

Pacific Tower Condominium 2017 BUDGET

Approved: Budget Committee September 8, 2016  
 Adopted: BOD: September 19, 2016  
 Ratified: November 16, 2016  
 Effective: January 1, 2017

Code	INCOME	2016 APPROVED BUDGET	2016 Budget vs. Actual	2016 PROJECTED ACTUAL	Percent Change	2017 BUDGET	2017 MONTHLY BUDGET
	<b>Member Budget Dues 2017</b>	\$ 440,985.00		\$ 440,985.00	-0.36%	\$ 439,415.00	\$ 36,617.92
41000	Assessments: Member Total 2017 Budget Dues	\$ 440,985.00	\$ -	\$ 440,985.00	-0.36%	\$ 439,415.00	\$ 36,617.92
41000	Garage Assessments Dues	\$ 8,254.00	\$ -	\$ 8,254.00		\$ 8,254.00	\$ 687.83
42000	Bad Debt	\$ (500.00)	\$ -	\$ (500.00)		\$ (500.00)	\$ (41.67)
42300	Collection Fees						
42701	Fines and Violations	\$ 501.00	\$ -	\$ 501.00		\$ 501.00	\$ 41.75
43000	Interest Operating	\$ 50.00	\$ -	\$ 50.00		\$ 50.00	\$ 4.17
43200	Key Fees	\$ -	\$ -	\$ -		\$ -	\$ -
44000	Late Charges	\$ 500.00	\$ -	\$ 500.00		\$ 500.00	\$ 41.67
45200	Move In / Move Out Fees	\$ 7,400.00	\$ -	\$ 7,400.00		\$ 3,600.00	\$ 300.00
45406	Prior Year Assessment Surplus (2015)	\$ 36,000.00	\$ -	\$ 36,000.00		\$ 28,530.00	\$ 2,377.50
45700	Rental - Alarm Antenna	\$ -	\$ 600.00	\$ 600.00		\$ 600.00	\$ 50.00
45710	Rental - Common Room	\$ -	\$ -	\$ -		\$ -	\$ -
45720	Rental - Guest Room	\$ -	\$ -	\$ -		\$ -	\$ -
45850	Reserve Funding - Units	\$ (165,512.00)	\$ -	\$ (165,512.00)		\$ (150,512.00)	\$ (12,542.67)
45850	Reserve Funding - Garage	\$ (5,848.00)	\$ -	\$ (5,848.00)		\$ (5,848.00)	\$ (487.33)
	Pet Fees	\$ -	\$ -	\$ -		\$ -	\$ -
	Other Income	\$ -	\$ -	\$ -		\$ -	\$ -
	<b>Total Income:</b>	<b>\$321,830.00</b>	<b>\$ 600.00</b>	<b>\$322,430.00</b>	<b>0.67%</b>	<b>\$324,590.00</b>	<b>\$27,049.17</b>

**EXPENSES**

GENERAL AND ADMINISTRATIVE							
52020	Accounting Service	\$ 2,800.00	\$ (100.00)	\$ 2,700.00	-11.11%	\$ 2,400.00	\$ 200.00
52180	Dues/Course Tuition	\$ 75.00	\$ (75.00)	\$ -		\$ 75.00	\$ 6.25
52190	Fees and Licenses	\$ 11.00	\$ 999.00	\$ 1,010.00	0.99%	\$ 1,020.00	\$ 85.00
52250	Insurance	\$ 28,000.00	\$ 4,000.00	\$ 32,000.00	4.69%	\$ 33,500.00	\$ 2,791.67
52350	Legal	\$ 1,000.00	\$ (1,000.00)	\$ -		\$ 1,500.00	\$ 125.00
52450	Management Contract	\$ 27,000.00	\$ (100.00)	\$ 26,900.00	4.09%	\$ 28,000.00	\$ 2,333.33
52511	Misc. Contingency	\$ 8,500.00	\$ (7,000.00)	\$ 1,500.00		\$ 6,500.00	\$ 541.67
52520	Moving Expense	\$ 5,400.00	\$ 450.00	\$ 5,850.00		\$ 2,900.00	\$ 241.67
52530	Newsletter	\$ 190.00	\$ (90.00)	\$ 100.00	0.00%	\$ 100.00	\$ 8.33
52575	Office Expense	\$ 5,000.00	\$ -	\$ 5,000.00	0.00%	\$ 5,000.00	\$ 416.67
52640	Parking	\$ 3,600.00	\$ -	\$ 3,600.00	0.00%	\$ 3,600.00	\$ 300.00
52830	Reserve Study	\$ 1,350.00	\$ (37.00)	\$ 1,313.00	0.91%	\$ 1,325.00	\$ 110.42
52870	Social Events	\$ 300.00	\$ (75.00)	\$ 225.00	11.11%	\$ 250.00	\$ 111.00
52920	Taxes	\$ 100.00	\$ 500.00	\$ 600.00	0.00%	\$ 600.00	\$ 50.00
52990	Web Site Services	\$ 650.00	\$ (155.00)	\$ 495.00	11.11%	\$ 550.00	\$ 45.83
			\$ -				
	<b>Total General &amp; Administrative Expenses:</b>	<b>\$83,976.00</b>	<b>\$ (2,683.00)</b>	<b>\$81,293.00</b>	<b>7.41%</b>	<b>\$87,320.00</b>	<b>\$7,276.67</b>

