

Pacific Tower Condominium Association  
Treasurer Report  
May 2024

PTCA ASSETS	April 30, 2024	April 30, 2023
Operating Fund Net Available Cash Goal is 3 months of expense: \$118,218	\$278,925.06 (400% increase)  Includes \$108,010.06 insurance deposit	\$71,502.99
Reserves - Umpqua Bank 5908 Reserves – Cetera CD Portfolio Reserves – Cetera Money Fund Reserves – due from Ops  Total Reserves	\$202,941.41 \$637,967.04 \$740,357.89 \$0  \$1,581,266.34 (12% increase)	\$180,261.41 \$796,792.00 \$235,347.75 \$74,744.67 (CIT) \$104,827.65 \$1,391,973.48
<b>Profit and Loss</b> YTD Total Operating Income YTD Total Operating Expense YTD Total Operating Income	\$165,701.98 \$142,369.49 \$23,332.49 increase	\$147,513.58 \$155,046.48 (\$7,532.90) loss
<b>Balance Sheet</b> Total Operating Assets Total Reserve Assets Total Assets	\$314,740.81 \$1,581,266.34 \$1,896,007.15(13% increase)	\$269,829.22 \$1,391,973.48 \$1,661,802.70

**Condominium Assessment Aging and Delinquency as of 4-30-2024**

0-30 days	6 units	\$1607
Over 30 days	2 units	\$832
Over 60 days	6 units	\$1630
Over 90 days	4 units	\$4357.31
Total	8 units	\$8426.31

Units with balances greater than \$3000: ONE

Units with delinquent balances greater than \$3000: ONE

One unit in collection status: payment plan approved (\$6,683.31)

## 2024 Reserve Expense Items

Reserve Project	2024 Expense	Estimated Future Expense
<b>2020 Roof Repair</b> – vendor has completed work. PTCA is contesting the quality of the work.		\$16,045.12 remains unpaid
<b>Roof Inspection, Assessment and Consulting</b> Evolution Architecture	\$4125	2023 Inspection Paid \$4500 Bid Process \$12,500 Project Management \$16,000 Litigation Assistance TBD
<b>2024 Roof Maintenance</b>	\$2550	Pittsburg Tank & Tower 3 year inspection
<b>2024 Roof Replacement</b> Estimate provided by Axiom D7 on 4-19-24		\$199,000 in reserve study \$527,092 bid
<b>Security System</b>	\$35.74	
<b>Elevators</b>	\$24,866.76	
<b>Plumbing</b> Envelop study Evolution Architecture	\$3309	
<b>Fire Suppression Supply Line</b> Evolution Architecture		\$8460 4-19-24 proposal
<b>Building Damage</b> Charter Construction		\$10,037.48
<b>Fence Damage</b> Repairs by Armondo Holland		\$4343.61 due when complete
<b>TOTAL</b>	<b>\$34,886.50</b>	

### Operating Expense Over Budget

	Actual	2024
Doors Actual YTD Expense	\$4091.48	Budget \$1000
Utilities Actual YTD Expense	\$47,566.91	Budget \$46,908.68
Fire Watch Actual YTD Expense	\$2160.00	Budget \$0
Inspections Actual YTD Expense	\$2337.00	Budget \$0
Generator Actual YTD Expense	\$1,891.02	Budget \$1500

### Operating Revenue Over Budget

Dish Network Income	\$6000	Budget \$0
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Glenda Anderson, PTCA Treasurer  
May 16, 2024