Pacific Tower Condominium Association
Treasurer Report
November 2022

PTCA ASSETS	October 31, 2022	October 31, 2021
Operating Fund Net Available Cash	$110,429.20 (24% decrease)	$146,339.15
Reserves Restricted (CDs) Total Reserves	$838,950.18 $465,396.53 $1,304,346.71 (11% increase)	$273,789.29 $897,814.97 $1,171,606.45
Profit and Loss YTD Total Operating Income YTD Total Operating Expense YTD Total Operating Income (Loss)	 $470,455.28 $508,362.60 ($37,907.32) loss	 $315,762.30 $306,644.68 $9,117.62 income
Balance Sheet Total Operating Assets Total Reserve Assets Total Assets	 $154,281.23 $1,304,346.71 $1,465,564.88 (3% increase)	 $240,005.40 $1,171,606.45 $1,416,822.19

Condominium Assessment Delinquency

Over 30 days	3 units	$779.00
Over 60 days	4 units	$425
Over 90 days	9 units	$1,835.86
Total over 30 days	16 units	$3,039.86

Total Units with delinquent balances greater than $3000: NONE
Total Accounts with delinquent balances greater than $3000: NONE
1 unit is in collection status with attorney. Balance owed is $2,299.00

Reserve Expense Items

September 2022	YTD	Approved Not Paid	Estimated Total 2022 Expense
$20,548.16	$79,392.90	$23,000 Roof replacement balance due (2021)	$103,000

Operating Expense Over Budget as of 10-31-22

Red Roof Cleaning	$3543.70
Management Fees Extras	$8925
Insurance Claim Expense less Income	$7633.35
Fire Equipment	$7,012.25
Garage Doors	$6640.92
Keys and Locks	$3,489.32
Water	$4,521.37
Building Contract	$7769.77

Operating Revenue Under Budget as of 10-31-22

Dish Income	$15,000

Total Impact as of 10-31-22	($37,907.12) negative

Glenda Anderson, PTCA Treasurer