2016 APPROVED BUDGET	2016 Budget vs. Actual	2016 PROJECTED ACTUAL	Percent Change	2017 BUDGET	2017 MONTHLY BUDGET
----------------------	------------------------	-----------------------	----------------	-------------	---------------------

MAINTENANCE	
66008	Access Control System
66080	Bldg Contract Apollo
66084	Capital Improvement
66100	Cleaning Contract Apollo
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
<b>Total Maintenance Expenses:</b>	

\$ 225.00	\$ 375.00	\$ 600.00	0.00%	\$ 600.00	\$ 50.00
\$ 43,084.00	\$ (606.00)	\$ 42,478.00	0.99%	\$ 42,900.00	\$ 3,575.00
\$ 2,000.00	\$ (2,000.00)	\$ -		\$ 2,000.00	\$ 166.67
\$ 12,625.00	\$ (1,525.00)	\$ 11,100.00	1.35%	\$ 11,250.00	\$ 937.50
\$ 250.00	\$ 1,305.00	\$ 1,555.00	-3.54%	\$ 1,500.00	\$ 125.00
\$ 575.00	\$ (450.00)	\$ 125.00	60.00%	\$ 200.00	\$ 16.67
\$ 28,100.00	\$ 2,900.00	\$ 31,000.00	3.23%	\$ 32,000.00	\$ 2,666.67
\$ 100.00	\$ (25.00)	\$ 75.00	33.33%	\$ 100.00	\$ 8.33
\$ 18,500.00	\$ (3,000.00)	\$ 15,500.00	3.23%	\$ 16,000.00	\$ 1,333.33
\$ 675.00	\$ 825.00	\$ 1,500.00	-93.33%	\$ 100.00	\$ 8.33
\$ 1,000.00	\$ 2,000.00	\$ 3,000.00	13.33%	\$ 3,400.00	\$ 283.33
\$ 2,350.00	\$ 415.00	\$ 2,765.00	3.98%	\$ 2,875.00	\$ 239.58
\$ 200.00	\$ 1,100.00	\$ 1,300.00		\$ 1,300.00	\$ 108.33
\$ 3,500.00	\$ -	\$ 3,500.00	2.86%	\$ 3,600.00	\$ 300.00
\$ 3,700.00	\$ (900.00)	\$ 2,800.00	-10.71%	\$ 2,500.00	\$ 208.33
\$ 100.00	\$ (100.00)	\$ -		\$ 100.00	\$ 8.33
\$ 300.00	\$ (200.00)	\$ 100.00	25.00%	\$ 125.00	\$ 10.42
\$ 900.00	\$ 400.00	\$ 1,300.00	-30.77%	\$ 900.00	\$ 75.00
\$ 2,100.00	\$ 900.00	\$ 3,000.00	0.00%	\$ 3,000.00	\$ 250.00
\$ 50.00	\$ (50.00)	\$ -		\$ -	\$ -
\$ 1,600.00	\$ 400.00	\$ 2,000.00	0.00%	\$ 2,000.00	\$ 166.67
\$ 1,300.00	\$ 700.00	\$ 2,000.00	-62.50%	\$ 750.00	\$ 62.50
\$ 2,100.00	\$ (300.00)	\$ 1,800.00	61.11%	\$ 2,900.00	\$ 241.67
\$ 1,000.00	\$ 2,500.00	\$ 3,500.00	-28.57%	\$ 2,500.00	\$ 208.33
\$ 250.00	\$ 325.00	\$ 575.00	-73.91%	\$ 150.00	\$ 12.50
\$ 2,700.00	\$ 300.00	\$ 3,000.00	-26.67%	\$ 2,200.00	\$ 183.33
\$ 200.00	\$ (200.00)	\$ -		\$ 450.00	\$ 37.50
\$ 5,100.00	\$ (700.00)	\$ 4,400.00	0.00%	\$ 4,400.00	\$ 366.67
<b>\$134,359.00</b>	<b>\$ 4,614.00</b>	<b>\$138,973.00</b>	<b>0.60%</b>	<b>\$139,800.00</b>	<b>\$11,650.00</b>

