repairs and Maintenance | <u>12,341.07</u> | <u>10,898.65</u> | <u>-1,442.42</u> | <u>77,596.23</u> | <u>65,391.90</u> | <u>-12,204.33</u> | <u>130,784.00</u> |
| Utilities | | | | | | | |
| 70020 Cable | 41.02 | 22.50 | -18.52 | 143.57 | 135.00 | -8.57 | 270.00 |
| 70070 Electricity | 2,019.21 | 2,458.33 | 439.12 | 15,819.81 | 14,749.98 | -1,069.83 | 29,500.00 |
| 70500 Sewer | 1,627.32 | 3,583.33 | 1,956.01 | 19,448.11 | 21,499.98 | 2,051.87 | 43,000.00 |
| 70600 Telephone | -158.19 | 175.00 | 333.19 | 802.52 | 1,050.00 | 247.48 | 2,100.00 |
| 70650 Trash | 842.49 | 741.67 | -100.82 | 4,410.20 | 4,450.02 | 39.82 | 8,900.00 |
| 70670 Water | 1,604.01 | 1,625.00 | 20.99 | 6,677.65 | 9,750.00 | 3,072.35 | 19,500.00 |
| TOTAL Utilities | <u>5,975.86</u> | <u>8,605.83</u> | <u>2,629.97</u> | <u>47,301.86</u> | <u>51,634.98</u> | <u>4,333.12</u> | <u>103,270.00</u> |
| TOTAL Expense | <u>25,354.35</u> | <u>26,819.14</u> | <u>1,464.79</u> | <u>163,604.07</u> | <u>160,914.84</u> | <u>-2,689.23</u> | <u>321,830.00</u> |
| Excess Revenue / Expense | <u>2,008.41</u> | <u>-687.80</u> | <u>2,696.21</u> | <u>-1,796.64</u> | <u>4,127.20</u> | <u>-5,923.84</u> | <u>-10.00</u> |

PACIFIC TOWER

Comparative Income Statement by Fund

Period 6/1/2016 to 6/30/2016

| | Current Month Reserve | | | Year to Date Reserve | | | Annual |
|---------------------------------|-----------------------|------------------|------------------|----------------------|------------------|-------------------|-------------------|
| | Actual | Budget | \$ Var | Actual | Budget | \$ Var | |
| Income | | | | | | | |
| Reserves | | | | | | | |
| 42965 Interest CDs | 248.63 | 0.00 | 248.63 | 1,200.03 | 0.00 | 1,200.03 | 0.00 |
| 80550 Reserve Funding | 11,280.00 | 11,280.00 | 0.00 | 67,680.00 | 67,680.00 | 0.00 | 135,360.00 |
| TOTAL Reserves | 11,528.63 | 11,280.00 | 248.63 | 68,880.03 | 67,680.00 | 1,200.03 | 135,360.00 |
| TOTAL Income | 11,528.63 | 11,280.00 | 248.63 | 68,880.03 | 67,680.00 | 1,200.03 | 135,360.00 |
| Expense | | | | | | | |
| Reserves | | | | | | | |
| 80030 Access/Security | 0.00 | 0.00 | 0.00 | 2,444.04 | 0.00 | -2,444.04 | 0.00 |
| 80065 Clean Out Install | 2,939.27 | 0.00 | -2,939.27 | 2,939.27 | 0.00 | -2,939.27 | 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 |
| 80565 Retaining Wall | 5,495.55 | 0.00 | -5,495.55 | 5,495.55 | 0.00 | -5,495.55 | 0.00 |
| 80940 Window Repair | 0.00 | 0.00 | 0.00 | 2,228.33 | 0.00 | -2,228.33 | 0.00 |
| TOTAL Reserves | 8,434.82 | 0.00 | -8,434.82 | 27,009.47 | 0.00 | -27,009.47 | 0.00 |
| TOTAL Expense | 8,434.82 | 0.00 | -8,434.82 | 27,009.47 | 0.00 | -27,009.47 | 0.00 |
| Excess Revenue / Expense | 3,093.81 | 11,280.00 | -8,186.19 | 41,870.56 | 67,680.00 | -25,809.44 | 135,360.00 |

