

PACIFIC TOWER
Balance Sheet by Fund
 Period 09/30/2016

	Operating	Reserve	Total
Assets			
<u>Cash - Operating</u>			
10020 AAB Operating Checking	120,339.47		120,339.47
<u>Total Cash - Operating</u>	<u>120,339.47</u>		<u>120,339.47</u>
<u>Cash - Reserves</u>			
12010 CA Banc Maint Reserves		219,838.62	219,838.62
<u>Total Cash - Reserves</u>		<u>219,838.62</u>	<u>219,838.62</u>
<u>Cash - Restricted</u>			
12020 CA Banc CDARS		81,445.44	81,445.44
12030 CA Banc ICS		125,349.23	125,349.23
12035 CA Banc CD 2639 9/18		45,487.70	45,487.70
12040 AAB CD 8853 4/9/17		135,768.57	135,768.57
12050 AAB CD 8950 4/9/17		81,937.18	81,937.18
<u>Total Cash - Restricted</u>		<u>469,988.12</u>	<u>469,988.12</u>
<u>Accounts Receivable</u>			
15000 Accounts Receivable	21,114.18		21,114.18
16800 Bad Debt Allowance	(11,426.70)		(11,426.70)
<u>Total Accounts Receivable</u>	<u>9,687.48</u>		<u>9,687.48</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>132,739.95</u>	<u>689,826.74</u>	<u>822,566.69</u>
Liabilities & Equity			
<u>Accounts Payable</u>			
21010 Accounts Payable	7,590.62	315.33	7,905.95
<u>Total Accounts Payable</u>	<u>7,590.62</u>	<u>315.33</u>	<u>7,905.95</u>
<u>Liabilities</u>			
24000 Prepaid Assessments	14,371.39		14,371.39
<u>Total Liabilities</u>	<u>14,371.39</u>		<u>14,371.39</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)	19,607.04	67,772.26	87,379.30
<u>Total Retained Earnings</u>	<u>110,777.94</u>	<u>689,511.41</u>	<u>800,289.35</u>
<u>Total Liabilities & Equity</u>	<u>132,739.95</u>	<u>689,826.74</u>	<u>822,566.69</u>

