

**Moreland Courts Condominium Association**  
**Profit & Loss Budget Performance**  
For the Period Ending March 31, 2021

	Mar 21	Budget	(Under)/Over Budget	Jan - Mar 21	YTD Budget	(Under)/Over Budget	Annual Budget
Operating Income/Expense							
Operating Income							
4000 · Income Accounts							
4050 · Maintenance Fees	168,190	168,190	0	504,570	504,569	1	2,018,276
4100 · Parking Lot Rental Fees	1,700	1,700	0	5,100	5,100	0	20,400
4150 · Natural Gas Surcharge	22,500	22,500	0	67,501	67,500	1	270,000
4175 · Insurance Surcharge	9,650	9,649	1	28,947	28,947	(0)	115,789
4200 · Garage Parking Fees	14,795	13,875	920	39,125	41,625	(2,500)	166,500
4300 · Late Fees	0	292	(292)	0	875	(875)	3,500
4400 · Common Area Rental Fees	234	306	(72)	702	918	(216)	3,670
4500 · Patio Fees	1,440	1,542	(102)	4,500	4,625	(125)	18,500
4600 · In Suite Repair Income	240	1,250	(1,010)	558	3,750	(3,192)	15,000
4700 · Garage Services	225	1,000	(775)	357	3,000	(2,643)	12,000
4800 · Miscellaneous Income							
4820 · Postage Fees	0			771			
4830 · Reimbursable Income	0			299			
4840 · Storm Window Fee	720			2,360			
4800 · Miscellaneous Income - Other	0	1,333	(1,333)	0	4,000	(4,000)	16,000
Total · Miscellaneous Income	720	1,333	(613)	3,430	4,000	(570)	16,000
Total 4000 · Income Accounts	219,694	221,636	(1,942)	654,789	664,909	(10,119)	2,659,635
4900 · Bank Interest Income	0			1			
4988 · Loan Escrow Interest Income	35			111			
	35	0	0	112	0	0	0
Total Operational Income	219,729	221,636	(1,907)	654,901	664,909	(10,007)	2,659,635

	Mar 21	Budget	Under/(Over) Budget	Jan - Mar 21	YTD Budget	Under/(Over) Budget	Annual Budget
<b>Operational Expense</b>							
4999 · Uncollectible Accounts Expense	0	2,500	2,500	0	7,500	7,500	30,000
<b>5000 · Wages</b>							
5020 · Housekeeping Wages (4)	12,752	15,444	2,692	39,438	46,332	6,894	185,328
5040 · Switchboard Wages (5)	4,634	4,624	(10)	13,799	13,872	72	55,487
5100 · Garage/Valet Wages (6)	12,528	14,330	1,801	37,784	42,989	5,205	171,956
5320 · Management Staff	23,845	24,779	934	69,229	74,336	5,107	297,342
5440 · Security Wages	17,661	17,521	(140)	50,711	52,563	1,852	210,253
5480 · Maintenance Wages (5)	18,626	18,552	(74)	54,787	56,456	1,669	217,824
<b>Total 5000 · Wages</b>	<b>90,047</b>	<b>95,249</b>	<b>5,202</b>	<b>265,748</b>	<b>286,547</b>	<b>20,799</b>	<b>1,138,190</b>
5486 · Management Bonus		0	0		0	0	40,000
5488 · Hourly Employee Bonus	250	0	(250)	250	0	(250)	
<b>5500 · Employee Benefits</b>							
5520 · Hospitalization	15,070	23,091	8,021	38,404	69,274	30,870	277,096
5600 · Payroll Taxes	7,894	7,517	(378)	24,368	22,550	(1,818)	90,200
5700 · Workers Compensation	771	1,000	229	1,542	3,000	1,458	12,000
5900 · Uniforms	0	167	167	1,602	500	(1,102)	2,000
<b>Total 5500 · Employee Benefits</b>	<b>23,735</b>	<b>31,775</b>	<b>8,039</b>	<b>65,917</b>	<b>95,324</b>	<b>29,407</b>	<b>381,296</b>
<b>6000 · Utilities</b>							
6020 · Electricity-Common Area	4,588	4,500	(88)	13,484	13,250	(234)	50,000
6120 · Natural Gas-Heating	35,629	32,700	(2,929)	128,910	132,700	3,790	240,000
6140 · Natural Gas-Hot Water & Dryers	1,661	2,500	839	5,348	7,500	2,152	30,000
6200 · Water	4,573	4,583	10	15,261	13,750	(1,511)	55,000
6300 · Sewer	9,441	8,500	(941)	31,297	25,500	(5,797)	102,000
<b>Total 6000 · Utilities</b>	<b>55,892</b>	<b>52,783</b>	<b>(3,109)</b>	<b>194,300</b>	<b>192,700</b>	<b>(1,600)</b>	<b>477,000</b>

