

Pacific Tower Condominium 2018 BUDGET

Approved: Budget Committee 8/29/2017
Adopted: BOD: September 18, 2017
Ratified: November 20, 2017
Effective: January 1, 2018

Code	INCOME	2017 APPROVED BUDGET	2017 Budget vs. Actual	2017 PROJECTED ACTUAL	Percent Change	2018 BUDGET	2018 MONTHLY BUDGET
	Member Budget Dues 2018	\$ 439,415.00	\$ -	\$ 439,415.00	4.58%	\$ 459,533.00	\$ 38,294.42
41000	Assessments: Member Total Budget Dues	\$ 439,415.00	\$ -	\$ 439,415.00	4.58%	\$ 459,533.00	\$ 38,294.42
41000	Garage Assessments Dues	\$ 8,254.00	\$ -	\$ 8,254.00	2.35%	\$ 8,448.00	\$ 704.00
42000	Bad Debt	\$ (500.00)	\$ 407.00	\$ (93.00)	115.05%	\$ (200.00)	\$ (16.67)
42300	Collection Fees		\$ -	0		0	
42701	Fines and Violations	\$ 501.00	\$ (301.00)	\$ 200.00	0.00%	\$ 200.00	\$ 16.67
43000	Interest Operating	\$ 50.00	\$ (30.00)	\$ 20.00	0.00%	\$ 20.00	\$ 1.67
43200	Key Fees	\$ -	\$ -	\$ -		\$ 100.00	\$ 8.33
44000	Late Charges	\$ 500.00	\$ -	\$ 500.00	0.00%	\$ 500.00	\$ 41.67
45200	Move In / Move Out Fees	\$ 3,600.00	\$ 1,600.00	\$ 5,200.00	0.00%	\$ 5,200.00	\$ 433.33
45406	Prior Year Assessment Surplus (2016)	\$ 28,530.00	\$ -	\$ 28,530.00	-49.50%	\$ 14,408.00	\$ 1,200.67
45700	Rental - Alarm Antenna	\$ 600.00	\$ -	\$ 600.00	0.00%	\$ 600.00	\$ 50.00
45710	Rental - Common Room	\$ -	\$ 75.00	\$ 75.00	0.00%	\$ 75.00	\$ 6.25
45720	Rental - Guest Room	\$ -	\$ 200.00	\$ 200.00	0.00%	\$ 200.00	\$ 16.67
45850	Reserve Funding - Units	\$ (150,512.00)	\$ -	\$ (150,512.00)	3.02%	\$ (155,056.00)	\$ (12,921.33)
45850	Reserve Funding - Garage	\$ (5,848.00)	\$ -	\$ (5,848.00)	2.50%	\$ (5,994.00)	\$ (499.50)
	Pet Fees	\$ -	\$ 200.00	\$ 200.00	0.00%	\$ 200.00	\$ 16.67
	Other Income	\$ -	\$ -	\$ -		\$ -	\$ -
	Total Income:	\$324,590.00	\$ 2,151.00	\$326,741.00	0.46%	\$328,234.00	\$27,352.83

