

Pacific Tower Condominium Association  
Treasurer Report  
March 2023

PTCA ASSETS	February 28, 2023	February 28, 2022
Operating Fund Net Available Cash Goal is 3 months of expense: \$111,000	\$89,027.53 (24% decrease)	\$117,768.98
Reserves - Columbia Bank 5908 Reserves – Cetera CD Portfolio Reserves – Cetera Money Fund Reserves - CIT Total Reserves	\$210,211.67 \$598,841.50 \$250,069.87 \$316,455.03 \$1,375,578.07 (11% increase)	\$407,023.79 (cash) \$832,629.52 (CDs)  \$1,239,653.31
<b>Profit and Loss</b> YTD Total Operating Income YTD Total Operating Expense YTD Total Operating Income	\$75,168.95 \$71,389.22 \$3,779.73	\$66,455.80 \$71,732.52 (\$5,276.72) loss
<b>Balance Sheet</b> Total Operating Assets Total Reserve Assets Total Assets	\$190,397.62 \$1,375,578.07 \$1,565,975.69 (10% increase)	\$182,816.15 \$1,239,653.31 \$1,422,469.46

### Condominium Assessment Delinquency

Over 30 days	4 units	\$1,414.00
Over 60 days	3 units	\$1,082.50
Over 90 days	5 units	\$4,151.43
Total over 30 days	12 units	\$6,647.93

Total Units with delinquent balances greater than \$3000: ONE  
Total Accounts with delinquent balances greater than \$3000: ONE  
1 unit is in collection status: Late Notice. Balance owed is \$5,988.00

## Reserve Expense Items

February 2023	YTD	Approved Not Paid	Estimated Total 2023 Expense
\$0	\$0	Roof replacement balance (\$23,000) due June 2021 Fire Suppression System Interior and exterior parking lot pressure washing, sealant and repairs Plumbing	\$ unknown \$38,300 \$32,749.44 \$ unknown

### Operating Expense Over Budget as of 2-28-23

Snow Removal

Actual YTD Expense \$4,463

Budget \$3000

### Operating Revenue Under Budget as of 2-28-23

No Issues

\*\*Please note that Columbia Bank has merged with Umpqua Bank. PTCA has received notice and instructions on changes to the Business Online Banking platform. William Moran of Cetera Investment Services will continue to be our point of contact for Cetera investments.

Glenda Anderson, PTCA Treasurer

March 20, 2023