	Mar 21	Budget	Under/(Over) Budget	Jan - Mar 21	YTD Budget	Under/(Over) Budget	Annual Budget
<b>6500 · Maintenance and Repairs</b>							
6520 · Electrical Maint & Repairs	271	100	(171)	659	300	(359)	1,200
6540 · Plumbing Maint & Repairs	1,590	1,667	77	5,672	5,000	(672)	20,000
6580 · Boiler Maint & Repairs (Heating)	6,754	1,667	(5,088)	16,305	5,000	(11,305)	20,000
6590 · Garage Supplies (Car Wash)	0	83	83	54	250	196	1,000
6600 · Housekeeping Supplies	74	625	551	2,880	1,875	(1,005)	7,500
6605 · Keys & Locks	98	83	(15)	311	250	(61)	1,000
6610 · De-Icing Agent	1,920	667	(1,253)	1,920	2,000	80	4,000
6620 · Vehicle and Fuel	124	125	1	883	375	(508)	1,500
6640 · Maint, Supplies, Cleaning	566	1,250	684	2,959	3,750	791	15,000
6680 · Interior Paint Supplies	1,060	417	(643)	1,489	1,250	(239)	5,000
6700 · Misc. Contractor Repairs	350	833	483	350	2,500	2,150	10,000
6740 · Suite Owner Repairs	0	625	625	0	1,875	1,875	7,500
6800 · Carpet Cleaning/Repairs	1,865	0	(1,865)	1,865	0	(1,865)	2,000
6820 · Misc. Equipment and Repair	0	417	417	285	1,250	965	5,000
6830 · Dryers	716		(716)	716		(716)	
6900 · Tools/Equipment	1,552	417	(1,136)	2,090	1,250	(840)	5,000
<b>Total 6500 · Maintenance and Repairs</b>	<b>16,941</b>	<b>8,975</b>	<b>(7,966)</b>	<b>38,438</b>	<b>26,925</b>	<b>(11,513)</b>	<b>105,700</b>
<b>7000 · Contracted Service</b>							
7100 · Landscaping	6,127	6,250	123	18,382	18,750	368	75,000
7200 · Security/Fire Safety	2,701	250	(2,451)	6,895	750	(6,145)	3,000
7210 · Security - Additional	0		0	98		(98)	
7300 · Exterminating	238	250	12	713	750	37	3,000
7310 · Exterminating - Additional	0		0	346		(346)	
7400 · Waste Removal & Recycling	2,581	1,575	(1,006)	5,412	4,725	(687)	18,900
7410 · Waste Removal - Additional	0		0	352		(352)	
7500 · Cable TV	2,524	6,683	4,159	20,380	20,050	(330)	80,200
7600 · Elevator	1,594	6,250	4,656	13,644	18,750	5,106	75,000
7610 · Elevator - Additional	1,671		(1,671)	3,088		(3,088)	
7800 · Window Cleaning	0	250	250	1,438	750	(688)	3,000
7850 · Boiler Maintenance	866	750	(116)	1,698	2,250	552	9,000
<b>Total 7000 · Contracted Service</b>	<b>18,303</b>	<b>22,258</b>	<b>3,955</b>	<b>72,447</b>	<b>66,775</b>	<b>(5,672)</b>	<b>267,100</b>

	Mar 21	Budget	Under/(Over) Budget	Jan - Mar 21	YTD Budget	Under/(Over) Budget	Annual Budget
<b>8000 · Administrative Expenses</b>							
8060 · Resident Events	0	0	0	0	0	0	12,500
8100 · Advertising / New Employee Exp	0	83	83	850	250	(600)	1,000
8120 · Computer Services	149	333	185	1,038	1,000	(38)	4,000
8140 · Legal Expense	163	1,000	838	1,228	3,000	1,773	12,000
8160 · Audit Expense	0	12,500	12,500	0	12,500	12,500	12,500
8170 · Consulting Fees	0	83	83	0	250	250	1,000
8180 · Bookkeeping/Accounting Exp	1,000		(1,000)	1,360		(1,360)	
8200 · Telephone Expense	1,231	1,458	227	3,628	4,375	747	17,500
8250 · Permits	264	338	74	528	1,015	487	4,060
8300 · Insurance	9,415	9,649	234	27,519	28,947	1,428	115,789
8440 · Payroll Charges	419	417	(2)	1,255	1,250	(5)	5,000
8450 · Marketing Expense	0		0	120		(120)	
8460 · Office Admin & Supplies	1,821	2,333	512	7,304	7,000	(304)	28,000
8461 · Bank Service Charge	111	292	181	578	875	297	3,500
8470 · Postage & Shipping	499		(499)	1,329		(1,329)	
8480 · Depreciation Expense	486	292	(195)	1,459	875	(584)	3,500
<b>Total 8000 · Administrative Expenses</b>	<b>15,557</b>	<b>28,779</b>	<b>13,222</b>	<b>48,196</b>	<b>61,337</b>	<b>13,141</b>	<b>220,349</b>
<b>Total Operational Expense</b>	<b>220,725</b>	<b>242,320</b>	<b>21,594</b>	<b>685,296</b>	<b>737,109</b>	<b>51,813</b>	<b>2,659,635</b>
<b>Net Operational Income</b>	<b>(996)</b>	<b>(20,683)</b>	<b>19,687</b>	<b>(30,394)</b>	<b>(72,200)</b>	<b>41,806</b>	<b>0</b>