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

\$ 270.00	\$ (24.00)	\$ 246.00	9.76%	\$ 270.00	\$ 22.50
\$ 29,500.00	\$ 1,000.00	\$ 30,500.00	1.64%	\$ 31,000.00	\$ 2,583.33
\$ 43,000.00	\$ (4,000.00)	\$ 39,000.00	2.56%	\$ 40,000.00	\$ 3,333.33
\$ 2,100.00	\$ 300.00	\$ 2,400.00	-12.50%	\$ 2,100.00	\$ 175.00
\$ 8,900.00	\$ 300.00	\$ 9,200.00	-1.09%	\$ 9,100.00	\$ 758.33
\$ 19,500.00	\$ (4,500.00)	\$ 15,000.00	0.00%	\$ 15,000.00	\$ 1,250.00
<b>\$103,270.00</b>	<b>\$ (6,924.00)</b>	<b>\$96,346.00</b>	<b>1.17%</b>	<b>\$97,470.00</b>	<b>\$8,122.50</b>

<b>TOTAL OPERATING EXPENSES:</b>
----------------------------------

<b>\$ 321,605.00</b>	<b>\$ (4,993.00)</b>	<b>\$ 316,612.00</b>	<b>2.52%</b>	<b>\$ 324,590.00</b>	<b>\$ 27,049.17</b>
----------------------	----------------------	----------------------	--------------	----------------------	---------------------

<b>TOTAL INCOME/(LOSS):</b>
-----------------------------

<b>\$ 225.00</b>		<b>\$ 5,818.00</b>		<b>\$ -</b>	<b>\$ -</b>
------------------	--	--------------------	--	-------------	-------------

**PACIFIC TOWER - 2017 BUDGET - Monthly Assessments by Unit**

UNIT	% Ownership	2016 Month per unit \$ 440,985	Dollar Change per month	% Change	2017 Operating Assessment		Special Assessment on the Monthly Payment Option	Operating Assessment and Special Assessment Total on the Monthly Option
					Garage \$31.00 Per Mth	Monthly Per Unit		
101	1.1075%	\$407	-\$1	-0.36%		\$406	\$77	\$482
102	1.4152%	\$520	-\$2	-0.34%	\$0	\$518	\$97	\$616
103	0.7457%	\$274	-\$1	-0.34%		\$273	\$53	\$326
104	1.0665%	\$392	-\$1	-0.37%		\$391	\$74	\$465
105	1.0567%	\$388	-\$1	-0.27%		\$387	\$73	\$460
106	0.7285%	\$268	-\$1	-0.46%		\$267	\$52	\$318
108	1.0747%	\$395	-\$1	-0.37%	\$31	\$425	\$75	\$499
201	1.1083%	\$407	-\$1	-0.29%	\$31	\$437	\$77	\$514
202	1.4152%	\$520	-\$2	-0.34%		\$518	\$97	\$616
203	0.7457%	\$274	-\$1	-0.34%		\$273	\$53	\$326
204	1.0665%	\$392	-\$1	-0.37%	\$31	\$422	\$74	\$496
205	1.0567%	\$388	-\$1	-0.27%	\$31	\$418	\$73	\$491
206	1.0575%	\$389	-\$2	-0.45%		\$387	\$74	\$461
207	1.0485%	\$385	-\$1	-0.28%		\$384	\$73	\$457
208	1.0854%	\$399	-\$2	-0.39%	\$93	\$490	\$75	\$566
301	1.0796%	\$397	-\$2	-0.42%		\$395	\$75	\$470
302	1.3948%	\$513	-\$2	-0.44%		\$511	\$96	\$607
303	0.7457%	\$274	-\$1	-0.34%		\$273	\$53	\$326
304	1.0387%	\$382	-\$2	-0.43%		\$380	\$72	\$453
305	1.0330%	\$380	-\$2	-0.46%		\$378	\$72	\$450
306	1.0199%	\$375	-\$2	-0.41%		\$373	\$71	\$444
307	1.0485%	\$385	-\$1	-0.28%		\$384	\$73	\$457
308	1.0624%	\$390	-\$1	-0.25%	\$31	\$420	\$74	\$494
401	1.0796%	\$397	-\$2	-0.42%		\$395	\$75	\$470

