

Pacific Tower Condominium Association
Treasurer Report
September 2023

PTCA ASSETS	August 31, 2023	August 31, 2022
Operating Fund Net Available Cash Goal is 3 months of expense: \$111,000	\$ 96,887.79 (10% decrease)	\$105,703.32
Reserves - Umpqua Bank 5908 Reserves – Cetera CD Portfolio Reserves – Cetera Money Fund Reserves – due from Ops Total Reserves	\$391,046.14 \$994,902.00 \$35,515.45 \$2080.00 \$1,423,543.59 (10% increase)	\$454,350.73 (cash) \$834,776.03 (CDs) \$1,289,126.76
Profit and Loss YTD Total Operating Income YTD Total Operating Expense YTD Total Operating Income	\$296,163.00 \$306,254.52 (\$10,091.52) loss	\$407,402.94 \$444,567.14 (\$37,164.20) loss
Balance Sheet Total Operating Assets Total Reserve Assets Total Assets	\$141,734.29 \$1,423,543.59 \$1,565,277.88 (9% increase)	\$148,423.30 \$1,289,126.76 \$1,437,550.06

Condominium Assessment Aging and Delinquency

0-30 days	12 units	\$3,675.78
Over 30 days	11 units	\$935.00
Over 60 days	7 units	\$2,524.00
Over 90 days	4 units	\$4,723.81
Total	12 units	\$11,858.59

Units with balances greater than \$3000: ONE

Units with delinquent balances greater than \$3000: ONE

2 units in collection status: one unit lien authorized (\$5,047.81) and one unit final late notice (\$2,516.00)

Reserve Expense Items

August 2023	YTD	Expense Item	Estimated Total 2023 Expense
		Roof replacement balance (\$16,045.12) due June 2021	\$ unknown
	\$32,452	Interior and exterior parking lot pressure washing, sealant and repairs	\$32,452
	\$14,008	Front Door	\$14,008
	\$10,958	Security System	\$10,958
	\$766	Garage	\$766

Total Spent YTD \$58,184

Total Estimated Expense: \$58,184+

Operating Expense Over Budget as of 8-31-23

Snow Removal	Actual YTD Expense \$6,225.39	Budget \$3000
Storm Drain Maintenance	Actual YTD Expense \$9,565.22	Budget \$2450
Doors	Actual YTD Expense \$5,229.06	Budget \$1000
Office Expense	Actual YTD Expense \$7,106.69	Budget \$4500

Operating Revenue Under Budget as of 8-31-23

No Issues

Glenda Anderson, PTCA Treasurer
September 18, 2023