

Pacific Tower Condominium Association
Treasurer Report
April 2023

| PTCA ASSETS | March 31, 2023 | March 31, 2022 |
|---|--|---|
| Operating Fund Net Available Cash Goal is 3 months of expense: \$111,000 | \$85,769.74 (15% decrease) | \$101,086.05 |
| Reserves - Columbia Bank 5908 Reserves – Cetera CD Portfolio Reserves – Cetera Money Fund Reserves - CIT Total Reserves | \$138,149.77** \$796,792.00 \$235,347.75 \$205,234.52 \$1,375,524.04 (9% increase) | \$423,981.96 (cash) \$833,523.23 (CDs) \$1,257,505.19 |
| Profit and Loss YTD Total Operating Income YTD Total Operating Expense YTD Total Operating Income | \$111,473.94 \$114,298.39 (\$2,824.45) loss | \$190,020.01 \$216,929.40 (\$26,909.39) loss |
| Balance Sheet Total Operating Assets Total Reserve Assets Total Assets | \$163,551.94 \$1,375,524.04 \$1,539,075.98 (3% increase) | \$234,202.50 \$1,257,505.19 \$1,491,707.69 |

** TMT Financials show \$136,776.55. Bank statement shows \$138,149.77.

Condominium Assessment Delinquency

| | | |
|--------------------|----------|------------|
| Over 30 days | 6 units | \$1,424.81 |
| Over 60 days | 3 units | \$852.00 |
| Over 90 days | 5 units | \$5,233.93 |
| Total over 30 days | 14 units | \$7,510.74 |

Total Units with delinquent balances greater than \$3000: ONE
Total Accounts with delinquent balances greater than \$3000: ONE
1 unit is in collection status: Final Late Notice. Balance owed is \$6,810.00

Reserve Expense Items

| March 2023 | YTD | Approved Not Paid | Estimated Total 2023 Expense |
|------------|----------|---|---|
| \$17,904 | \$17,904 | 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 3-31-23

| | | |
|-------------------------|-------------------------------|---------------|
| Snow Removal | Actual YTD Expense \$6,225.39 | Budget \$3000 |
| Storm Drain Maintenance | Actual YTD Expense \$9,035.78 | Budget \$2450 |

Operating Revenue Under Budget as of 3-31-23

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
April 21, 2023