	Mar 21	Budget	Under/(Over) Budget	Jan - Mar 21	YTD Budget	Under/(Over) Budget	Annual Budget
<b>Guest Suite Income</b>							
9550 · Guest Suite							
9551 · Guest Suite Rental Income	0	1,250	(1,250)	0	3,750	(3,750)	15,000
<b>Total 9550 · Guest Suite</b>	<b>0</b>	<b>1,250</b>	<b>(1,250)</b>	<b>0</b>	<b>3,750</b>	<b>(3,750)</b>	<b>15,000</b>
9560 · Guest Suite Expenses							
9566 · Guest Suite - Bad Debt			0			0	
9567 · Guest Suite - Taxes/Insurance	0		0	630		630	
9568 · Guest Suite - Cable Modem	182		182	372		372	
9571 · Guest Suite Expense - Other	1,051	1,250	(199)	3,778	3,750	28	15,000
<b>Total 9560 · Guest Suite Expense</b>	<b>1,233</b>	<b>1,250</b>	<b>(17)</b>	<b>4,780</b>	<b>3,750</b>	<b>1,030</b>	<b>15,000</b>
<b>Net Guest Suite Income</b>	<b>(1,233)</b>	<b>0</b>	<b>(1,233)</b>	<b>(4,780)</b>	<b>0</b>	<b>(4,780)</b>	<b>0</b>
<b>Net Income Operational / Guest Suite</b>	<b>(2,229)</b>	<b>(20,683)</b>	<b>18,454</b>	<b>(35,174)</b>	<b>(72,200)</b>	<b>37,026</b>	<b>0</b>
<b>Debt Service - National Cooperative Bank</b>							
NCB Debt Service Income	23,982	25,417	(1,435)	71,945	76,251	(4,306)	305,000
NCB Debt Service Expense	23,982	25,417	1,435	71,945	76,251	4,306	305,000
<b>Total · Debt Service</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

	Mar 21	Budget	Under/(Over) Budget	Jan - Mar 21	YTD Budget	Under/(Over) Budget	Annual Budget
<b>Annual Capital Income</b>							
8500 · Annual Capital Income							
8550 · Capital Assessment	16,667	16,667	0	49,999	50,000	(1)	200,000
<b>Total 8500 · Annual Capital Income</b>	16,667	16,667	0	49,999	50,000	(1)	200,000
<b>8650 · Annual Capital Expense</b>							
8810 · Architectural Expense	1,325			1,325			
8860 · Entrances & Lighting	1,823			7,203			
8870 · Landmark - Interior Design	4,891			10,271			
<b>Total 8650 · Annual Capital Expense</b>	8,039	16,667	(8,628)	18,799	50,000	(31,201)	200,000
<b>Net Capital Income</b>	8,628	0	8,628	31,200	0	31,200	0
<b>Net Income Operational / Guest Suite / Annual Capital</b>	<b>6,399</b>	<b>(20,683)</b>	<b>27,082</b>	<b>(3,974)</b>	<b>(72,200)</b>	<b>68,226</b>	<b>0</b>
<b>Reserve Fund Income</b>							
8575 · Reserve Fund							
8575 · RESERVE FUND	45,833	45,833	(0)	137,495	137,500	(5)	550,000
8600 · Interest Income	68	0	68	141	0	141	
	45,901	45,833	68	137,636	137,500	136	550,000
<b>9110 · Capital Reserve</b>							
9105 · Reserve - Elevator Rehab							
9105.1 · Rehab Loan Interest	7,803			23,409			
9105.5 · West Tower Elevator	11,700			11,700			
9105.7 · Building 7 Elevator	7,350			7,350			
9108 · Reserve - Window painting/rep.	6,445			6,445			
9111 · Reserve - Concrete Work	0			23,430			
9113 · Reserve - Roof Replacements	0			4,265			
9114 · Reserve - West Garage Floor	3,040			3,040			
9114.1 · Reserve - West Garage Office	0			6,123			
9116 · Reserve - Fire Stairs	0			4,830			
9117 · Reserve - Back Line Doors	0			12,598			
9122 · Reserve - Foundation Waterproof	0			1,500			
9110 · Capital Reserve - Other	2,497			3,884			
<b>Total · Reserve Fund Expense</b>	38,834	45,833	(6,999)	108,573	137,500	(28,927)	550,000
<b>Net Reserve Fund Income</b>	7,067	0	7,067	29,064	0	29,064	0
<b>Net Income - Operational/Guest Suite/Annual Capital/Reserve Fund</b>	<b>13,466</b>	<b>(20,683)</b>	<b>34,149</b>	<b>25,090</b>	<b>(72,200)</b>	<b>97,290</b>	<b>0</b>
<b>Net Income</b>	<b>13,466</b>	<b>(20,683)</b>	<b>34,149</b>	<b>25,090</b>	<b>(72,200)</b>	<b>97,290</b>	<b>0</b>