



MORELAND COURTS  
Sophisticated Living in an Architectural Landmark

## Management Financial Report June 2021 Profit and Loss Statement

### Profit/Loss Statement:

The June Net Operating Profit/Loss was a positive of \$3,979 compared to a budgeted positive of \$26,233 for a negative variance of (\$22,254).

The Accounts Receivable aging summary shows (\$1,596) in prepaid fees and \$67,904 in delinquent accounts for a total A/R of \$66,308, \$35,155 of this balance is the total for 2 units (13415-11B1 & 13609-3A) which have had a lien placed on their properties and The Coral Company which is currently in receivership.

The result for all funds, including guest suite, capital and reserve was a negative (\$66,611) for June and a negative (\$129,536) for Year-To-Date (YTD).

We have created separate Income and Expense accounts to record the payments and fees related to the Employee Retention Credit. We have not received any payments this month and it has been reported to us that the Government is 3-4 months behind on disbursing checks.

### Operations

#### Operating Income

The Associations' June operational income was \$219,041 against a budget of \$221,636 for a variance of \$2,595 under budget. Discretionary income accounts such as Garage Services (car wash) and In Suite Repair Income remain under budget due to COVID-19 safety practices.

#### Operating Expense

There is \$0 of Uncollectible Account Expense this month.

Wages were under budget by \$6,547 this month and under budget by \$23,638 for YTD. Employee Benefits are over budget by (\$5,593) for the month and under budget by \$24,820 for YTD.

Utilities are over budget this month by (\$5,854) and over budget by (\$12,269) for YTD.

The category of Maintenance and Repairs is over budget this month by (\$3,869) and over budget by (\$16,298) for YTD. In addition to monthly maintenance and repairs we did additional repairs for boiler repairs that accounts for the over budget.

---

MORELAND COURTS CONDOMINIUM ASSOCIATION, INC.

13415 SHAKER BLVD., CLEVELAND, OH 44120 • 216.751.1100 • WWW.MORELANDCOURTS.COM

---



MORELAND COURTS  
Sophisticated Living in an Architectural Landmark.

Contracted Service is over budget for the month by (\$10,031) and over budget by (\$4,638) for YTD.

Administrative Expenses are over budget (\$3,388) for the month and over budget (\$9,892) YTD. Purchase of new accounting software account for current month over budget and mid-year cleanup of balance sheet accounts-amounts in prepaid expense realized and reclassified to expense account. Also, consulting fees for recruiting for the accounting position accounts for the over budget YTD.

Total Operational Expenses were over budget by (\$19,689) for the month and under budget by \$20,112 for YTD.

Guest Suite

June Guest Suite expenses exceeded income by (\$751) for the month and (\$7,819) for YTD.

Net Operating Income

Net Operational/Guest Suite expense for the month is \$3,228 compared to a budget of \$26,233, this is over budget by (\$23,006). YTD Net Loss is (\$26,388) and over budget by (\$6,538).

Debt Service

The Debt Service income and expense net to -0-.

Other Income/Expense

Annual Capital Expense

The Annual Capital expense for June is \$43,857.

Reserve Fund

Reserve fund expenses of \$88,532, this month consists of interest on the Elevator Rehab loan, West Garage Project, Masonry Repair and Rear Entry Repair and Restoration. Net Reserve Fund Loss for June is a negative (\$42,648).

