

**MORELAND COURTS CONDOMINIUM ASSOCIATION
BUDGET 2022**

		Annual Budget	January	February	March	April	May	June	July	August	September	October	November	December	YTD	
															Jan - December	
Maintenance Fees	4050	2,147,746	178,978.83	178,978.83	178,978.83	178,978.83	178,978.83	178,978.83	178,978.83	178,978.83	178,978.83	178,978.83	178,978.83	178,978.83	2,147,746.00	2,147,746.00
Insurance Income	4175	123,321	10,276.75	10,276.75	10,276.75	10,276.75	10,276.75	10,276.75	10,276.75	10,276.75	10,276.75	10,276.75	10,276.75	10,276.75	123,321.00	123,321.00
Natural Gas Income	4150	213,565	17,797.08	17,797.08	17,797.08	17,797.08	17,797.08	17,797.08	17,797.08	17,797.08	17,797.08	17,797.08	17,797.08	17,797.08	213,565.00	213,565.00
Major Maintenance Income	4180	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotal Maintenance		2,484,632	207,053	207,053	207,053	207,053	207,053	207,053	207,053	207,053	207,053	207,053	207,053	207,053	2,484,632	2,484,632
Parking Lot Rental Fee	4100	20,400	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	20,400.00	20,400.00
Garage Parking Fees	4200	165,600	13,800.00	13,800.00	13,800.00	13,800.00	13,800.00	13,800.00	13,800.00	13,800.00	13,800.00	13,800.00	13,800.00	13,800.00	165,600.00	165,600.00
Late Fees	4300	2,000	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	2,000.00	2,000.00
Common Area Rental Fees	4400	3,670	305.83	305.83	305.83	305.83	305.83	305.83	305.83	305.83	305.83	305.83	305.83	305.83	3,670.00	3,670.00
Patio Fees	4500	19,200	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	19,200.00	19,200.00
In Suite Labor	4600	13,800	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	1,150.00	13,800.00	13,800.00
Garage Services	4700	14,892	1,241.00	1,241.00	1,241.00	1,241.00	1,241.00	1,241.00	1,241.00	1,241.00	1,241.00	1,241.00	1,241.00	1,241.00	14,892.00	14,892.00
Miscellaneous Income	4800	20,000	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	20,000.00	20,000.00
Subtotal - Other Income		259,562													259,562.00	
Total Income		2,744,194	228,683	228,683	228,683	228,683	228,683	228,683	228,683	228,683	228,683	228,683	228,683	228,683	2,744,194	2,744,194
EXPENSE ACCOUNTS:																
Administrative Expenses:																
Maintenance Bad Debt	4999	30,000	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00	30,000.00
Wages:																
Housekeeping Wages	5020	166,828	13,902.33	13,902.33	13,902.33	13,902.33	13,902.33	13,902.33	13,902.33	13,902.33	13,902.33	13,902.33	13,902.33	13,902.33	166,828.00	166,828.00
Office Wages	5040	98,482	8,206.83	8,206.83	8,206.83	8,206.83	8,206.83	8,206.83	8,206.83	8,206.83	8,206.83	8,206.83	8,206.83	8,206.83	98,482.00	98,482.00
Garage / Valet Wages	5100	199,800	16,650.00	16,650.00	16,650.00	16,650.00	16,650.00	16,650.00	16,650.00	16,650.00	16,650.00	16,650.00	16,650.00	16,650.00	199,800.00	199,800.00
Management Staff	5320	238,000	19,833.33	19,833.33	19,833.33	19,833.33	19,833.33	19,833.33	19,833.33	19,833.33	19,833.33	19,833.33	19,833.33	19,833.33	238,000.00	238,000.00
Security	5440	251,643	20,970.25	20,970.25	20,970.25	20,970.25	20,970.25	20,970.25	20,970.25	20,970.25	20,970.25	20,970.25	20,970.25	20,970.25	251,643.00	251,643.00
Maintenance	5480	192,907	17,075.58	16,675.58	16,475.58	15,675.58	15,675.58	15,875.58	15,875.58	15,775.58	15,775.58	15,875.58	16,075.58	16,075.58	192,907.00	192,907.00
Management Bonus Pool	5486	40,000												40,000.00	40,000.00	40,000.00
Hourly Employee Bonus	5488														0.00	0.00
Total Basic Wage Expense		1,187,660	96,638	96,238	96,038	95,238	95,238	95,438	95,438	95,338	95,338	95,438	95,638	135,638	1,187,660	1,187,660
Employee Benefits:																
Hospitalization	5520	288,196	24,016.33	24,016.33	24,016.33	24,016.33	24,016.33	24,016.33	24,016.33	24,016.33	24,016.33	24,016.33	24,016.33	24,016.33	288,196.00	288,196.00
Payroll Taxes	5600	91,000	7,583.33	7,583.33	7,583.33	7,583.33	7,583.33	7,583.33	7,583.33	7,583.33	7,583.33	7,583.33	7,583.33	7,583.33	91,000.00	91,000.00
Workers Compensation	5700	12,000	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	12,000.00
Uniforms	5900	3,000	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00	3,000.00
Subtotal-Emp Benefits		394,196	32,850	32,850	32,850	32,850	32,850	32,850	32,850	32,850	32,850	32,850	32,850	32,850	394,196	394,196
Total - Op.Budget Personnel		1,581,856	129,488	129,088	128,888	128,088	128,088	128,288	128,288	128,188	128,188	128,288	128,488	168,488	1,581,856	1,581,856