PACIFIC TOWER

Comparative Income Statement by Fund

Period 9/1/2016 to 9/30/2016

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Operating Funds</u>							
41000 Assessments	37,430.76	37,436.00	-5.24	338,010.84	336,921.00	1,089.84	449,229.00
42000 Bad Debt	0.00	-41.67	41.67	0.00	-375.03	375.03	-500.00
42300 Collection Fees	0.00	0.00	0.00	1,601.25	0.00	1,601.25	0.00
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	37.53	-37.53	50.00
44000 Late Charges	50.00	83.42	-33.42	-75.00	750.78	-825.78	1,001.00
45200 Move In/Out Fees	600.00	616.67	-16.67	3,150.00	5,550.03	-2,400.03	7,400.00
45710 Rental Guest Suite	0.00	0.00	0.00	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	-101,520.00	-101,520.00	0.00	-135,360.00
TOTAL Operating Funds	26,800.76	26,818.59	-17.83	243,123.96	241,364.31	1,759.65	321,820.00
TOTAL Income	26,800.76	26,818.59	-17.83	243,123.96	241,364.31	1,759.65	321,820.00
Expense							
<u>Administration</u>							
52020 Accounting Services	0.00	233.33	233.33	2,500.00	2,099.97	-400.03	2,800.00
52180 Dues & Tuition	0.00	6.25	6.25	0.00	56.25	56.25	75.00
52190 Fees and Licenses	0.00	0.92	0.92	120.00	8.28	-111.72	11.00
52250 Insurance	0.00	2,333.33	2,333.33	16,786.70	20,999.97	4,213.27	28,000.00
52300 Keys	0.00	25.00	25.00	54.49	225.00	170.51	300.00
52350 Legal	0.00	83.33	83.33	0.00	749.97	749.97	1,000.00
52450 Management Contract	2,230.20	2,250.00	19.80	20,105.40	20,250.00	144.60	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	6,374.97	6,374.97	8,500.00
52520 Moving	0.00	450.00	450.00	1,350.00	4,050.00	2,700.00	5,400.00
52530 Newsletters	0.00	15.83	15.83	0.00	142.47	142.47	190.00
52575 Office Expense	133.11	416.67	283.56	1,725.62	3,750.03	2,024.41	5,000.00
52640 Parking	0.00	300.00	300.00	2,700.00	2,700.00	0.00	3,600.00
52830 Reserve Study	0.00	112.50	112.50	1,312.50	1,012.50	-300.00	1,350.00
52870 Social Events	0.00	25.00	25.00	20.53	225.00	204.47	300.00
52920 Taxes	140.00	8.33	-131.67	293.00	74.97	-218.03	100.00
52990 Website	0.00	54.17	54.17	0.00	487.53	487.53	650.00
TOTAL Administration	2,503.31	7,022.99	4,519.68	47,573.38	63,206.91	15,633.53	84,276.00
<u>Landscaping</u>							
59350 Landscape Maintenance	0.00	291.67	291.67	1,365.57	2,625.03	1,259.46	3,500.00
TOTAL Landscaping	0.00	291.67	291.67	1,365.57	2,625.03	1,259.46	3,500.00
<u>Other Expense</u>							
52160 Delinq Admin Fee	24.00	0.00	-24.00	252.00	0.00	-252.00	0.00
52162 Delinq Admin Fee Billed to HO	-24.00	0.00	24.00	-252.00	0.00	252.00	0.00
52370 Legal Reimbursable Billed to HO	0.00	-350.00	-350.00	0.00	-350.00	-350.00	0.00
52810 Reimbursable Expense	2,468.07	0.00	-2,468.07	2,572.19	0.00	-2,572.19	0.00
52815 Reimbursable Exp Billed to HO	-2,468.07	0.00	2,468.07	-2,572.19	0.00	2,572.19	0.00
TOTAL Other Expense	0.00	-350.00	-350.00	0.00	-350.00	-350.00	0.00
<u>Repairs and Maintenance</u>							