Respectfully submitted,

Mildred C. Brooks

**Moreland Courts Condominium Association**  
**Balance Sheet**  
As of June 30, 2021

	June 30, 2021	December 31, 2020	\$ Change
<b>ASSETS</b>			
Current Assets			
Cash			
Checking - Operating	81,533	388,489	(306,956)
NCB Loan Escrow	101,229	121,125	(19,896)
Checking - Annual Capital	103,473	88,390	15,083
Checking - Capital Reserve Fund	375,844	397,850	(22,006)
Petty Cash	400	400	-
Total Checking/Savings	662,478	996,253	(333,775)
Accounts Receivable			
Accounts Receivable	66,308	29,204	37,105
Total Accounts Receivable	66,308	29,204	37,105
Other Current Assets			
PREPAID EXPENSES			
Employee Advances	1,054	1,234	(179)
Prepaid Telephone	572	2,089	(1,518)
Prepaid Elevator Inspections	60	10,142	(10,083)
Prepaid Maintenance Contract	1,797	1,731	66
Prepaid Hospitalization	53,098	3,440	49,658
Prepaid Insurance	4,960	5,220	(260)
Prepaid Legal Fees	125	125	-
Prepaid Workers Comp	2,610	3,960	(1,350)
Total PREPAID EXPENSES	64,275	27,941	36,334
Total Other Current Assets	64,275	27,941	36,334
Total Current Assets	793,061	1,053,398	(260,337)
Fixed Assets			
Furniture & Fixtures	34,899	34,899	-
A/D - Furniture & Fixtures	(34,025)	(33,588)	(437)
Machinery & Equipment	61,912	61,912	-
A/D - Machinery & Equipment	(54,378)	(52,784)	(1,594)
Automobile & Trucks	32,058	32,058	-
A/D - Automobile & Trucks	(30,844)	(29,956)	(888)
4X2 Cub Cadet	21,384	21,384	-
A/D - 4X2 Cub Cadet	(21,384)	(21,384)	-
Total Fixed Assets	9,621	12,540	(2,918)
Other Assets			
Note Receivable - Guest Suite	35,481	35,481	-
UPS Deposit	180	180	-
Accrued Interest	1,342,602	1,342,602	-
Total Other Assets	1,378,263	1,378,263	-
<b>TOTAL ASSETS</b>	<b>2,180,945</b>	<b>2,444,201</b>	<b>(263,256)</b>

	June 30, 2021	December 31, 2020	\$ Change
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable			
A/P - Operational	53,125	30,534	22,591
A/P - Capital Reserve	-	17,135	(17,135)
Total Accounts Payable	53,125	47,669	5,456
Other Current Liabilities			
Security Deposits	7,978	6,728	1,250
Accrued Payroll	21,876	27,782	(5,905)
Christmas Fund Payable	6,772	5,861	911
Deferred Revenue - Capital	20,855	20,855	-
Total Other Current Liabilities	57,481	61,225	(3,744)
Total Current Liabilities	110,605	108,894	1,712
Long Term Liabilities			
NCB Elevator Rehab Loan	2,385,018	2,519,510	(134,493)
NCB Loan Payable 60 Month	1,342,602	1,342,602	0
Due To/From Moreland TCP-MstrPL	36,097	37,036	(939)
Total Long Term Liabilities	3,763,716	3,899,147	(135,431)
Total Liabilities	3,874,321	4,008,041	(133,720)
Equity			
Owners Equity	(1,563,840)	(1,475,080)	(88,760)
Net Income	(129,536)	(88,760)	(40,776)
Total Equity	(1,693,376)	(1,563,840)	(129,536)
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,180,945</b>	<b>2,444,201</b>	<b>(263,256)</b>

Moreland Courts Condominium Association, Inc.  
Statement of Equity  
As of June 30, 2021

	<u>Operational</u>	<u>Guest Suite</u>	<u>Annual Capital</u>	<u>Reserve Fund</u>	<u>Total</u>
Balance January 1, 2021	650,588	4,780	24,328	(2,243,536)	(1,563,840)
Income	1,310,780	300	99,998	274,995	1,686,073
Interest	207			313	520
Operational Expenditures	1,329,556	8,119			(1,337,675)
Capital Expenditures			82,768		(82,768)
Reserve Fund Expenditures				395,686	(395,686)
Transfer to Reserve Fund	0	0	0	0	0
Current Balance	<u>632,020</u>	<u>(3,039)</u>	<u>41,558</u>	<u>(2,363,914)</u>	<u>(1,693,376)</u>

---

	<u>Operational</u>	<u>Guest Suite</u>	<u>Annual Capital</u>	<u>Reserve Fund</u>	<u>Total</u>
Balance January 1, 2021	650,588	4,780	24,328	(2,243,536)	(1,563,840)
Net Change	<u>(18,568)</u>	<u>(7,819)</u>	<u>17,230</u>	<u>(120,378)</u>	<u>(129,536)</u>
Current Balance	<u>632,020</u>	<u>(3,039)</u>	<u>41,558</u>	<u>(2,363,914)</u>	<u>(1,693,376)</u>

