

Pacific Tower Condominium Association
Treasurer Report
October 2023

PTCA ASSETS	September 30, 2023	September 30, 2022
Operating Fund Net Available Cash Goal is 3 months of expense: \$111,000	\$ 114,096.32 (4% increase)	\$109,875.94
Reserves - Umpqua Bank 5908 Reserves – Cetera CD Portfolio Reserves – Cetera Money Fund Reserves – due from Ops Total Reserves	\$107,700.96 \$1,327,918.24 \$1736.79 \$0 \$1,437,355.99 (10% increase)	\$472,017.40 (cash) \$814,482.98 (CDs) \$1,286,500.38
Profit and Loss YTD Total Operating Income YTD Total Operating Expense YTD Total Operating Income	\$338,867.66 \$335,234.48 \$3633.18 increase	\$438,265.51 \$474,206.83 (\$35,941.32) loss
Balance Sheet Total Operating Assets Total Reserve Assets Total Assets	\$148,291.93 \$1,437,355.99 \$1,585,647.92 (9% increase)	\$154,519.19 \$1,307,048.54 \$1,461,567.73

Condominium Assessment Aging and Delinquency

0-30 days	8 units	\$2205
Over 30 days	3 units	\$977
Over 60 days	4 units	\$175
Over 90 days	3 units	\$4,526.81
Total	8 units	\$7883.81

Units with balances greater than \$3000: ONE

Units with delinquent balances greater than \$3000: ONE

One unit in collection status: one unit lien authorized (\$5,810.81)

Reserve Expense Items

Sept 2023	YTD	Expense Item	Estimated Total 2023 Expense
	\$0	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
	\$331	Asphalt	\$331
	\$0	Building damage from auto (only if no insurance)	\$ unknown

Total Spent YTD \$58,515

Total Estimated Expense: \$58,515+

Operating Expense Over Budget as of 9-30-23

Snow Removal	Actual YTD Expense \$6,225.39	Budget \$3000
Storm Drain Maintenance	Actual YTD Expense \$10,094.66	Budget \$2450
Doors	Actual YTD Expense \$5,496.85	Budget \$1000
Office Expense	Actual YTD Expense \$7,540.45	Budget \$4500

Operating Revenue Over Budget as of 9-30-23

Dish Network Income \$4500 deposited 9-26-23

Glenda Anderson, PTCA Treasurer
October 21, 2023