PACIFIC TOWER

Comparative Income Statement by Fund

Period 9/1/2016 to 9/30/2016

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
66008 Access Control	0.00	83.33	83.33	147.42	749.97	602.55	1,000.00
66080 Building Contract	0.00	3,590.33	3,590.33	32,193.00	32,312.97	119.97	43,084.00
66084 Capital Improvement	0.00	166.67	166.67	0.00	1,500.03	1,500.03	2,000.00
66100 Cleaning Service	0.00	0.00	0.00	950.00	0.00	-950.00	0.00
66100 Cleaning Service	0.00	1,052.08	1,052.08	7,600.00	9,468.72	1,868.72	12,625.00
66160 Doors	984.30	20.83	-963.47	2,576.30	187.47	-2,388.83	250.00
66180 Electrical	0.00	47.92	47.92	0.00	431.28	431.28	575.00
66200 Elevator	0.00	2,341.67	2,341.67	23,853.17	21,075.03	-2,778.14	28,100.00
66215 Fences	0.00	8.33	8.33	0.00	74.97	74.97	100.00
66230 Fire Equipment	4,087.96	1,541.67	-2,546.29	14,830.10	13,875.03	-955.07	18,500.00
66255 Flooring	0.00	56.25	56.25	1,521.27	506.25	-1,015.02	675.00
66276 Garage Doors	0.00	83.33	83.33	1,992.41	749.97	-1,242.44	1,000.00
66310 General	321.13	195.83	-125.30	3,396.02	1,762.47	-1,633.55	2,350.00
66315 Generator	0.00	16.67	16.67	1,299.81	150.03	-1,149.78	200.00
66360 HVAC	383.60	308.33	-75.27	2,462.12	2,774.97	312.85	3,700.00
66370 Interior	0.00	8.33	8.33	0.00	74.97	74.97	100.00
66390 Lighting	0.00	75.00	75.00	0.00	675.00	675.00	900.00
66426 Maintenance Supplies	237.44	175.00	-62.44	1,974.39	1,575.00	-399.39	2,100.00
66530 Painting	0.00	4.17	4.17	0.00	37.53	37.53	50.00
66600 Pest Control	117.49	133.33	15.84	1,077.46	1,199.97	122.51	1,600.00
66700 Plumbing	0.00	108.33	108.33	3,043.58	974.97	-2,068.61	1,300.00
66718 Red Roof Cleaning	0.00	175.00	175.00	0.00	1,575.00	1,575.00	2,100.00
66745 Security System	289.34	18.75	-270.59	939.86	168.75	-771.11	225.00
66760 Signage	0.00	20.83	20.83	0.00	187.47	187.47	250.00
66780 Storm Water	175.20	225.00	49.80	1,576.80	2,025.00	448.20	2,700.00
66830 Trash Compactor	0.00	16.67	16.67	224.69	150.03	-74.66	200.00
66900 Window Washing	0.00	425.00	425.00	4,350.00	3,825.00	-525.00	5,100.00
TOTAL Repairs and Maintenance	6,596.46	10,898.65	4,302.19	106,008.40	98,087.85	-7,920.55	130,784.00
Utilities							
70020 Cable	20.51	22.50	1.99	184.59	202.50	17.91	270.00
70070 Electricity	1,946.17	2,458.33	512.16	21,945.90	22,124.97	179.07	29,500.00
70500 Sewer	3,427.32	3,583.33	156.01	29,730.07	32,249.97	2,519.90	43,000.00
70600 Telephone	56.28	175.00	118.72	1,388.65	1,575.00	186.35	2,100.00
70650 Trash	167.49	741.67	574.18	4,840.46	6,675.03	1,834.57	8,900.00
70670 Water	1,533.69	1,625.00	91.31	10,479.90	14,625.00	4,145.10	19,500.00
TOTAL Utilities	7,151.46	8,605.83	1,454.37	68,569.57	77,452.47	8,882.90	103,270.00
TOTAL Expense	16,251.23	26,469.14	10,217.91	223,516.92	241,022.26	17,505.34	321,830.00
Excess Revenue / Expense	10,549.53	349.45	10,200.08	19,607.04	342.05	19,264.99	-10.00

PACIFIC TOWER

Comparative Income Statement by Fund

Period 9/1/2016 to 9/30/2016

	Current Month Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Reserves							
42965 Interest CDs	190.78	0.00	190.78	1,787.07	0.00	1,787.07	0.00
80550 Reserve Funding	11,280.00	11,280.00	0.00	101,520.00	101,520.00	0.00	135,360.00
TOTAL Reserves	11,470.78	11,280.00	190.78	103,307.07	101,520.00	1,787.07	135,360.00
TOTAL Income	11,470.78	11,280.00	190.78	103,307.07	101,520.00	1,787.07	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	0.00	0.00	0.00	2,939.27	0.00	-2,939.27	0.00
80205 Fitness Equipment	2,486.64	0.00	-2,486.64	5,783.92	0.00	-5,783.92	0.00
80245 HVAC	0.00	0.00	0.00	14,215.00	0.00	-14,215.00	0.00
80345 Maintenance	0.00	0.00	0.00	642.22	0.00	-642.22	0.00
80565 Retaining Wall	0.00	0.00	0.00	5,495.55	0.00	-5,495.55	0.00
80940 Window Repair	0.00	0.00	0.00	4,014.81	0.00	-4,014.81	0.00
TOTAL Reserves	2,486.64	0.00	-2,486.64	35,534.81	0.00	-35,534.81	0.00
TOTAL Expense	2,486.64	0.00	-2,486.64	35,534.81	0.00	-35,534.81	0.00
Excess Revenue / Expense	8,984.14	11,280.00	-2,295.86	67,772.26	101,520.00	-33,747.74	135,360.00