**Income Statement Annual
PACIFIC TOWER**

Period 6/1/2016 to 6/30/2016 11:59:00 PM

| | January | February | March | April | May | June | July | August | September | October | November | December | Total | Budget |
|------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|-------------------|
| Operating | | | | | | | | | | | | | | |
| INCOME | | | | | | | | | | | | | | |
| Operating Funds | | | | | | | | | | | | | | |
| Assessments | 37,430.76 | 37,430.76 | 37,430.76 | 38,564.76 | 37,430.76 | 37,492.76 | 33,302.50 | 37,436.00 | 37,436.00 | 37,436.00 | 37,436.00 | 37,436.00 | 446,263.06 | 449,229.00 |
| Bad Debt | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | (41.67) | (41.67) | (41.67) | (41.67) | (41.67) | (41.63) | (249.98) | (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 | 0.00 | 4.17 | 4.17 | 4.17 | 4.17 | 4.17 | 4.13 | 24.98 | 50.00 |
| Late Charges | 0.00 | 75.00 | 150.00 | (200.00) | 50.00 | 25.00 | 83.42 | 83.42 | 83.42 | 83.42 | 83.42 | 83.38 | 600.48 | 1,001.00 |
| Move In/Out Fees | 0.00 | 0.00 | 450.00 | 0.00 | 150.00 | 300.00 | 616.67 | 616.67 | 616.67 | 616.67 | 616.67 | 616.63 | 4,599.98 | 7,400.00 |
| Rental Guest Suite | 75.00 | 25.00 | 0.00 | 0.00 | 0.00 | 225.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 325.00 | 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 | 600.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 750.00 | 0.00 |
| TOTAL Operating Funds | 25,313.09 | 28,795.30 | 26,750.76 | 27,084.76 | 26,500.76 | 27,362.76 | 22,685.09 | 26,818.59 | 26,818.59 | 26,818.59 | 26,818.59 | 26,818.51 | 318,585.39 | 321,820.00 |
| TOTAL INCOME | 25,313.09 | 28,795.30 | 26,750.76 | 27,084.76 | 26,500.76 | 27,362.76 | 22,685.09 | 26,818.59 | 26,818.59 | 26,818.59 | 26,818.59 | 26,818.51 | 318,585.39 | 321,820.00 |
| EXPENSES | | | | | | | | | | | | | | |
| Administration | | | | | | | | | | | | | | |
| Accounting Services | 0.00 | 2,500.00 | 0.00 | 0.00 | 0.00 | 0.00 | 233.33 | 233.33 | 233.33 | 233.33 | 233.33 | 233.37 | 3,900.02 | 2,800.00 |
| Dues & Tuition | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6.25 | 6.25 | 6.25 | 6.25 | 6.25 | 6.25 | 37.50 | 75.00 |
| Fees and Licenses | 0.00 | 110.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.88 | 115.48 | 11.00 |
| Insurance | 5,586.27 | 1,600.91 | 1,600.92 | 1,600.92 | 1,600.92 | 3,201.84 | 2,333.33 | 2,333.33 | 2,333.33 | 2,333.33 | 2,333.33 | 2,333.37 | 29,191.80 | 28,000.00 |
| Keys | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 25.00 | 25.00 | 25.00 | 25.00 | 25.00 | 25.00 | 150.00 | 300.00 |
| Legal | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.37 | 500.02 | 1,000.00 |
| Management Contract | 2,263.65 | 2,263.65 | 2,196.90 | 2,230.20 | 2,230.20 | 2,230.20 | 2,250.00 | 2,250.00 | 2,250.00 | 2,250.00 | 2,250.00 | 2,250.00 | 26,914.80 | 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 | 0.00 | 708.33 | 708.33 | 708.33 | 708.33 | 708.33 | 708.37 | 4,250.02 | 8,500.00 |
| Moving | 0.00 | 0.00 | 0.00 | 150.00 | 0.00 | 900.00 | 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 | 0.00 | 0.00 | 15.83 | 15.83 | 15.83 | 15.83 | 15.83 | 15.87 | 95.02 | 190.00 |
| Office Expense | 249.77 | 229.82 | 172.98 | 174.69 | 144.25 | 224.86 | 416.67 | 416.67 | 416.67 | 416.67 | 416.67 | 416.63 | 3,696.35 | 5,000.00 |
| Parking | 0.00 | 0.00 | 900.00 | 0.00 | 0.00 | 0.00 | 300.00 | 300.00 | 300.00 | 300.00 | 300.00 | 300.00 | 2,700.00 | 3,600.00 |