UNIT	% Ownership	2016 Month	Dollar	%	2017 Operating		Special Assessment on the Monthly Payment Option	Operating Assessment and Special Assessment Total on the Monthly Option
		per unit	Change	Change	Garage	Monthly Per		
		\$ 440,985	per month	Change	Per Mth	Unit		
402	1.3948%	\$513	-\$2	-0.44%		\$511	\$96	\$607
403	0.7457%	\$274	-\$1	-0.34%		\$273	\$53	\$326
404	1.0387%	\$382	-\$2	-0.43%		\$380	\$72	\$453
405	1.0330%	\$380	-\$2	-0.46%		\$378	\$72	\$450
406	1.0199%	\$375	-\$2	-0.41%		\$373	\$71	\$444
407	1.0485%	\$385	-\$1	-0.28%		\$384	\$73	\$457
408	1.0624%	\$390	-\$1	-0.25%		\$389	\$74	\$463
501	1.0796%	\$397	-\$2	-0.42%		\$395	\$75	\$470
502	1.3948%	\$513	-\$2	-0.44%		\$511	\$96	\$607
503	0.7457%	\$274	-\$1	-0.34%		\$273	\$53	\$326
504	1.0387%	\$382	-\$2	-0.43%		\$380	\$72	\$453
505	1.0330%	\$380	-\$2	-0.46%		\$378	\$72	\$450
506	1.0199%	\$375	-\$2	-0.41%		\$373	\$71	\$444
507	1.0485%	\$385	-\$1	-0.28%		\$384	\$73	\$457
508	1.0624%	\$390	-\$1	-0.25%	\$31	\$420	\$74	\$494
601	1.0796%	\$397	-\$2	-0.42%		\$395	\$75	\$470
602	1.3948%	\$513	-\$2	-0.44%		\$511	\$96	\$607
603	0.7457%	\$274	-\$1	-0.34%	\$62	\$335	\$53	\$388
604	1.0387%	\$382	-\$2	-0.43%		\$380	\$72	\$453
605	1.0330%	\$380	-\$2	-0.46%		\$378	\$72	\$450
606	1.0199%	\$375	-\$2	-0.41%		\$373	\$71	\$444
607	1.0485%	\$385	-\$1	-0.28%		\$384	\$73	\$457
608	1.0624%	\$390	-\$1	-0.25%		\$389	\$74	\$463
701	1.0796%	\$397	-\$2	-0.42%	\$31	\$426	\$75	\$501
702	1.3948%	\$513	-\$2	-0.44%	\$31	\$542	\$96	\$638
703	0.7457%	\$274	-\$1	-0.34%		\$273	\$53	\$326

