

Pacific Tower Condominium 2019 BUDGET

Approved: Budget Committee
 10/15/2018
 Ratified:
 Effective: January 1, 2019

Code	INCOME
	Member Budget Dues 2019
41000	Assessments: Member Total Budget Dues
41000	Garage Assessments Dues
42000	Bad Debt
42300	Collection Fees
42701	Fines and Violations
43000	Interest Operating
43200	Key Fees
44000	Late Charges
45200	Move In / Move Out Fees
45406	Prior Year Assessment Surplus (2017)
45700	Rental - Alarm Antenna
45710	Rental - Common Room
45720	Rental - Guest Room
45850	Reserve Funding - Units
45850	Reserve Funding - Garage
	Pet Fees
	Other Income SA Surplus
	Total Income:

2018 APPROVED BUDGET	2018 Budget vs. Actual	2018 PROJECTED ACTUAL	Percent Change	2019 BUDGET	2019 MONTHLY BUDGET
\$ 459,533.00	\$ -	\$ 459,533.00	9.12%	\$ 501,423.00	\$ 41,785.25
\$ 459,533.00	\$ -	\$ 459,533.00	9.12%	\$ 501,423.00	\$ 41,785.25
\$ 8,448.00	\$ -	\$ 8,448.00	3.13%	\$ 8,712.00	\$ 726.00
\$ (200.00)	\$ 107.00	\$ (93.00)	-207.53%	\$ 100.00	\$ 8.33
\$ 0	\$ -	\$ 0			
\$ 200.00	\$ -	\$ 200.00	0.00%	\$ 200.00	\$ 16.67
\$ 20.00	\$ -	\$ 20.00	0.00%	\$ 20.00	\$ 1.67
\$ 100.00	\$ (100.00)	\$ -			\$ -
\$ 500.00	\$ -	\$ 500.00	50.00%	\$ 750.00	\$ 62.50
\$ 5,200.00	\$ -	\$ 5,200.00	-23.08%	\$ 4,000.00	\$ 333.33
\$ 14,408.00	\$ -	\$ 14,408.00	-292.72%	\$ (27,767.00)	\$ (2,313.92)
\$ 600.00	\$ -	\$ 600.00	0.00%	\$ 600.00	\$ 50.00
\$ 75.00	\$ -	\$ 75.00	33.33%	\$ 100.00	\$ 8.33
\$ 200.00	\$ -	\$ 200.00	0.00%	\$ 200.00	\$ 16.67
\$ (155,056.00)	\$ -	\$ (155,056.00)	3.57%	\$ (160,587.00)	\$ (13,382.25)
\$ (5,994.00)	\$ -	\$ (5,994.00)	1.77%	\$ (6,100.00)	\$ (508.33)
\$ 200.00	\$ -	\$ 200.00	0.00%	\$ 200.00	\$ 16.67
\$ -	\$ -	\$ -		\$ 5,000.00	\$ 416.67
\$328,234.00	\$ 7.00	\$328,241.00	-0.42%	\$326,851.00	\$27,237.58

EXPENSES

GENERAL AND ADMINISTRATIVE	
52020	Accounting Service
52180	Dues/Course Tuition
52190	Fees and Licenses
52250	Insurance
52350	Legal
52450	Management Contract
52511	Misc. Contingency
52520	Moving Expense
52530	Newsletter
52575	Office Expense
52640	Parking
52830	Reserve Study
52870	Social Events
52920	Taxes
52990	Web Site Services
	Total General & Administrative Expenses:

\$ 2,600.00	\$ (75.00)	\$ 2,525.00	-0.99%	\$ 2,500.00	\$ 208.33
\$ 100.00	\$ (100.00)	\$ -			\$ -
\$ 1,200.00	\$ -	\$ 1,200.00	25.00%	\$ 1,500.00	\$ 125.00
\$ 30,850.00	\$ (8,850.00)	\$ 22,000.00	4.55%	\$ 23,000.00	\$ 1,916.67
\$ -	\$ -	\$ -			\$ -
\$ 27,900.00	\$ 500.00	\$ 28,400.00	2.11%	\$ 29,000.00	\$ 2,416.67
\$ 1,000.00	\$ 500.00	\$ 1,500.00		\$ 500.00	\$ 41.67
\$ 4,200.00	\$ -	\$ 4,200.00		\$ 3,500.00	\$ 291.67
\$ 25.00	\$ -	\$ 25.00	-100.00%	\$ -	\$ -
\$ 4,200.00	\$ (200.00)	\$ 4,000.00	10.00%	\$ 4,400.00	\$ 366.67
\$ 3,600.00	\$ -	\$ 3,600.00	0.00%	\$ 3,600.00	\$ 300.00
\$ 1,350.00	\$ (25.00)	\$ 1,325.00	1.89%	\$ 1,350.00	\$ 112.50
\$ 225.00	\$ -	\$ 225.00	-11.11%	\$ 200.00	\$ 16.67
\$ 600.00	\$ (18.00)	\$ 582.00	-48.45%	\$ 300.00	\$ 25.00
\$ 500.00	\$ (5.00)	\$ 495.00	-59.60%	\$ 200.00	\$ 16.67
	\$ -				
\$78,350.00	\$ (8,273.00)	\$70,077.00	-0.04%	\$70,050.00	\$5,837.50