**Income Statement Annual
PACIFIC TOWER**

Period 6/1/2016 to 6/30/2016 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 | 0.00 | 112.50 | 112.50 | 112.50 | 112.50 | 112.50 | 112.50 | 1,987.50 | 1,350.00 |
| Security Services | 0.00 | 600.00 | (600.00) | 600.00 | 0.00 | 600.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,200.00 | 0.00 |
| Social Events | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 25.00 | 25.00 | 25.00 | 25.00 | 25.00 | 25.00 | 150.00 | 300.00 |
| Taxes | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 153.00 | 8.33 | 8.33 | 8.33 | 8.33 | 8.33 | 8.37 | 203.02 | 100.00 |
| Website | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 54.17 | 54.17 | 54.17 | 54.17 | 54.17 | 54.13 | 324.98 | 650.00 |
| TOTAL Administration | 8,099.69 | 7,304.38 | 5,988.44 | 4,955.81 | 3,975.37 | 7,309.90 | 7,022.99 | 7,022.99 | 7,022.99 | 7,022.99 | 7,022.99 | 7,023.11 | 79,771.65 | 84,276.00 |
| Landscaping | | | | | | | | | | | | | | |
| Landscape Maintenance | 0.00 | 0.00 | 69.19 | 0.00 | 1,275.68 | 20.70 | 291.67 | 291.67 | 291.67 | 291.67 | 291.67 | 291.63 | 3,115.55 | 3,500.00 |
| TOTAL Landscaping | 0.00 | 0.00 | 69.19 | 0.00 | 1,275.68 | 20.70 | 291.67 | 291.67 | 291.67 | 291.67 | 291.67 | 291.63 | 3,115.55 | 3,500.00 |
| Other Expense | | | | | | | | | | | | | | |
| Delinq Admin Fee | 0.00 | 72.00 | 36.00 | 36.00 | 24.00 | 12.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 180.00 | 0.00 |
| Delinq Admin Fee Billed to | 0.00 | (72.00) | (36.00) | (36.00) | (24.00) | (12.00) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | (180.00) | 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 to | 0.00 | 0.00 | 0.00 | 0.00 | (104.12) | (293.18) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | (397.30) | 0.00 |
| TOTAL Other Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | (293.18) | 0.00 | 0.00 | (350.00) | 350.00 | 0.00 | 0.00 | (293.18) | 0.00 |
| Repairs and Maintenance | | | | | | | | | | | | | | |
| Access Control | 120.02 | 0.00 | 0.00 | 0.00 | 0.00 | 27.40 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.37 | 647.44 | 1,000.00 |
| Building Contract | 3,577.00 | 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 | 3,590.37 | 43,004.02 | 43,084.00 |
| Capital Improvement | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 166.67 | 166.67 | 166.67 | 166.67 | 166.67 | 166.63 | 999.98 | 2,000.00 |
| Cleaning Service | 950.00 | 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 | 1,052.12 | 12,012.52 | 12,625.00 |
| Doors | 141.11 | 0.00 | 1,252.69 | 198.20 | 0.00 | 0.00 | 20.83 | 20.83 | 20.83 | 20.83 | 20.83 | 20.87 | 1,717.02 | 250.00 |
| Electrical | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 47.92 | 47.92 | 47.92 | 47.92 | 47.92 | 47.88 | 287.48 | 575.00 |
| Elevator | 2,437.46 | 2,437.46 | 2,437.46 | 7,319.07 | 0.00 | 248.57 | 2,341.67 | 2,341.67 | 2,341.67 | 2,341.67 | 2,341.67 | 2,341.63 | 28,930.00 | 28,100.00 |
| Fences | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 8.33 | 8.33 | 8.33 | 8.33 | 8.33 | 8.37 | 50.02 | 100.00 |
| Fire Equipment | 0.00 | 646.06 | 5,000.28 | 0.00 | 2,438.48 | 2,657.32 | 1,541.67 | 1,541.67 | 1,541.67 | 1,541.67 | 1,541.67 | 1,541.63 | 19,992.12 | 18,500.00 |
| Flooring | 0.00 | 0.00 | 0.00 | 0.00 | 1,521.27 | 0.00 | 56.25 | 56.25 | 56.25 | 56.25 | 56.25 | 56.25 | 1,858.77 | 675.00 |
| Garage Doors | 141.63 | 140.16 | 0.00 | 213.72 | 0.00 | 1,311.22 | 83.33 | 83.33 | 83.33 | 83.33 | 83.33 | 83.37 | 2,306.75 | 1,000.00 |
| General | 1,460.73 | 0.00 | 0.00 | 0.00 | 1,137.45 | 615.69 | 195.83 | 195.83 | 195.83 | 195.83 | 195.83 | 195.87 | 4,388.89 | 2,350.00 |
| Generator | 0.00 | 0.00 | 0.00 | 0.00 | 177.75 | (39.77) | 16.67 | 16.67 | 16.67 | 16.67 | 16.67 | 16.63 | 237.96 | 200.00 |