Income Statement Annual
PACIFIC TOWER
 Period 9/1/2016 to 9/30/2016 11:59:00 PM

Operating	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budget
INCOME														
Operating Funds														
Assessments	37,430.76	37,430.76	37,430.76	38,564.76	37,430.76	37,492.76	37,368.76	37,430.76	37,430.76	37,436.00	37,436.00	37,436.00	450,318.84	449,229.00
Bad Debt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(41.67)	(41.67)	(41.63)	(124.97)	(500.00)
Collection Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,601.25	0.00	0.00	0.00	0.00	1,601.25	0.00
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	0.00	0.00	0.00	4.17	4.17	4.13	12.47	50.00
Late Charges	0.00	75.00	150.00	(200.00)	50.00	25.00	(250.00)	25.00	50.00	83.42	83.42	83.38	175.22	1,001.00
Move In/Out Fees	0.00	0.00	450.00	0.00	150.00	300.00	1,050.00	600.00	600.00	616.67	616.67	616.63	4,999.97	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	(750.00)	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Operating Funds	25,313.09	28,795.30	26,750.76	27,084.76	26,500.76	27,362.76	26,888.76	27,627.01	26,800.76	26,818.59	26,818.59	26,818.51	323,579.65	321,820.00
TOTAL INCOME	25,313.09	28,795.30	26,750.76	27,084.76	26,500.76	27,362.76	26,888.76	27,627.01	26,800.76	26,818.59	26,818.59	26,818.51	323,579.65	321,820.00
EXPENSES														
Administration														
Accounting Services	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	233.33	233.33	233.37	3,200.03	2,800.00
Dues & Tuition	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.25	6.25	6.25	18.75	75.00
Fees and Licenses	0.00	110.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	0.92	0.92	0.88	122.72	11.00
Insurance	5,586.27	1,600.91	1,600.92	1,600.92	1,600.92	3,201.84	0.00	1,594.92	0.00	2,333.33	2,333.33	2,333.37	23,786.73	28,000.00
Keys	0.00	0.00	0.00	0.00	0.00	0.00	43.84	10.65	0.00	25.00	25.00	25.00	129.49	300.00
Legal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	83.33	83.33	83.37	250.03	1,000.00
Management Contract	2,263.65	2,263.65	2,196.90	2,230.20	2,230.20	2,230.20	2,230.20	2,230.20	2,230.20	2,250.00	2,250.00	2,250.00	26,855.40	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	0.00	0.00	0.00	0.00	0.00	708.33	708.33	708.37	2,125.03	8,500.00
Moving	0.00	0.00	0.00	150.00	0.00	900.00	150.00	150.00	0.00	450.00	450.00	450.00	2,700.00	5,400.00
Newsletters	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.83	15.83	15.87	47.53	190.00
Office Expense	249.77	229.82	172.98	174.69	144.25	224.86	218.04	178.10	133.11	416.67	416.67	416.63	2,975.59	5,000.00

