

Pacific Tower Condominium Association
Treasurer Report
October 2022

PTCA ASSETS	September 30, 2022	September 30, 2021
Operating Fund Net Available Cash	\$109,875.94 (26% decrease)	\$150,091.91
Reserves	\$472,017.40	\$260,160.88
Restricted (CDs)	\$814,482.98	\$897,601.10
Total Reserves	\$1,286,500.38 (11% increase)	\$1,157,761.98
Profit and Loss		
YTD Total Operating Income	\$438,265.51	\$284,085.42
YTD Total Operating Expense	\$474,206.83	\$268,100.38
YTD Total Operating Income (Loss)	(\$35,941.32) loss	\$15,985.04 income
Balance Sheet		
Total Operating Assets	\$154,519.19	\$240,832.68
Total Reserve Assets	\$1,307,048.54	\$1,157,764.17
Total Assets	\$1,461,567.73 (4% increase)	\$1,398,594.66

Condominium Assessment Delinquency

Over 30 days	2 units	\$1054
Over 60 days	5 units	\$550
Over 90 days	8 units	\$881.86
Total over 30 days	15 units	\$2,485.86

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 \$1570

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 9-30-22

Red Roof Cleaning	\$2168.70
Management Fees Extras	\$8925
Insurance Claim Expense less Income	\$7633.35
Plumbing	\$3800
Garage Doors	\$6832.59
Keys and Locks	\$3044.54
Water	\$4,114.70
Building Contract	\$7004.19

Operating Revenue Under Budget as of 9-30-22

Dish Income	\$13,500
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Total Impact as of 9-30-22 (\$35,941.32) negative

Glenda Anderson, PTCA Treasurer