**Income Statement Annual
PACIFIC TOWER**

Period 6/1/2016 to 6/30/2016 11:59:00 PM

| | January | February | March | April | May | June | July | August | September | October | November | December | Total | Budget |
|--------------------------------|------------------|------------------|-------------------|------------------|-------------------|------------------|-------------------|------------------|------------------|------------------|------------------|------------------|-------------------|-------------------|
| Operating | | | | | | | | | | | | | | |
| HVAC | 0.00 | 569.35 | 136.88 | 761.66 | 3,856.61 | 177.75 | 308.33 | 308.33 | 308.33 | 308.33 | 308.33 | 308.37 | 7,352.27 | 3,700.00 |
| Interior | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 8.33 | 8.33 | 8.33 | 8.33 | 8.33 | 8.37 | 50.02 | 100.00 |
| Lighting | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 75.00 | 75.00 | 75.00 | 75.00 | 75.00 | 75.00 | 450.00 | 900.00 |
| Maintenance Supplies | 119.24 | 155.71 | 0.00 | 446.46 | 457.37 | 115.84 | 175.00 | 175.00 | 175.00 | 175.00 | 175.00 | 175.00 | 2,344.62 | 2,100.00 |
| Painting | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4.17 | 4.17 | 4.17 | 4.17 | 4.17 | 4.13 | 24.98 | 50.00 |
| Pest Control | 62.63 | 62.63 | 62.63 | 62.63 | 206.41 | 233.81 | 133.33 | 133.33 | 133.33 | 133.33 | 133.33 | 133.37 | 1,490.76 | 1,600.00 |
| Plumbing | 0.00 | 0.00 | 0.00 | 0.00 | 2,362.43 | 491.04 | 108.33 | 108.33 | 108.33 | 108.33 | 108.33 | 108.37 | 3,503.49 | 1,300.00 |
| Red Roof Cleaning | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 175.00 | 175.00 | 175.00 | 175.00 | 175.00 | 175.00 | 1,050.00 | 2,100.00 |
| Security System | 0.00 | 455.52 | 195.00 | 0.00 | 0.00 | 0.00 | 18.75 | 18.75 | 18.75 | 18.75 | 18.75 | 18.75 | 763.02 | 225.00 |
| Signage | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 20.83 | 20.83 | 20.83 | 20.83 | 20.83 | 20.87 | 125.02 | 250.00 |
| Storm Water | 175.20 | 175.20 | 175.20 | 175.20 | 175.20 | 175.20 | 225.00 | 225.00 | 225.00 | 225.00 | 225.00 | 225.00 | 2,401.20 | 2,700.00 |
| Trash Compactor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 16.67 | 16.67 | 16.67 | 16.67 | 16.67 | 16.63 | 99.98 | 200.00 |
| Window Washing | 0.00 | 0.00 | 0.00 | 0.00 | 2,550.00 | 1,800.00 | 425.00 | 425.00 | 425.00 | 425.00 | 425.00 | 425.00 | 6,900.00 | 5,100.00 |
| TOTAL Repairs and Maint | 9,185.02 | 9,169.09 | 13,787.14 | 13,703.94 | 19,409.97 | 12,341.07 | 10,898.65 | 10,898.65 | 10,898.65 | 10,898.65 | 10,898.65 | 10,898.85 | 142,988.33 | 130,784.00 |
| Utilities | | | | | | | | | | | | | | |
| Cable | 20.51 | 20.51 | 20.51 | 20.51 | 20.51 | 41.02 | 22.50 | 22.50 | 22.50 | 22.50 | 22.50 | 22.50 | 278.57 | 270.00 |
| Electricity | 3,139.92 | 3,748.73 | 2,597.93 | 2,345.46 | 1,968.56 | 2,019.21 | 2,458.33 | 2,458.33 | 2,458.33 | 2,458.33 | 2,458.33 | 2,458.37 | 30,569.83 | 29,500.00 |
| Sewer | 3,484.71 | 2,090.72 | 5,090.72 | 3,527.32 | 3,627.32 | 1,627.32 | 3,583.33 | 3,583.33 | 3,583.33 | 3,583.33 | 3,583.33 | 3,583.37 | 40,948.13 | 43,000.00 |
| Telephone | 205.86 | 198.25 | 157.92 | 157.92 | 240.76 | (158.19) | 175.00 | 175.00 | 175.00 | 175.00 | 175.00 | 175.00 | 1,852.52 | 2,100.00 |
| Trash | 717.17 | 295.28 | 1,167.49 | 567.49 | 820.28 | 842.49 | 741.67 | 741.67 | 741.67 | 741.67 | 741.67 | 741.63 | 8,860.18 | 8,900.00 |
| Water | 1,245.14 | 374.89 | 1,683.28 | 741.80 | 1,028.53 | 1,604.01 | 1,625.00 | 1,625.00 | 1,625.00 | 1,625.00 | 1,625.00 | 1,625.00 | 16,427.65 | 19,500.00 |
| TOTAL Utilities | 8,813.31 | 6,728.38 | 10,717.85 | 7,360.50 | 7,705.96 | 5,975.86 | 8,605.83 | 8,605.83 | 8,605.83 | 8,605.83 | 8,605.83 | 8,605.87 | 98,936.88 | 103,270.00 |
| TOTAL EXPENSES | 26,098.02 | 23,201.85 | 30,562.62 | 26,020.25 | 32,366.98 | 25,354.35 | 26,819.14 | 26,819.14 | 26,469.14 | 27,169.14 | 26,819.14 | 26,819.46 | 324,519.23 | 321,830.00 |
| Net Revenue / Expense | (784.93) | 5,593.45 | (3,811.86) | 1,064.51 | (5,866.22) | 2,008.41 | (4,134.05) | (0.55) | 349.45 | (350.55) | (0.55) | (0.95) | (5,933.84) | (10.00) |