EXPENSES

GENERAL AND ADMINISTRATIVE		2017 APPROVED BUDGET	2017 Budget vs. Actual	2017 PROJECTED ACTUAL	Percent Change	2018 BUDGET	2018 MONTHLY BUDGET
52020	Accounting Service	\$ 2,400.00	\$ -	\$ 2,400.00	8.33%	\$ 2,600.00	\$ 216.67
52180	Dues/Course Tuition	\$ 75.00	\$ (75.00)	\$ -		\$ 100.00	\$ 8.33
52190	Fees and Licenses	\$ 1,020.00	\$ 180.00	\$ 1,200.00	0.00%	\$ 1,200.00	\$ 100.00
52250	Insurance	\$ 33,500.00	\$ (4,500.00)	\$ 29,000.00	6.38%	\$ 30,850.00	\$ 2,570.83
52350	Legal	\$ 1,500.00	\$ (1,500.00)	\$ -		\$ -	\$ -
52450	Management Contract	\$ 28,000.00	\$ (970.00)	\$ 27,030.00	3.22%	\$ 27,900.00	\$ 2,325.00
52511	Misc. Contingency	\$ 6,500.00	\$ (5,000.00)	\$ 1,500.00		\$ 1,000.00	\$ 83.33
52520	Moving Expense	\$ 2,900.00	\$ 1,300.00	\$ 4,200.00		\$ 4,200.00	\$ 350.00
52530	Newsletter	\$ 100.00	\$ (75.00)	\$ 25.00	0.00%	\$ 25.00	\$ 2.08
52575	Office Expense	\$ 5,000.00	\$ (1,000.00)	\$ 4,000.00	5.00%	\$ 4,200.00	\$ 350.00
52640	Parking	\$ 3,600.00	\$ -	\$ 3,600.00	0.00%	\$ 3,600.00	\$ 300.00
52830	Reserve Study	\$ 1,325.00	\$ -	\$ 1,325.00	1.89%	\$ 1,350.00	\$ 112.50
52870	Social Events	\$ 250.00	\$ (25.00)	\$ 225.00	0.00%	\$ 225.00	\$ 18.75
52920	Taxes	\$ 500.00	\$ 82.00	\$ 582.00	3.09%	\$ 600.00	\$ 50.00
52990	Web Site Services	\$ 650.00	\$ (155.00)	\$ 495.00	1.01%	\$ 500.00	\$ 41.67
		\$ -	\$ -	\$ -		\$ -	\$ -
	Total General & Administrative Expenses:	\$87,320.00	\$ (11,738.00)	\$75,582.00	3.66%	\$78,350.00	\$6,529.17