2018 APPROVED BUDGET	2018 Budget vs. Actual	2018 PROJECTED ACTUAL	Percent Change	2019 BUDGET	2019 MONTHLY BUDGET
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MAINTENANCE	
66008	Access Control System
66080	Bldg Contract
66084	Capital Improvement
66100	Cleaning
66160	Doors
66180	Electric System
66200	Elevator Maintenance Service
66215	Fences
66230	Fire Equipment Maint/Repair
66255	Flooring Maint/Repair
66276	Garage Doors
66310	General Building Maint / Repair
66315	Generator / Fire Pump Mech. Maint/Repair
66325	Grounds, Irrigation, Plants
66360	HVAC's Repair
66370	Interior Decoration
66372	Keys, Locks
66390	Lighting Maint and Repair
66426	Maintenance Supplies - Apollo Billings Only
66530	Painting
66600	Pest Control / Extermination
66700	Plumbing Maint and Repair
66718	Red Roof Cleaning
66745	Security System Maint / Repair
66760	Signage
66780	Storm Drain Maint and Repair
66830	Trash Compactor Maint/Repair
66900	Window Washing
Total Maintenance Expenses:	

\$	200.00	\$ 2,000.00	\$ 2,200.00	-13.64%	\$ 1,900.00	\$ 158.33	
\$	48,785.00	\$ 6,215.00	\$ 55,000.00	3.64%	\$ 57,000.00	\$ 4,750.00	
\$	-	\$ -	\$ -		\$ 1.00	\$ 0.08	
\$	1.00	\$ -	\$ 1.00		\$ -	\$ -	
\$	4,000.00	\$ (2,000.00)	\$ 2,000.00	0.00%	\$ 2,000.00	\$ 166.67	
\$	125.00	\$ 375.00	\$ 500.00	40.00%	\$ 700.00	\$ 58.33	
\$	34,448.00	\$ (2,448.00)	\$ 32,000.00	2.81%	\$ 32,900.00	\$ 2,741.67	
\$	1,000.00	\$ 1,000.00	\$ 2,000.00	-100.00%	\$ -	\$ -	
\$	20,000.00	\$ (500.00)	\$ 19,500.00	15.38%	\$ 22,500.00	\$ 1,875.00	
\$	1,000.00	\$ (1,000.00)	\$ -		\$ -	\$ -	
\$	2,400.00	\$ (1,400.00)	\$ 1,000.00	-50.00%	\$ 500.00	\$ 41.67	
\$	4,250.00	\$ (1,550.00)	\$ 2,700.00	18.52%	\$ 3,200.00	\$ 266.67	
\$	1,100.00	\$ (1,000.00)	\$ 100.00	900.00%	\$ 1,000.00	\$ 83.33	
\$	3,100.00	\$ (1,100.00)	\$ 2,000.00	0.00%	\$ 2,000.00	\$ 166.67	
\$	3,500.00	\$ (1,200.00)	\$ 2,300.00	4.35%	\$ 2,400.00	\$ 200.00	
\$	-	\$ -	\$ -		\$ -	\$ -	
\$	100.00	\$ -	\$ 100.00	0.00%	\$ 100.00	\$ 8.33	
\$	600.00	\$ (150.00)	\$ 450.00	0.00%	\$ 450.00	\$ 37.50	
\$	4,500.00	\$ 600.00	\$ 5,100.00	5.88%	\$ 5,400.00	\$ 450.00	
\$	-	\$ -	\$ -		\$ -	\$ -	
\$	1,875.00	\$ (275.00)	\$ 1,600.00	0.00%	\$ 1,600.00	\$ 133.33	
\$	2,100.00	\$ 2,400.00	\$ 4,500.00	-22.22%	\$ 3,500.00	\$ 291.67	
\$	2,900.00	\$ (1,300.00)	\$ 1,600.00	-6.25%	\$ 1,500.00	\$ 125.00	
\$	2,500.00	\$ (1,300.00)	\$ 1,200.00	4.17%	\$ 1,250.00	\$ 104.17	
\$	250.00	\$ (225.00)	\$ 25.00	300.00%	\$ 100.00	\$ 8.33	
\$	2,000.00	\$ 200.00	\$ 2,200.00	0.00%	\$ 2,200.00	\$ 183.33	
\$	400.00	\$ -	\$ 400.00	0.00%	\$ 400.00	\$ 33.33	
\$	5,100.00	\$ (700.00)	\$ 4,400.00	0.00%	\$ 4,400.00	\$ 366.67	
\$	-	\$ -	\$ -		\$ -	\$ -	
Total Maintenance Expenses:		\$146,234.00	\$ (3,358.00)	\$142,876.00	2.89%	\$147,001.00	\$12,250.08