**Income Statement Annual
PACIFIC TOWER**

Period 6/1/2016 to 6/30/2016 11:59:00 PM

| Reserve | January | February | March | April | May | June | July | August | September | October | November | December | Total | Budget |
|-----------------------|-----------|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|------------|
| INCOME | | | | | | | | | | | | | | |
| Reserves | | | | | | | | | | | | | | |
| Interest CDs | 189.61 | 220.62 | 177.65 | 216.82 | 146.70 | 248.63 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,200.03 | 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 | 11,528.63 | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 136,560.03 | 135,360.00 |
| TOTAL INCOME | 13,982.28 | 8,987.95 | 11,457.65 | 11,496.82 | 11,426.70 | 11,528.63 | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 136,560.03 | 135,360.00 |
| EXPENSES | | | | | | | | | | | | | | |
| Reserves | | | | | | | | | | | | | | |
| 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 |
| Clean Out Install | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,939.27 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,939.27 | 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 |
| Retaining Wall | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5,495.55 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5,495.55 | 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 | 8,434.82 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 27,009.47 | 0.00 |
| TOTAL EXPENSES | 1,445.40 | 13,902.28 | 0.00 | 3,226.97 | 0.00 | 8,434.82 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 27,009.47 | 0.00 |
| Net Revenue / Expense | 12,536.88 | (4,914.33) | 11,457.65 | 8,269.85 | 11,426.70 | 3,093.81 | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 11,280.00 | 109,550.56 | 135,360.00 |