**Moreland Courts Condominium Association, Inc.**  
**Statement of Cash Flows**  
**January 1 through June 30, 2021**

	<u>Operational</u>	<u>Loan Escrow</u>	<u>Annual Capital</u>	<u>Reserve Fund</u>	<u>Total</u>
<b>Cash Flows From Operations:</b>					
Net Income	(18,775)				(18,775)
Guest Suite Net Income	(7,819)				(7,819)
Capital Assessment			99,998	274,995	374,993
Interest Income	1	206	0	313	520
Add:					0
Depreciation	2,918				2,918
Due to/from funds	(227,751)	(20,102)	14,988	232,865	0
Changes in Working Capital:					0
					0
<b>Assets - (increase)/decrease:</b>					0
Accounts Receivable - Owners, net	(37,105)				(37,105)
Prepaid Expenses	(36,334)				(36,334)
Assets - Equipment and Real Property					0
Other assets	-				0
Accounts Receivable - 2003 Spec Assess					0
Elevator Mod Loan Funding					0
					0
<b>Liabilities - increase/(decrease):</b>					0
Accounts Payable - Operational	22,591				22,591
Accounts Payable - Capital			(17,135)		(17,135)
Accounts Payable - Reserve					0
Accrued Payroll & Related Taxes	(5,905)				(5,905)
Security Deposits	1,250				1,250
Accrued Water & Sewer					0
Christmas Fund Payable	911				911
Accrued Natural Gas					0
Accrued Other Expenses					0
Deferred Interest Assessment					0
Deferred Revenue					0
Debt Service payments			0		0
Default Contingency					0
Elevator Acceleration - NCB Loan	(939)			(134,493)	(135,431)
Funds held for Debt Payoff NCB	0				0
Net Cash provided/(used) by activities	(306,956)	(19,896)	97,851	373,680	144,679
Capital expenditures			(82,768)	(395,686)	(478,454)
Cash Transfer - Year End Surplus					0
Net increase/(decrease) in Cash	(306,956)	(19,896)	15,083	(22,006)	(333,775)
Balance January 1, 2021	388,889	121,125	88,390	397,850	996,253
Balance May 31, 2021	<u>81,933</u>	<u>101,229</u>	<u>103,473</u>	<u>375,844</u>	<u>662,478</u>
bal sheet	81,933	101,229	103,473	375,844	662,478

**Moreland Courts Condominium Association**  
**Profit & Loss Budget Performance**  
**June 2021**

	Jun 21	Budget	(Under)/Over Budget	Jan - Jun 21	YTD Budget	(Under)/Over Budget	Annual Budget
Income							
4000 - INCOME ACCOUNTS							
4050 - Maintenance Fees	168,190	168,190	0	1,009,139	1,009,138	1	2,018,276
4100 - Parking Lot Rental Fees	1,700	1,700	-	10,200	10,200	-	20,400
4150 - Natural Gas Surcharge	22,500	22,500	-	135,001	135,000	1	270,000
4175 - Insurance Surcharge	9,649	9,649	0	57,895	57,895	0	115,789
4200 - Garage Parking Fees	13,195	13,875	(680)	78,905	83,250	(4,345)	166,500
4300 - Late Fees	-	292	(292)	-	1,750	(1,750)	3,500
4400 - Common Area Rental Fees	234	306	(72)	1,270	1,835	(565)	3,670
4500 - Patio Fees	1,522	1,542	(19)	9,082	9,250	(168)	18,500
4600 - In Suite Repair Income	1,050	1,250	(200)	1,779	7,500	(5,721)	15,000
4700 - Garage Services	216	1,000	(784)	1,009	6,000	(4,991)	12,000
4800 - Miscellaneous Income							
4820 - Postage Fees	(55)			1,245			
4830 - Reimbursable Income	20			547			
4840 - Storm Window Fee	820			4,709			
4800 - Miscellaneous Income - Other	-	1,333	(1,333)	-	8,000	(8,000)	16,000
Total 4800 - Miscellaneous Income	785	1,333	(548)	6,501	8,000	(1,499)	16,000
Total 4000 - INCOME ACCOUNTS	219,041	221,636	(2,595)	1,310,780	1,329,818	(19,037)	2,659,635
4900 - Bank Interest Income	0		0	1		1	
4988 - Loan Escrow Interest Income	29		29	206		206	
Total Operational Income	219,071	221,636	(2,566)	1,310,987	1,329,818	(18,830)	2,659,635

