

Pacific Tower Condominium Association  
Treasurer Report  
June 2024

PTCA ASSETS	May 31, 2024	May 31, 2023
Operating Fund Net Available Cash Goal is 3 months of expense: \$118,218	\$122,772.51 (27% increase)	\$90,535.41
Reserves - Umpqua Bank 5908	\$216,854.98	\$288,832.11
Reserves – Cetera CD Portfolio	\$637,967.04	\$796,792.00
Reserves – Cetera Money Fund	\$740,357.89	\$235,347.75
Reserves – due from Ops	\$0	\$74,744.67 (CIT)
Total Reserves	\$1,595,179.91 (13% increase)	\$1,395,716.53
<b>Profit and Loss</b>		
YTD Total Operating Income	\$206,696.00	\$185,143.58
YTD Total Operating Expense	\$197,319.86	\$191,135.99
YTD Total Operating Income	\$9376.14 increase	(\$5,992.41) loss
<b>Balance Sheet</b>		
Total Operating Assets	\$264,798.91	\$160,100.30
Total Reserve Assets	\$1,595,179.91	\$1,395,716.53
Total Assets	\$1,859,978.82(16% increase)	\$1,555,816.83

**Condominium Assessment Aging and Delinquency as of 5-31-2024**

0-30 days	3 units	\$636
Over 30 days	3 units	\$116
Over 60 days	2 units	\$50
Over 90 days	5 units	\$736
Total	5 units	\$1538.00

Units with balances greater than \$3000: NONE

Units with delinquent balances greater than \$3000: NONE

## 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 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>	\$3309	
<b>Envelop Study</b> Evolution Architecture		\$8460 4-19-24 proposal
<b>Fence Damage</b> Repairs by Armondo Holland		\$4343.61 due when complete \$4343.61 paid in 2023
<b>TOTAL</b>	<b>\$39,230.11</b>	

### Operating Expense Over Budget

	Actual	2024
Doors Actual YTD Expense	\$5804.41	Budget \$1000
Management Fees Extra YTD Expense	\$4171.20	Budget \$0
Fire Watch Actual YTD Expense	\$2160.00	Budget \$0
Inspections Actual YTD Expense	\$2337.00	Budget \$0

### Operating Revenue Over Budget

Dish Network Income	\$7500	Budget \$0
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Glenda Anderson, PTCA Treasurer  
June 22, 2024