UTILITIES	
70020	Cable TV
70070	Electricity
70500	Sewer
70600	Telephone
70650	Refuse
70670	Water
Total Utilities:	

\$	-	\$ -	\$ -		\$ -	\$ -	
\$	33,950.00	\$ 2,475.00	\$ 36,425.00	2.26%	\$ 37,250.00	\$ 3,104.17	
\$	42,500.00	\$ 1,900.00	\$ 44,400.00	2.03%	\$ 45,300.00	\$ 3,775.00	
\$	2,150.00	\$ 50.00	\$ 2,200.00	-2.27%	\$ 2,150.00	\$ 179.17	
\$	9,300.00	\$ 1,200.00	\$ 10,500.00	1.90%	\$ 10,700.00	\$ 891.67	
\$	15,750.00	\$ (1,550.00)	\$ 14,200.00	1.41%	\$ 14,400.00	\$ 1,200.00	
Total Utilities:		\$103,650.00	\$ 4,075.00	\$107,725.00	1.93%	\$109,800.00	\$9,150.00

TOTAL OPERATING EXPENSES:

\$ 328,234.00	\$ (7,556.00)	\$ 320,678.00	1.92%	\$326,851.00	\$ 27,237.58
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TOTAL INCOME/(LOSS):

\$ -	\$ 7,563.00	\$ 7,563.00		\$0.00	\$ -
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PACIFIC TOWER - 2019 BUDGET - Monthly Assessments by Unit

UNIT	% Ownership	2018 Month	Dollar	%	2019 Operating	
		per unit	Change	Change	Garage	Assessment
		\$ 459,533	per month	Change	Per Mth	Monthly Per Unit
101	1.1075%	\$424	\$39	9.14%		\$463
102	1.4152%	\$542	\$49	9.10%	\$0	\$591
103	0.7457%	\$286	\$26	8.95%		\$312
104	1.0665%	\$408	\$38	9.23%		\$446
105	1.0567%	\$405	\$37	9.02%		\$442
106	0.7285%	\$279	\$25	9.11%		\$304
108	1.0747%	\$412	\$37	9.00%	\$0	\$449
201	1.1083%	\$424	\$39	9.22%	\$33	\$496
202	1.4152%	\$542	\$49	9.10%		\$591
203	0.7457%	\$286	\$26	8.95%		\$312
204	1.0665%	\$408	\$38	9.23%	\$33	\$479
205	1.0567%	\$405	\$37	9.02%	\$33	\$475
206	1.0575%	\$405	\$37	9.11%		\$442
207	1.0485%	\$402	\$36	8.98%		\$438
208	1.0854%	\$416	\$38	9.02%	\$132	\$586
301	1.0796%	\$413	\$38	9.23%	\$33	\$484
302	1.3948%	\$534	\$49	9.14%		\$583
303	0.7457%	\$286	\$26	8.95%		\$312
304	1.0387%	\$398	\$36	9.05%		\$434
305	1.0330%	\$396	\$36	9.00%		\$432
306	1.0199%	\$391	\$35	8.99%		\$426
307	1.0485%	\$402	\$36	8.98%		\$438
308	1.0624%	\$407	\$37	9.07%	\$33	\$477
401	1.0796%	\$413	\$38	9.23%		\$451