Income Statement Annual
PACIFIC TOWER
 Period 9/1/2016 to 9/30/2016 11:59:00 PM

Operating														
	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budget
Parking	0.00	0.00	900.00	0.00	0.00	0.00	0.00	1,800.00	0.00	300.00	300.00	300.00	3,600.00	3,600.00
Reserve Study	0.00	0.00	1,312.50	0.00	0.00	0.00	0.00	0.00	0.00	112.50	112.50	112.50	1,650.00	1,350.00
Security Services	0.00	600.00	(600.00)	600.00	0.00	600.00	300.00	(1,500.00)	0.00	0.00	0.00	0.00	0.00	0.00
Social Events	0.00	0.00	0.00	0.00	0.00	0.00	20.53	0.00	0.00	25.00	25.00	25.00	95.53	300.00
Taxes	0.00	0.00	0.00	0.00	0.00	153.00	0.00	0.00	140.00	8.33	8.33	8.37	318.03	100.00
Website	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54.17	54.17	54.13	162.47	650.00
TOTAL Administration	8,099.69	7,304.38	5,988.44	4,955.81	3,975.37	7,309.90	2,972.61	4,463.87	2,503.31	7,022.99	7,022.99	7,023.11	68,642.47	84,276.00
Landscaping														
Landscape Maintenance	0.00	0.00	69.19	0.00	1,275.68	20.70	0.00	0.00	0.00	291.67	291.67	291.63	2,240.54	3,500.00
TOTAL Landscaping	0.00	0.00	69.19	0.00	1,275.68	20.70	0.00	0.00	0.00	291.67	291.67	291.63	2,240.54	3,500.00
Other Expense														
Delinq Admin Fee	0.00	72.00	36.00	36.00	24.00	12.00	36.00	12.00	24.00	0.00	0.00	0.00	252.00	0.00
Delinq Admin Fee Billed to	0.00	(72.00)	(36.00)	(36.00)	(24.00)	(12.00)	(36.00)	(12.00)	(24.00)	0.00	0.00	0.00	(252.00)	0.00
Legal Reimbursable Billed	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00	0.00	0.00	350.00	0.00
Reimbursable Expense	0.00	0.00	0.00	0.00	104.12	0.00	0.00	0.00	2,468.07	0.00	0.00	0.00	2,572.19	0.00
Reimbursable Exp Billed to	0.00	0.00	0.00	0.00	(104.12)	(293.18)	293.18	0.00	(2,468.07)	0.00	0.00	0.00	(2,572.19)	0.00
TOTAL Other Expense	0.00	0.00	0.00	0.00	0.00	(293.18)	293.18	0.00	0.00	350.00	0.00	0.00	350.00	0.00
Repairs and Maintenance														
Access Control	120.02	0.00	0.00	0.00	0.00	27.40	0.00	0.00	0.00	83.33	83.33	83.37	397.45	1,000.00
Building Contract	3,577.00	3,577.00	3,577.00	3,577.00	3,577.00	3,577.00	3,577.00	7,154.00	0.00	3,590.33	3,590.33	3,590.37	42,964.03	43,084.00
Capital Improvement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	166.67	166.67	166.63	499.97	2,000.00
Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	950.00	(950.00)	0.00	0.00	0.00	0.00	0.00	0.00
Cleaning Service	950.00	950.00	950.00	950.00	950.00	950.00	0.00	1,900.00	0.00	1,052.08	1,052.08	1,052.12	10,756.28	12,625.00
Cleaning Service	0.00	0.00	0.00	0.00	0.00	0.00	0.00	950.00	0.00	0.00	0.00	0.00	950.00	0.00
Doors	141.11	0.00	1,252.69	198.20	0.00	0.00	0.00	0.00	984.30	20.83	20.83	20.87	2,638.83	250.00
Electrical	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47.92	47.92	47.88	143.72	575.00
Elevator	2,437.46	2,437.46	2,437.46	7,319.07	0.00	248.57	8,973.15	0.00	0.00	2,341.67	2,341.67	2,341.63	30,878.14	28,100.00
Fences	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.33	8.33	8.37	25.03	100.00
Fire Equipment	0.00	646.06	5,000.28	0.00	2,438.48	2,657.32	0.00	0.00	4,087.96	1,541.67	1,541.67	1,541.63	19,455.07	18,500.00
Flooring	0.00	0.00	0.00	0.00	1,521.27	0.00	0.00	0.00	0.00	56.25	56.25	56.25	1,690.02	675.00