UNIT	% Ownership	2016 Month per unit	Dollar Change	%	2017 Operating Assessment		Special Assessment on the Monthly Payment Option	Operating Assessment and Special Assessment Total on the Monthly Option
		\$ 440,985	per month	Change	Garage \$31.00 Per Mth	Monthly Per Unit		
704	1.0387%	\$382	-\$2	-0.43%	\$31	\$411	\$72	\$484
705	1.0330%	\$380	-\$2	-0.46%	\$31	\$409	\$72	\$481
706	1.0199%	\$375	-\$2	-0.41%		\$373	\$71	\$444
707	1.0485%	\$385	-\$1	-0.28%		\$384	\$73	\$457
708	1.0624%	\$390	-\$1	-0.25%		\$389	\$74	\$463
801	1.0796%	\$397	-\$2	-0.42%		\$395	\$75	\$470
802	1.3948%	\$513	-\$2	-0.44%	\$31	\$542	\$96	\$638
803	0.7457%	\$274	-\$1	-0.34%		\$273	\$53	\$326
804	1.0387%	\$382	-\$2	-0.43%		\$380	\$72	\$453
805	1.0330%	\$380	-\$2	-0.46%		\$378	\$72	\$450
806	1.0199%	\$375	-\$2	-0.41%	\$31	\$404	\$71	\$475
807	1.0485%	\$385	-\$1	-0.28%		\$384	\$73	\$457
808	1.0624%	\$390	-\$1	-0.25%		\$389	\$74	\$463
901	1.0796%	\$397	-\$2	-0.42%	\$31	\$426	\$75	\$501
902	1.3948%	\$513	-\$2	-0.44%		\$511	\$96	\$607
903	0.7457%	\$274	-\$1	-0.34%		\$273	\$53	\$326
904	1.0387%	\$382	-\$2	-0.43%		\$380	\$72	\$453
905	1.0330%	\$380	-\$2	-0.46%	\$31	\$409	\$72	\$481
906	1.0199%	\$375	-\$2	-0.41%		\$373	\$71	\$444
907	1.0485%	\$385	-\$1	-0.28%		\$384	\$73	\$457
908	1.0624%	\$390	-\$1	-0.25%		\$389	\$74	\$463
1001	1.0796%	\$397	-\$2	-0.42%		\$395	\$75	\$470
1002	1.3948%	\$513	-\$2	-0.44%		\$511	\$96	\$607
1003	0.7457%	\$274	-\$1	-0.34%	\$31	\$304	\$53	\$357
1004	1.0387%	\$382	-\$2	-0.43%		\$380	\$72	\$453
1005	1.0330%	\$380	-\$2	-0.46%		\$378	\$72	\$450

UNIT	% Ownership	2016 Month per unit	Dollar Change	%	2017 Operating Assessment		Special Assessment on the Monthly Payment Option	Operating Assessment and Special Assessment Total on the Monthly Option
		\$ 440,985	per month	Change	Garage \$31.00 Per Mth	Monthly Per Unit		
1006	1.0199%	\$375	-\$2	-0.41%		\$373	\$71	\$444
1007	1.0485%	\$385	-\$1	-0.28%	\$31	\$415	\$73	\$488
1008	1.0624%	\$390	-\$1	-0.25%	\$31	\$420	\$74	\$494
1101	1.0796%	\$397	-\$2	-0.42%		\$395	\$75	\$470
1102	1.3948%	\$513	-\$2	-0.44%		\$511	\$96	\$607
1103	0.7457%	\$274	-\$1	-0.34%		\$273	\$53	\$326
1104	1.0387%	\$382	-\$2	-0.43%		\$380	\$72	\$453
1105	1.0330%	\$380	-\$2	-0.46%		\$378	\$72	\$450
1106	1.0199%	\$375	-\$2	-0.41%		\$373	\$71	\$444
1107	1.0485%	\$385	-\$1	-0.28%		\$384	\$73	\$457
1108	1.0624%	\$390	-\$1	-0.25%		\$389	\$74	\$463
1201	1.8292%	\$672	-\$2	-0.33%		\$670	\$125	\$795
1203	1.3798%	\$507	-\$2	-0.34%		\$505	\$95	\$600
1204	1.0420%	\$383	-\$1	-0.38%		\$382	\$72	\$454
1205	1.0346%	\$380	-\$1	-0.30%		\$379	\$72	\$451
1206	1.0215%	\$375	-\$1	-0.25%		\$374	\$71	\$445
1207	1.0485%	\$385	-\$1	-0.28%		\$384	\$73	\$457
1208	1.0624%	\$390	-\$1	-0.25%		\$389	\$74	\$463
	100.0000%	\$36,749	-\$131	-0.36%	\$682	\$37,300		