**MORELAND COURTS CONDOMINIUM ASSOCIATION
BUDGET 2022**

		Annual Budget	January	February	March	April	May	June	July	August	September	October	November	December	YTD	
Utility Expenses:																
Electric Common Area	6020	52,000	4,680.00	4,420.00	4,680.00	4,160.00	4,160.00	4,160.00	4,420.00	4,160.00	4,160.00	4,160.00	4,160.00	4,680.00	52,000.00	52,000.00
Natural Gas Heating	6120	213,565	57,500.00	47,500.00	35,200.00	11,587.00	5,709.00	1,582.50	1,582.50	1,582.50	1,582.50	2,826.00	18,935.00	27,978.00	213,565.00	213,565.00
Natural Gas Hot Water	6140	22,000	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	1,833.33	22,000.00	22,000.00
Water	6200	62,000	5,166.67	5,166.67	5,166.67	5,166.67	5,166.67	5,166.67	5,166.67	5,166.67	5,166.67	5,166.67	5,166.67	5,166.67	62,000.00	62,000.00
Sewer	6300	113,000	9,416.67	9,416.67	9,416.67	9,416.67	9,416.67	9,416.67	9,416.67	9,416.67	9,416.67	9,416.67	9,416.67	9,416.67	113,000.00	113,000.00
Subtotal-Utilities		462,565	78,597	68,337	56,297	32,164	26,286	22,159	22,419	22,159	22,159	23,403	39,512	49,075	462,565	462,565
Maintenance and Repair:																
Electrical Repairs	6520	2,000	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	2,000.00	2,000.00
Plumbing Repairs	6540	20,000	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	20,000.00	20,000.00
Heating Repairs	6580	30,000	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00	30,000.00
Garage Supplies (car wash)	6590	1,000	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	1,000.00	1,000.00
Housekeeping Supplies	6600	7,500	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	7,500.00	7,500.00
Keys & Locks	6605	1,000	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	1,000.00	1,000.00
De-Icing Agent	6610	3,000	500.00	500.00	500.00							500.00	500.00	500.00	3,000.00	3,000.00
Vehicle & Fuel	6620	2,000	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	2,000.00	2,000.00
Repair Parts and Supplies	6640	15,000	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00	15,000.00
Interior Paint Supplies	6680	5,000	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	5,000.00	5,000.00
Misc. Contractor Repairs	6700	7,500	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	7,500.00	7,500.00
Suite Owner Repairs	6740	10,000	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	10,000.00	10,000.00
Landmark Committee	6780	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rug Cleaning/Repairs	6800	3,500	0.00	0.00	0.00	1,750.00	0.00	0.00	0.00	0.00	0.00	0.00	1,750.00	0.00	3,500.00	3,500.00
Equipment/Repairs	6820	5,000	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	5,000.00	5,000.00
Tools/Equipment	6900	8,000	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	8,000.00	8,000.00
Major Maintenance Conting	6950	25,000	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	25,000.00	25,000.00
Subtotal-Maint & Repair		145,500	12,083	12,083	12,083	13,333	11,583	11,583	11,583	11,583	11,583	12,083	13,833	12,083	145,500	145,500