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Operating														
	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budget
Garage Doors	141.63	140.16	0.00	213.72	0.00	1,311.22	185.68	0.00	0.00	83.33	83.33	83.37	2,242.44	1,000.00
General	1,460.73	0.00	0.00	0.00	1,137.45	615.69	(138.98)	0.00	321.13	195.83	195.83	195.87	3,983.55	2,350.00
Generator	0.00	0.00	0.00	0.00	177.75	(39.77)	1,161.83	0.00	0.00	16.67	16.67	16.63	1,349.78	200.00
HVAC	0.00	569.35	136.88	761.66	3,856.61	177.75	(3,610.00)	186.27	383.60	308.33	308.33	308.37	3,387.15	3,700.00
Interior	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.33	8.33	8.37	25.03	100.00
Lighting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	75.00	75.00	225.00	900.00
Maintenance Supplies	119.24	155.71	0.00	446.46	457.37	115.84	442.33	0.00	237.44	175.00	175.00	175.00	2,499.39	2,100.00
Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.17	4.17	4.13	12.47	50.00
Pest Control	62.63	62.63	62.63	62.63	206.41	233.81	62.69	206.54	117.49	133.33	133.33	133.37	1,477.49	1,600.00
Plumbing	0.00	0.00	0.00	0.00	2,362.43	491.04	17.49	172.62	0.00	108.33	108.33	108.37	3,368.61	1,300.00
Red Roof Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175.00	175.00	175.00	525.00	2,100.00
Security System	0.00	455.52	195.00	0.00	0.00	0.00	0.00	0.00	289.34	18.75	18.75	18.75	996.11	225.00
Signage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.83	20.83	20.87	62.53	250.00
Storm Water	175.20	175.20	175.20	175.20	175.20	175.20	175.20	175.20	175.20	225.00	225.00	225.00	2,251.80	2,700.00
Trash Compactor	0.00	0.00	0.00	0.00	0.00	0.00	224.69	0.00	0.00	16.67	16.67	16.63	274.66	200.00
Window Washing	0.00	0.00	0.00	0.00	2,550.00	1,800.00	0.00	0.00	0.00	425.00	425.00	425.00	5,625.00	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	12,021.08	9,794.63	6,596.46	10,898.65	10,898.65	10,898.85	138,704.55	130,784.00
Utilities														
Cable	20.51	20.51	20.51	20.51	20.51	41.02	0.00	20.51	20.51	22.50	22.50	22.50	252.09	270.00
Electricity	3,139.92	3,748.73	2,597.93	2,345.46	1,968.56	2,019.21	2,102.24	2,077.68	1,946.17	2,458.33	2,458.33	2,458.37	29,320.93	29,500.00
Sewer	3,484.71	2,090.72	5,090.72	3,527.32	3,627.32	1,627.32	3,427.32	3,427.32	3,427.32	3,583.33	3,583.33	3,583.37	40,480.10	43,000.00
Telephone	205.86	198.25	157.92	157.92	240.76	(158.19)	450.29	79.56	56.28	175.00	175.00	175.00	1,913.65	2,100.00
Trash	717.17	295.28	1,167.49	567.49	820.28	842.49	95.28	167.49	167.49	741.67	741.67	741.63	7,065.43	8,900.00
Water	1,245.14	374.89	1,683.28	741.80	1,028.53	1,604.01	746.59	1,521.97	1,533.69	1,625.00	1,625.00	1,625.00	15,354.90	19,500.00
TOTAL Utilities	8,813.31	6,728.38	10,717.85	7,360.50	7,705.96	5,975.86	6,821.72	7,294.53	7,151.46	8,605.83	8,605.83	8,605.87	94,387.10	103,270.00
TOTAL EXPENSES	26,098.02	23,201.85	30,562.62	26,020.25	32,366.98	25,354.35	22,108.59	21,553.03	16,251.23	27,169.14	26,819.14	26,819.46	304,324.66	321,830.00
Net Revenue / Expense	(784.93)	5,593.45	(3,811.86)	1,064.51	(5,866.22)	2,008.41	4,780.17	6,073.98	10,549.53	(350.55)	(0.55)	(0.95)	19,254.99	(10.00)