	Jun 21	Budget	Under/(Over) Budget	Jan - Jun 21	YTD Budget	Under/(Over) Budget	Annual Budget
Operational Expense							
4999 - Uncollectible Accounts Expense							
5000 - WAGES		2,500	2,500	-	15,000	15,000	30,000
5020 - Housekeeping Wages (4)	10,224	15,444	5,220	74,326	92,664	18,338	185,328
5040 - Switchboard Wages (5)	4,701	4,624	(76)	27,998	27,743	(255)	55,487
5100 - Garage/Valet Wages (6)	10,839	14,330	3,491	74,950	85,978	11,028	171,956
5320 - Management Staff	24,898	24,779	(119)	149,525	148,671	(854)	297,342
5440 - Security Wages	17,797	17,521	(276)	105,739	105,127	(613)	210,253
5480 - Maintenance Wages (5)	19,643	17,952	(1,691)	113,919	109,912	(4,007)	217,824
Total 5000 - WAGES	88,102	94,649	6,547	546,457	570,095	23,638	1,138,190
5486 - Management Bonus Pool	-	-	-	-	-	-	40,000
5488 - Hourly Employee Annual Bonus	-	-	-	250	-	-	-
5500 - EMPLOYEE BENEFITS							
5520 - Hospitalization	26,498	23,091	(3,407)	109,664	138,548	28,684	277,096
5600 - Payroll Taxes	6,920	7,517	596	46,950	45,100	(1,850)	90,200
5700 - Workers Compensation	3,604	1,000	(2,604)	5,917	6,000	83	12,000
5900 - Uniforms	346	167	(179)	3,097	1,000	(2,097)	2,000
Total 5500 - EMPLOYEE BENEFITS	37,368	31,775	(5,593)	165,628	190,648	24,820	381,296
6000 - UTILITIES							
6020 - Electricity-Common Area	4,391	4,000	(391)	27,083	25,250	(1,833)	50,000
6120 - Natural Gas-Heating	2,725	300	(2,425)	165,916	158,600	(7,316)	240,000
6140 - Natural Gas-Hot Water & Dryers	2,626	2,500	(126)	11,340	15,000	3,660	30,000
6200 - Water	5,192	4,583	(609)	27,910	27,500	(410)	55,000
6300 - Sewer	10,803	8,500	(2,303)	57,370	51,000	(6,370)	102,000
Total 6000 - UTILITIES	25,738	19,883	(5,854)	289,619	277,350	(12,269)	477,000



	Jun 21	Budget	Under/(Over) Budget	Jan - Jun 21	YTD Budget	Under/(Over) Budget	Annual Budget
<b>6500 - MAINT &amp; REPAIRS</b>							
6520 · Electrical Maint & Repairs	275	100	(175)	1,315	600	(715)	1,200
6540 · Plumbing Maint & Repairs	1,343	1,667	324	8,892	10,000	1,108	20,000
6580 · Boiler Maint & Repairs (Heating)	5,899	1,667	(4,033)	27,854	10,000	(17,854)	20,000
6690 · Garage Supplies (Car Wash)	698	83	(615)	855	500	(355)	1,000
6800 · Housekeeping Supplies	201	625	424	4,815	3,750	(1,065)	7,500
6605 · Keys & Locks	81	83	2	456	500	44	1,000
6610 · De-icing Agent	-	-	-	1,920	2,000	80	4,000
6620 · Vehicle and Fuel	168	125	(43)	1,250	750	(500)	1,500
6640 · Maint, Supplies, Cleaning	669	1,250	581	5,133	7,500	2,367	15,000
6680 · Interior Paint Supplies	501	417	(85)	2,795	2,500	(295)	5,000
6700 · Misc. Contractor Repairs	378	833	455	3,140	5,000	1,860	10,000
6720 · Roof Repairs	673		(673)	673		(673)	
6740 · Suite Owner Repairs	-	625	625	-	3,750	3,750	7,500
6780 · Landmark Committee	158		(158)	176		(176)	
6800 · Carpet Cleaning/Repairs	-	-	-	3,312	1,000	(2,312)	2,000
6820 · Misc. Equipment and Repair	299	417	118	1,098	2,500	1,402	5,000
6830 · Dryers	-		-	-		-	
6840 · Exterior Painting	95		(95)	340		(340)	
6900 · Tools/Equipment	940	417	(523)	5,124	2,500	(2,624)	5,000
<b>Total 6500 · MAINT &amp; REPAIRS</b>	<b>12,178</b>	<b>8,308</b>	<b>(3,869)</b>	<b>69,148</b>	<b>52,850</b>	<b>(16,298)</b>	<b>105,700</b>

