

Pacific Tower Condominium Association  
Treasurer Report  
January 2023

PTCA ASSETS	December 31, 2022	December 31, 2021
Operating Fund Net Available Cash	\$82,027.54 (31% decrease)	\$119,515.78
Reserves - Columbia Bank	\$1,001,787.10	\$305,272.29 (cash)
Reserves - CIT	\$341,743.30	\$898,523.87 (CDs)
Total Reserves	\$1,343,530.40 (10% increase)	\$1,203,796.16
<b>Profit and Loss</b>		
YTD Total Operating Income	\$544,918.30	\$378,700.83
YTD Total Operating Expense	\$579,927.58	\$367,084.12
YTD Total Operating Income (Loss)	(\$35,009.28) loss	\$11,616.71 income
<b>Balance Sheet</b>		
Total Operating Assets	\$211,476.79	\$254,893.07
Total Reserve Assets	\$1,343,530.40	\$1,203,796.16
Total Assets	\$1,555,007.19 (6% increase)	\$1,458,689.23

### Condominium Assessment Delinquency

Over 30 days	5 units	\$1,529.00
Over 60 days	6 units	\$825
Over 90 days	7 units	\$3,573.43
Total over 30 days	14 units	\$5,927.43

Total Units with delinquent balances greater than \$3000: ONE  
 Total Accounts with delinquent balances greater than \$3000: ONE  
 1 unit is in collection action on hold. Balance owed is \$4,364.00

### Reserve Expense Items

November 2022	YTD	Approved Not Paid	Estimated Total 2022 Expense
\$0	\$79,392.90	\$23,000 Roof replacement balance due (2021)	\$103,000

**Operating Expense Over Budget as of 12-31-22**

Landscape and Tree Maintenance	\$5,762.51
Management Fees Extras	\$8925
Snow Removal	\$4,791.44
Fire Equipment	\$5019.95
Garage Doors	\$6994.70
Keys and Locks	\$3,452.88
Water	\$3,915.56
Building Contract	\$9,613.60
Trash	\$2,294.39

**Operating Revenue Under Budget as of 12-31-22**

Dish Income	\$15,500
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Total Impact as of 12-31-22 (\$35,009.28) negative

Glenda Anderson, PTCA Treasurer  
January 21, 2023