2017 APPROVED BUDGET	2017 Budget vs. Actual	2017 PROJECTED ACTUAL	Percent Change	2018 BUDGET	2018 MONTHLY BUDGET
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MAINTENANCE		2017 APPROVED BUDGET	2017 Budget vs. Actual	2017 PROJECTED ACTUAL	Percent Change	2018 BUDGET	2018 MONTHLY BUDGET
66008	Access Control System	\$ 600.00	\$ (500.00)	\$ 100.00	100.00%	\$ 200.00	\$ 16.67
66080	Bldg Contract Apollo	\$ 42,900.00	\$ (422.00)	\$ 42,478.00	14.85%	\$ 48,785.00	\$ 4,065.42
66084	Capital Improvement	\$ 2,000.00	\$ (2,000.00)	\$ -		\$ -	\$ -
66100	Cleaning Contract Apollo	\$ 11,250.00	\$ (150.00)	\$ 11,100.00	-99.99%	\$ 1.00	\$ 0.08
66160	Doors	\$ 1,500.00	\$ 2,100.00	\$ 3,600.00	11.11%	\$ 4,000.00	\$ 333.33
66180	Electric System	\$ 200.00	\$ (75.00)	\$ 125.00	0.00%	\$ 125.00	\$ 10.42
66200	Elevator Maintenance Service	\$ 32,000.00	\$ -	\$ 32,000.00	7.65%	\$ 34,448.00	\$ 2,870.67
66215	Fences	\$ 100.00	\$ 1,900.00	\$ 2,000.00	-50.00%	\$ 1,000.00	\$ 83.33
66230	Fire Equipment Maint/Repair	\$ 16,000.00	\$ 3,300.00	\$ 19,300.00	3.63%	\$ 20,000.00	\$ 1,666.67
66255	Flooring Maint/Repair	\$ 100.00	\$ 900.00	\$ 1,000.00	0.00%	\$ 1,000.00	\$ 83.33
66276	Garage Doors	\$ 3,400.00	\$ (1,200.00)	\$ 2,200.00	9.09%	\$ 2,400.00	\$ 200.00
66310	General Building Maint / Repair	\$ 2,875.00	\$ 1,367.00	\$ 4,242.00	0.19%	\$ 4,250.00	\$ 354.17
66315	Generator / Fire Pump Mech. Maint/Repair	\$ 1,300.00	\$ (200.00)	\$ 1,100.00		\$ 1,100.00	\$ 91.67
66325	Grounds, Irrigation, Plants	\$ 3,600.00	\$ (600.00)	\$ 3,000.00	3.33%	\$ 3,100.00	\$ 258.33
66360	HVAC's Repair	\$ 2,500.00	\$ 431.00	\$ 2,931.00	19.41%	\$ 3,500.00	\$ 291.67
66370	Interior Decoration	\$ 100.00	\$ (100.00)	\$ -		\$ -	\$ -
66372	Keys, Locks	\$ 125.00	\$ (25.00)	\$ 100.00	0.00%	\$ 100.00	\$ 8.33
66390	Lighting Maint and Repair	\$ 900.00	\$ 850.00	\$ 1,750.00	-65.71%	\$ 600.00	\$ 50.00
66426	Maintenance Supplies - Apollo Billings Only	\$ 3,000.00	\$ 1,400.00	\$ 4,400.00	2.27%	\$ 4,500.00	\$ 375.00
66530	Painting	\$ -	\$ -	\$ -		\$ -	\$ -
66600	Pest Control / Extermination	\$ 2,000.00	\$ (300.00)	\$ 1,700.00	10.29%	\$ 1,875.00	\$ 156.25
66700	Plumbing Maint and Repair	\$ 750.00	\$ 1,250.00	\$ 2,000.00	5.00%	\$ 2,100.00	\$ 175.00
66718	Red Roof Cleaning	\$ 2,900.00	\$ (700.00)	\$ 2,200.00	31.82%	\$ 2,900.00	\$ 241.67
66745	Security System Maint / Repair	\$ 2,500.00	\$ (300.00)	\$ 2,200.00	13.64%	\$ 2,500.00	\$ 208.33
66760	Signage	\$ 150.00	\$ 50.00	\$ 200.00	25.00%	\$ 250.00	\$ 20.83
66780	Storm Drain Maint and Repair	\$ 2,200.00	\$ 1,300.00	\$ 3,500.00	-42.86%	\$ 2,000.00	\$ 166.67
66830	Trash Compactor Maint/Repair	\$ 450.00	\$ (50.00)	\$ 400.00	0.00%	\$ 400.00	\$ 33.33
66900	Window Washing	\$ 4,400.00	\$ 700.00	\$ 5,100.00	0.00%	\$ 5,100.00	\$ 425.00
Total Maintenance Expenses:		\$139,800.00	\$ 8,926.00	\$148,726.00	-1.68%	\$146,234.00	\$12,186.17

UTILITIES		2017 APPROVED BUDGET	2017 Budget vs. Actual	2017 PROJECTED ACTUAL	Percent Change	2018 BUDGET	2018 MONTHLY BUDGET
70020	Cable TV	\$ 270.00	\$ (24.00)	\$ 246.00		\$ -	\$ -
70070	Electricity	\$ 31,000.00	\$ 2,000.00	\$ 33,000.00	2.88%	\$ 33,950.00	\$ 2,829.17
70500	Sewer	\$ 40,000.00	\$ 1,500.00	\$ 41,500.00	2.41%	\$ 42,500.00	\$ 3,541.67
70600	Telephone	\$ 2,100.00	\$ -	\$ 2,100.00	2.38%	\$ 2,150.00	\$ 179.17
70650	Refuse	\$ 9,100.00	\$ -	\$ 9,100.00	2.20%	\$ 9,300.00	\$ 775.00
70670	Water	\$ 15,000.00	\$ 362.00	\$ 15,362.00	2.53%	\$ 15,750.00	\$ 1,312.50
Total Utilities:		\$97,470.00	\$ 3,838.00	\$101,308.00	2.31%	\$103,650.00	\$8,637.50

TOTAL OPERATING EXPENSES:	\$ 324,590.00	\$ 1,026.00	\$ 325,616.00	0.80%	\$ 328,234.00	\$ 27,352.83
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TOTAL INCOME/(LOSS):	\$ -	\$ -	\$ 1,125.00		\$ -	\$ -
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