**MORELAND COURTS CONDOMINIUM ASSOCIATION
BUDGET 2022**

		Annual Budget	January	February	March	April	May	June	July	August	September	October	November	December	YTD	
Contract Services:																
Landscaping/Grounds Comm	7100	85,000	7,083.33	7,083.33	7,083.33	7,083.33	7,083.33	7,083.33	7,083.33	7,083.33	7,083.33	7,083.33	7,083.33	7,083.33	85,000.00	85,000.00
Security/Fire Safety	7200	5,000	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	5,000.00	5,000.00
Exterminating	7300	4,500	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	4,500.00	4,500.00
Waste Removal	7400	16,500	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	16,500.00	16,500.00
Cable TV	7500	90,000	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	90,000.00	90,000.00
Elevator	7600	75,000	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00	75,000.00	75,000.00
Window Cleaning	7800	3,000	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	3,000.00	3,000.00
Boiler Maint. Contract	7900	9,000	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00	9,000.00
Subtotal-Contr. Serv.		288,000	23,750	23,750	23,750	23,750	25,250	23,750	23,750	23,750	23,750	23,750	25,250	23,750	288,000	288,000
Administrative Expenses:																
Resident Events	8060	27,500	0.00	0.00	0.00	0.00	0.00	15,000.00	0.00	1,000.00	0.00	0.00	0.00	11,500.00	27,500.00	27,500.00
Recruitment/Personnel	8100	1,500	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00	1,500.00
Computer Services	8120	5,000	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	5,000.00	5,000.00
Distressed Units Program	8130	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Legal Expense	8140	8,000	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	8,000.00	8,000.00
Audit Expense	8160	12,500	0.00	0.00	12,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,500.00	12,500.00
Consulting Fees	8170	1,000	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	1,000.00	1,000.00
Telephone Expense	8200	14,000	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	14,000.00	14,000.00
Permits	8250	3,000	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00	3,000.00
Insurance	8300	123,321	10,276.75	10,276.75	10,276.75	10,276.75	10,276.75	10,276.75	10,276.75	10,276.75	10,276.75	10,276.75	10,276.75	10,276.75	123,321.00	123,321.00
Payroll Charges	8440	6,000	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00	6,000.00
Marketing Expense	8450	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Office Admin. & Supplies	8460	28,000	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	28,000.00	28,000.00
Bank Service Charges	8461	2,500	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	2,500.00	2,500.00
Depreciation	8480	3,952	329.33	329.33	329.33	329.33	329.33	329.33	329.33	329.33	329.33	329.33	329.33	329.33	3,952.00	3,952.00
Subtotal-Adm Expense		236,273	16,356	16,356	28,856	16,356	16,356	31,356	16,356	17,356	16,356	16,356	16,356	27,856	236,273	236,273
Guest Suite Income		15,000	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000	15,000
Guest Suite Expense		15,000	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000	15,000
NCB Debt Service Income		305,000	25,417	25,417	25,417	25,417	25,417	25,417	25,417	25,417	25,417	25,417	25,417	25,417	305,000	305,000
NCB Debt Service Expense		305,000	25,417	25,417	25,417	25,417	25,417	25,417	25,417	25,417	25,417	25,417	25,417	25,417	305,000	305,000
TOTAL INCOME		2,759,194	229,933	229,933	229,933	229,933	229,933	229,933	229,933	229,933	229,933	229,933	229,933	229,933	2,759,194	2,759,194
TOTAL OPERATING EXP.		2,759,194	264,024	253,364	253,624	217,441	211,313	220,887	206,147	206,787	205,787	207,630	227,189	285,002	2,759,194	2,759,194
GROSS OPERATING INC.		0	(34,091)	(23,431)	(23,691)	12,492	18,620	9,046	23,786	23,146	24,146	22,303	2,744	(55,069)	(0)	(0)