	Jun 21	Budget	Under/(Over) Budget	Jan - Jun 21	YTD Budget	Under/(Over) Budget	Annual Budget
<b>7000 - CONTRACTED SERVICES</b>							
7100 · Landscaping	6,755	6,250	(505)	32,178	37,500	5,322	75,000
7115 · Landscaping - Grounds Committee	-	-	-	253		(253)	
7120 · Landscaping - Irrigation	1,550		(1,550)	4,386		(4,386)	
7130 · Landscaping - Fertilization	2,550		(2,580)	3,092		(3,092)	
7200 · Security/Fire Safety	410	250	(160)	7,305	1,500	(5,805)	3,000
7210 · Security - Additional	783		(783)	881		(881)	
7300 · Exterminating	238	250	12	1,826	1,500	(326)	3,000
7310 · Exterminating - Additional	-		-	346		(346)	
7400 · Waste Removal & Recycling	1,220	1,575	355	9,647	9,450	(197)	18,900
7410 · Waste Removal - Additional	-		-	352		(352)	
7500 · Cable TV	7,158	6,683	(474)	42,127	40,100	(2,027)	80,200
7600 · Elevator	6,691	6,250	(441)	22,604	37,500	14,896	75,000
7610 · Elevator - Additional	2,049		(2,049)	5,137		(5,137)	
7800 · Window Cleaning	-	-	-	2,928	1,500	(1,428)	3,000
7850 · Boiler Maintenance	2,597	750	(1,847)	5,127	4,500	(627)	9,000
<b>Total 7000 - CONTRACTED SERVICES</b>	<b>32,040</b>	<b>22,908</b>	<b>(10,031)</b>	<b>138,186</b>	<b>133,550</b>	<b>(4,636)</b>	<b>267,100</b>

	Jun 21	Budget	Under/(Over) Budget	Jan - Jun 21	YTD Budget	Under/(Over) Budget	Annual Budget
<b>8000 · ADMIN EXPENSES</b>							
8060 · Resident Events	-	-	-	-	-	-	12,500
8100 · Advertising / New Employee Exp	-	83	83	12,936	500	(12,435)	1,000
8120 · Computer Services	274	333	60	1,743	2,000	257	4,000
8140 · Legal Expense	-	1,000	1,000	1,373	6,000	4,628	12,000
8160 · Audit Expense	-	-	-	11,500	12,500	1,000	12,500
8170 · Consulting Fees	-	83	83	-	500	500	1,000
8180 · Bookkeeping/Accounting Exp	1,523	-	(1,523)	2,883	-	(2,883)	-
8200 · Telephone Expense	3,576	1,458	(2,118)	8,988	8,750	(238)	17,500
8250 · Permits	500	338	(162)	1,292	2,030	738	4,060
8300 · Insurance - Other	9,078	9,649	571	54,753	57,895	3,141	115,789
8440 · Payroll Charges	877	417	(460)	3,187	2,500	(687)	5,000
8450 · Marketing Expense	-	-	-	120	-	(120)	-
8460 · Office Admin & Supplies	2,955	2,333	(621)	15,507	14,000	(1,507)	28,000
8461 · Bank Service Charge	230	292	62	1,149	1,750	601	3,500
8470 · Postage & Shipping	158	-	(158)	1,718	-	(1,718)	-
8480 · Depreciation Expense	486	292	(195)	2,918	1,750	(1,168)	3,500
<b>Total 8000 · ADMIN EXPENSES</b>	<b>19,667</b>	<b>16,279</b>	<b>(3,388)</b>	<b>120,066</b>	<b>110,175</b>	<b>(9,892)</b>	<b>220,349</b>
<b>Total Expense</b>	<b>215,092</b>	<b>195,403</b>	<b>(19,689)</b>	<b>1,329,556</b>	<b>1,349,668</b>	<b>20,112</b>	<b>2,659,635</b>
<b>Net Operational Income</b>	<b>3,979</b>	<b>26,233</b>	<b>(22,254)</b>	<b>(18,568)</b>	<b>(19,850)</b>	<b>1,282</b>	<b>-</b>