UNIT	% Ownership	2018 Month per unit	Dollar Change	%	2019 Operating Assessment	
		\$ 459,533	per month	Change	Garage \$33.00 Per Mth	Monthly Per Unit
402	1.3948%	\$534	\$49	9.14%		\$583
403	0.7457%	\$286	\$26	8.95%		\$312
404	1.0387%	\$398	\$36	9.05%		\$434
405	1.0330%	\$396	\$36	9.00%		\$432
406	1.0199%	\$391	\$35	8.99%		\$426
407	1.0485%	\$402	\$36	8.98%		\$438
408	1.0624%	\$407	\$37	9.07%		\$444
501	1.0796%	\$413	\$38	9.23%		\$451
502	1.3948%	\$534	\$49	9.14%		\$583
503	0.7457%	\$286	\$26	8.95%		\$312
504	1.0387%	\$398	\$36	9.05%		\$434
505	1.0330%	\$396	\$36	9.00%		\$432
506	1.0199%	\$391	\$35	8.99%		\$426
507	1.0485%	\$402	\$36	8.98%		\$438
508	1.0624%	\$407	\$37	9.07%	\$33	\$477
601	1.0796%	\$413	\$38	9.23%		\$451
602	1.3948%	\$534	\$49	9.14%		\$583
603	0.7457%	\$286	\$26	8.95%	\$66	\$378
604	1.0387%	\$398	\$36	9.05%		\$434
605	1.0330%	\$396	\$36	9.00%		\$432
606	1.0199%	\$391	\$35	8.99%		\$426
607	1.0485%	\$402	\$36	8.98%		\$438
608	1.0624%	\$407	\$37	9.07%		\$444
701	1.0796%	\$413	\$38	9.23%	\$33	\$484
702	1.3948%	\$534	\$49	9.14%	\$33	\$616
703	0.7457%	\$286	\$26	8.95%		\$312

UNIT	% Ownership	2018 Month	Dollar	%	2019 Operating	
		per unit	Change	Change	Garage	Assessment
		\$ 459,533	per month		\$33.00	Monthly Per
					Per Mth	Unit
704	1.0387%	\$398	\$36	9.05%	\$33	\$467
705	1.0330%	\$396	\$36	9.00%	\$33	\$465
706	1.0199%	\$391	\$35	8.99%		\$426
707	1.0485%	\$402	\$36	8.98%		\$438
708	1.0624%	\$407	\$37	9.07%		\$444
801	1.0796%	\$413	\$38	9.23%		\$451
802	1.3948%	\$534	\$49	9.14%	\$33	\$616
803	0.7457%	\$286	\$26	8.95%		\$312
804	1.0387%	\$398	\$36	9.05%		\$434
805	1.0330%	\$396	\$36	9.00%		\$432
806	1.0199%	\$391	\$35	8.99%	\$33	\$459
807	1.0485%	\$402	\$36	8.98%		\$438
808	1.0624%	\$407	\$37	9.07%		\$444
901	1.0796%	\$413	\$38	9.23%	\$0	\$451
902	1.3948%	\$534	\$49	9.14%		\$583
903	0.7457%	\$286	\$26	8.95%		\$312
904	1.0387%	\$398	\$36	9.05%		\$434
905	1.0330%	\$396	\$36	9.00%	\$0	\$432
906	1.0199%	\$391	\$35	8.99%		\$426
907	1.0485%	\$402	\$36	8.98%		\$438
908	1.0624%	\$407	\$37	9.07%		\$444
1001	1.0796%	\$413	\$38	9.23%		\$451
1002	1.3948%	\$534	\$49	9.14%		\$583
1003	0.7457%	\$286	\$26	8.95%	\$33	\$345
1004	1.0387%	\$398	\$36	9.05%		\$434
1005	1.0330%	\$396	\$36	9.00%		\$432

UNIT	% Ownership	2018 Month	Dollar	%	2019 Operating	
		per unit	Change	Change	Garage	Assessment
		\$ 459,533	per month	Change	\$33.00	Monthly Per
					Per Mth	Unit
1006	1.0199%	\$391	\$35	8.99%		\$426
1007	1.0485%	\$402	\$36	8.98%	\$33	\$471
1008	1.0624%	\$407	\$37	9.07%	\$33	\$477
1101	1.0796%	\$413	\$38	9.23%		\$451
1102	1.3948%	\$534	\$49	9.14%		\$583
1103	0.7457%	\$286	\$26	8.95%		\$312
1104	1.0387%	\$398	\$36	9.05%		\$434
1105	1.0330%	\$396	\$36	9.00%		\$432
1106	1.0199%	\$391	\$35	8.99%		\$426
1107	1.0485%	\$402	\$36	8.98%		\$438
1108	1.0624%	\$407	\$37	9.07%		\$444
1201	1.8292%	\$700	\$64	9.19%		\$764
1203	1.3798%	\$528	\$49	9.20%		\$577
1204	1.0420%	\$399	\$36	9.12%		\$435
1205	1.0346%	\$396	\$36	9.17%		\$432
1206	1.0215%	\$391	\$36	9.17%		\$427
1207	1.0485%	\$402	\$36	8.98%		\$438
1208	1.0624%	\$407	\$37	9.07%	\$33	\$477
	100.0000%	\$38,294	\$3,491	9.12%	\$726	\$42,511