AR Aging Delinquency with Address

Period 06/30/2016

Tuesday, July 12, 2016

8:12

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 | 3,527.15 | 3,527.15 |
| 656487 | Owner | PRLN | BRANTLEY, SR,BILL & KATHY | 3201 PACIFIC AVE 702 | 568.57 | 37.00 | 543.57 | 1,941.28 | 3,090.42 |
| 751117 | Owner | | LEE,SHUNG HI | 3201 PACIFIC AVE 607 | 12.00 | 0.00 | 0.00 | 516.00 | 528.00 |
| 656461 | Owner | WAIT | KIRKEBO,BRANDON | 3201 PACIFIC AVE 402 | 0.00 | 0.00 | 0.00 | 500.00 | 500.00 |
| 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 |
| 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 |
| 656446 | Owner | DEL | PORTER,GREGORY | 3201 PACIFIC AVE 203 | 293.18 | 0.00 | 0.00 | 0.00 | 293.18 |
| 656654 | Owner | DEL | MCMILLIN,GLENN | 3201 PACIFIC AVE 1207 | 162.00 | 0.00 | 0.00 | 0.00 | 162.00 |
| 813007 | Owner | | LEE,PAUL S & GRACE | 3201 PACIFIC AVE 1203 | 150.00 | 0.00 | 0.00 | 0.00 | 150.00 |
| 796226 | Owner | | BECK,CHIL KI | 3201 PACIFIC AVE 1004 | 150.00 | 0.00 | 0.00 | 0.00 | 150.00 |
| 832643 | Owner | | HERMAN,JONATHAN J. | 3201 PACIFIC AVE 806 | 150.00 | 0.00 | 0.00 | 0.00 | 150.00 |
| 656453 | Owner | | ELBERT,JEROME & NANCY | 3201 PACIFIC AVE 302 | 0.00 | 34.42 | 0.00 | 0.00 | 34.42 |
| 700049 | Owner | | WRIGHT,KENNETH E | 3201 PACIFIC AVE 208 | 31.00 | 0.00 | 0.00 | 0.00 | 31.00 |
| 764907 | Owner | | MEAD,RON | 3201 PACIFIC AVE 905 | 28.66 | 0.00 | 0.00 | 0.00 | 28.66 |
| 656626 | Owner | | CHERBAS,CHRIS | 3201 PACIFIC AVE 1101 | 25.48 | 0.00 | 0.00 | 0.00 | 25.48 |
| 656634 | Owner | | RIDEOUT,JOSHUA | 3201 PACIFIC AVE 803 | 24.04 | 0.00 | 0.00 | 0.00 | 24.04 |
| Count: | | | | | 1,594.93 | 71.42 | 543.57 | 22,003.43 | 24,213.35 |

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 | 12,226.00 |
| Attorney Confirmation | 15000 | 456.00 |
| Attorney Notification | 15000 | 48.00 |
| Balance Forward | 15000 | 500.00 |
| Delinquency Letter | 15000 | 204.00 |
| Demand Letter | 15000 | 72.00 |

AR Aging Delinquency with Address

Period 06/30/2016

Tuesday, July 12, 2016

8:12

PACIFIC TOWER

| Acct # | Type | Status | Resident Contact | Property Address | Current | 30 - 59 Days | 60 - 89 Days | >90 Days | Balance |
|--------|-------------------------|--------|------------------|------------------|------------------|--------------|--------------|----------|---------|
| | Garage Assessment | | | 15000 | 326.66 | | | | |
| | Key Fee | | | 15000 | 35.00 | | | | |
| | Late Charge | | | 15000 | 1,955.42 | | | | |
| | Legal Expense | | | 15000 | 5,862.05 | | | | |
| | Lien Filing Fee | | | 15000 | 775.00 | | | | |
| | Miscellaneous Income | | | 15000 | 100.00 | | | | |
| | Move In Fee | | | 15000 | 312.04 | | | | |
| | Move Out Fee | | | 15000 | 636.00 | | | | |
| | Payment Plan Monitoring | | | 15000 | 12.00 | | | | |
| | Reimbursable Expense | | | 15000 | 693.18 | | | | |
| | | | | | <u>24,213.35</u> | | | | |