	Jun 21	Budget	Under/(Over) Budget	Jan - Jun 21	YTD Budget	Under/(Over) Budget	Annual Budget
Other Income/Expense							
9550 · Guest Suite Income							
9551 · Guest Suite Rental Income	300	1,250	(950)	300	7,500	(7,200)	15,000
Total 9550 · Guest Suite	300	1,250	(950)	300	7,500	(7,200)	15,000
9560 · Guest Suite Expenses							
9563 · Guest Suite - Linens	-	-	-	186	-	(186)	-
9566 · Guest Suite - Bad Debt	1,051	-	(1,051)	6,308	-	(6,308)	-
9567 · Guest Suite - Taxes/Insurance	-	-	-	630	-	(630)	-
9568 · Guest Suite - Cable Modem	-	-	-	372	-	(372)	-
9571 · Guest Suite Expense - Other	-	-	-	624	-	(624)	-
9560 · Guest Suite Expenses - Other	-	1,250	1,250	-	7,500	7,500	15,000
Total 9560 · Guest Suite Expenses	1,051	1,250	199	8,119	7,500	(619)	15,000
Net Guest Suite Income	(751)	-	(751)	(7,819)	-	(7,819)	-
Net Income Operational/Guest Suite	3,228	26,233	(23,006)	(26,388)	(19,850)	(6,538)	-
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
Total · Debt Service	0	0	0	0	0	0	0
Annual Capital Income							
8500 · CAPITAL INCOME							
8550 · Capital Assessment	16,667	16,667	(0)	99,998	100,000	(2)	200,000
8650 · Annual Capital Expense	16,667	16,667	(0)	99,998	100,000	(2)	200,000
8705 · Other Capital Expense	3,785	-	(3,785)	3,785	-	(3,785)	-
8810 · Architectural Expense	-	-	-	1,325	-	(1,325)	-
8822 · Laundry Room Renovations	1,600	-	(1,600)	1,600	-	(1,600)	-
8845 · Major Elevator Repairs	-	-	-	13,654	-	(13,654)	-
8860 · Entrances & Lighting	-	-	-	7,203	-	(7,203)	-
8870 · Landmark - Interior Design	10,480	-	(10,480)	25,565	-	(25,565)	-
8922 · Concrete Work - Major Repairs	-	-	-	1,644	-	(1,644)	-
8948 · Masonry Repairs	27,993	-	(27,993)	27,993	-	(27,993)	-
Total 8650 · Annual Capital Expense	43,857	16,667	(27,191)	82,768	100,000	17,232	200,000
Net Capital Income	(27,191)	-	(27,191)	17,230	-	17,230	-
Net Income Operational / Guest Suite/Annual Capital	(23,963)	26,233	(50,196)	(9,158)	(19,850)	10,692	-

	Jun 21	Budget	Under/(Over) Budget	Jan - Jun 21	YTD Budget	Under/(Over) Budget	Annual Budget
Reserve Fund Income							
8575 · RESERVE FUND	45,833	45,833	(0)	274,995	275,000	(5)	550,000
8600 · Interest Income	51		51	313		313	
Total 8500 · RESERVE FUND INCOME	45,884	45,833	51	275,308	275,000	306	550,000
9110 · Capital Reserve							
9104 · Reserve - Professional Fees	1,000		(1,000)	1,000		(1,000)	
9105 · Reserve - Elevator Rehab							
9105.1 · Rehab Loan Interest	7,018		(7,018)	44,663		(44,663)	
9105.5 · West Tower Elevator	-		-	11,700		(11,700)	
9105.7 · Building 7 Elevator	7,350		(7,350)	14,700		(14,700)	
9105 · Reserve - Elevator Rehab - Other	5,853		(5,853)	5,853		(5,853)	
9107 · Reserve - Masonry & Lintel	20,996		(20,996)	20,996		(20,996)	
9108 · Reserve - Window painting/rep.	-		-	12,889		(12,889)	
9111 · Reserve - Concrete Work	-		-	46,860		(46,860)	
9113 · Reserve - Roof Replacements	-		-	4,265		(4,265)	
9114 · Reserve - West Garage Floor	-		-	3,040		(3,040)	
9114.1 · Reserve - West Garage Office	-		-	19,915		(19,915)	
9114.2 · RESERVE - West Garage Roof	-		-	18,885		(18,885)	
9116 · Reserve - Fire Stairs	-		-	4,830		(4,830)	
9117 · Reserve - Back Line Doors	-		-	20,629		(20,629)	
9122 · Reserve - Foundation Waterproof	-		-	1,500		(1,500)	
9125 · Grounds Repair & Restoration	-		-	5,971		(5,971)	
9127 · Reserve - Carpet Replacement	-		-	6,793		(6,793)	
9135 · Reserve - Mjr Equip Replacement	-		-	1,377		(1,377)	
9145 · Rear Entr Repair & Restoration	46,315		(46,315)	145,937		(145,937)	
9110 · Capital Reserve - Other	-		-	3,884		(3,884)	
Total 9110 · Capital Reserve Expense	88,532	45,833	(42,699)	395,686	275,000	(120,686)	550,000
Net Reserve Fund Income	(42,648)	-	(42,648)	(120,378)	(0)	(120,378)	-
Net Income	(66,611)	26,233	(92,845)	(129,536)	(19,850)	(109,686)	-