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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	146.89	249.37	190.78	0.00	0.00	0.00	1,787.07	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	11,426.89	11,529.37	11,470.78	11,280.00	11,280.00	11,280.00	137,147.07	135,360.00
TOTAL INCOME	13,982.28	8,987.95	11,457.65	11,496.82	11,426.70	11,528.63	11,426.89	11,529.37	11,470.78	11,280.00	11,280.00	11,280.00	137,147.07	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	2,486.64	0.00	0.00	0.00	5,783.92	0.00
HVAC	0.00	10,605.00	0.00	0.00	0.00	0.00	3,610.00	0.00	0.00	0.00	0.00	0.00	14,215.00	0.00
Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	642.22	0.00	0.00	0.00	0.00	0.00	642.22	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	1,786.48	0.00	0.00	0.00	0.00	4,014.81	0.00
TOTAL Reserves	1,445.40	13,902.28	0.00	3,226.97	0.00	8,434.82	4,252.22	1,786.48	2,486.64	0.00	0.00	0.00	35,534.81	0.00
TOTAL EXPENSES	1,445.40	13,902.28	0.00	3,226.97	0.00	8,434.82	4,252.22	1,786.48	2,486.64	0.00	0.00	0.00	35,534.81	0.00
Net Revenue / Expense	12,536.88	(4,914.33)	11,457.65	8,269.85	11,426.70	3,093.81	7,174.67	9,742.89	8,984.14	11,280.00	11,280.00	11,280.00	101,612.26	135,360.00

AR Aging Delinquency with Address

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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	13,244.00	13,244.00
656487	Owner	PPM	BRANTLEY, SR,BILL & KATHY	3201 PACIFIC AVE 702	568.57	25.00	568.57	1,533.99	2,696.13
656457	Owner	LEN	KOSSMAN,SHARON	3201 PACIFIC AVE 306	0.00	0.00	0.00	1,307.30	1,307.30
751117	Owner		LEE,SHUNG HI	3201 PACIFIC AVE 607	12.00	12.00	0.00	528.00	552.00
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	MCDOUGALL,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
656654	Owner	DEM	MCMILLIN,GLENN	3201 PACIFIC AVE 1207	12.00	12.00	312.00	162.00	498.00
656634	Owner		RIDEOUT,JOSHUA	3201 PACIFIC AVE 803	299.04	0.00	0.04	23.08	322.16
656485	Owner		MACK,DONALD & ELIZABETH	3201 PACIFIC AVE 608	299.42	0.00	0.00	0.00	299.42
796226	Owner		BECK,CHIL KI	3201 PACIFIC AVE 1004	0.00	12.00	0.00	150.00	162.00
656453	Owner		ELBERT,JEROME & NANCY	3201 PACIFIC AVE 302	0.00	0.00	0.00	33.13	33.13
656446	Owner		PORTER,GREGORY	3201 PACIFIC AVE 203	0.04	0.00	0.00	0.00	0.04
Count: 14					1,191.07	61.00	880.61	18,981.50	21,114.18

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	9,692.50
Attorney Confirmation	15000	456.00
Attorney Notification	15000	48.00
Delinquency Letter	15000	228.00
Demand Letter	15000	120.00
Garage Assessment	15000	360.00
Key Fee	15000	35.00
Late Charge	15000	1,779.13
Legal Expense	15000	5,862.05
Lien Filing Fee	15000	775.00
Miscellaneous Income	15000	100.00

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PACIFIC TOWER

Acct #	Type	Status	Resident Contact	Property Address	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
	Move In Fee			15000	910.50				
	Move Out Fee			15000	336.00				
	Payment Plan Monitoring			15000	12.00				
	Reimbursable Expense			15000	400.00				
					21,114.18				