



MORELAND COURTS
Sophisticated Living in an Architectural Landmark

Management Financial Report August 2022 Profit and Loss Statement

Profit/Loss Statement:

The August Net Profit from Operations was a positive \$40,788 which includes a reallocation of expenses to reserve in the amount of \$10,051 leaving a true net profit for August of \$30,737 compared to a budgeted positive of \$23,146 for a positive variance of \$7,591 which also includes the reallocation reflecting a positive variance of \$17,642 for the month. This reallocation decreases the deficit resulting in a negative (\$24,362) compared to a budgeted \$5,876 for a negative variance of (\$30,238) YTD (page 8).

Operations

Operating Income

The Associations' August operational income was \$228,678 against a budget of \$229,933 for a variance of (\$1,255) under budget (page 5). Discretionary income accounts such as Garage Services (car wash) and In Suite Repair Income remain slightly under budget as we transition from COVID-19 safety practices.

Operating Expense

Total Operational Expenses were under budget \$8,846 with the reallocation of expenses resulting in an under budget of \$18,897 for the month and over budget (\$16,884) YTD (page 8).

Accounts Receivable

The Accounts Receivable aging summary shows (\$20,659) (page 11) in prepaid fees and \$42,453 (page 11) in delinquent accounts. Total A/R is \$21,794 (page 11), \$12,050 is related to the Parking Lot Rental Fees of which \$8,500 was paid in September.

Guest Suite

August Guest Suite Net loss is (\$244) for the month and net income of \$785 YTD (page 8).

Annual Capital Expense

Annual Capital expenses are \$31,728 below budget YTD (page 9).

Reserve Fund

August Reserve Fund Net Income of \$8,002 for the month and net income of \$167,322 YTD (page 10). This includes a reallocation of plumbing and heating repairs and the monthly interest expense on the Elevator Rehab Loan YTD \$52,499. The corresponding principal payment amount is recorded on the Balance Sheet (page 2). The amount paid to date is shown on the cashflow statement for \$166,840 YTD (page 4).

The result for all funds, including guest suite, capital and reserve was a positive \$55,446 for August and a positive \$174,689 YTD (page 10).

Moreland Courts Condominium Association
Balance Sheet
As of August 31, 2022

	Amount as of 8/31/2022	Amount as of 12/31/2021	\$ Change
ASSETS			
Cash			
1007 Capital Reserve	385,153	369,854	15,299
1013 NCB Loan Escrow Account	124,849	101,296	23,554
1015 Operating	60,245	135,079	(74,834)
1018 Annual Capital	119,170	134,223	(15,054)
1040 Petty Cash	400	400	-
Total Cash	689,818	740,853	(51,035)
Accounts Receivable			
1200 Accounts Receivable			
1201 Accounts Receivable-Other	3,488	3,488	-
1200 Other Accounts Receivable	21,794	67,113	(45,319)
1200 Total Accounts Receivable	25,282	70,601	(45,319)
Total Accounts Receivable	25,282	70,601	(45,319)
Other Current Asset			
1298 Clearing Account	10,173	-	10,173
1300 PREPAID EXPENSES			
1310 Employee Advances	2,513	2,038	475
1315 Prepaid Telephone	-	572	(572)
1320 Prepaid Elevator Inspections	16,787	12,169	4,618
1330 Prepaid Hospitalization	23,660	24,032	(372)
1340 Prepaid Insurance	13,769	15,974	(2,205)
1350 Prepaid Legal Fees	1,750	1,375	375
1370 Prepaid Workers Comp	1,383	2,101	(717)
1300 Total PREPAID EXPENSES	59,862	58,261	1,601
Total Other Current Asset	70,035	58,261	11,774
Fixed Asset			
1700 Furniture & Fixtures	34,899	34,899	-
1750 A/D - Furniture & Fixtures	(34,520)	(34,112)	(408)
1775 Machinery & Equipment	61,912	61,912	-
1776 A/D - Machinery & Equipment	(56,982)	(54,966)	(2,016)
1800 Automobile & Trucks	32,058	32,058	-
1850 A/D - Automobile & Trucks	(31,948)	(31,349)	(599)
1860 4X2 Cub Cadet	21,384	21,384	-
1865 A/D - 4X2 Cub Cadet	(21,384)	(21,384)	-
Total Fixed Asset	5,418	8,440	(3,022)
Other Asset			
1215 Note Receivable - Guest Suite	35,481	35,481	-
1600 Deposit Workers Compensation	0	0	-
1650 UPS Deposit	180	180	-
1900 Accrued Interest	1,069,279	1,069,279	-
Total Other Asset	1,104,940	1,104,940	-
TOTAL ASSETS	1,895,492	1,983,095	(87,603)

LIABILITIES & EQUITY**Liabilities**

Accounts Payable

2000 A/P - Operational	(29,913)	46,007	(75,921)
2020 A/P - Annual Capital	15,826	16,667	(841)
2030 A/P - Capital Reserve	17,189	-	17,189

Total Accounts Payable	3,101	62,674	(59,573)
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Other Current Liability

2100 Security Deposits	9,815	9,478	338
2320 Accrued Payroll	27,217	24,991	2,225
2400 Christmas Fund Payable	2,683	2,855	(171)
2576 Deferred Revenue - Capital	241	50,991	(50,750)
2415 Centennial History Project Fund Payable	4,200	-	4,200
2405 Centennial Tree Donation	8,280	-	8,280

Total Other Current Liability	52,436	88,315	(35,879)
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Long Term Liability

2485 NCB Elevator Rehab Loan	2,057,188	2,245,006	(187,818)
2500 NCB Loan Payable 60 Month	1,069,279	1,069,279	-
2700 Due To/From Moreland TCP-MstrPL	58,013	37,036	20,978

Total Long Term Liability	3,184,481	3,351,321	(166,840)
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Total Liabilities	3,240,018	3,502,310	(262,292)
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Equity

3200 Owners Equity	(1,519,214)	(1,555,977)	36,763
3900 Net Income	174,689	36,763	137,926

Total Equity	(1,344,525)	(1,519,214)	174,689
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TOTAL LIABILITIES & EQUITY	1,895,492	1,983,095	(87,603)
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Moreland Courts Condominium Association, Inc.
Statement of Equity
As of August 31, 2022

	<u>Operational</u>	<u>Guest Suite</u>	<u>Annual Capital</u>	<u>Reserve Fund</u>	<u>Total</u>
Balance January 1, 2022	766,598	(2,743)	0	(2,283,070)	(1,519,215)
Income	1,815,306	10,535	133,333	383,334	2,342,509
Interest	268			432	701
Operational Expenditures	1,840,721	9,750			(1,850,471)
Capital Expenditures			101,605		(101,605)
Reserve Fund Expenditures				216,444	(216,444)
Transfer to Reserve Fund	0	0	0	0	0
Current Balance	<u>741,452</u>	<u>(1,958)</u>	<u>31,728</u>	<u>(2,115,748)</u>	<u>(1,344,526)</u>

	<u>Operational</u>	<u>Guest Suite</u>	<u>Annual Capital</u>	<u>Reserve Fund</u>	<u>Total</u>
Balance January 1, 2022	766,598	(2,743)	0	(2,283,070)	(1,519,215)
Net Change	<u>(25,146)</u>	<u>785</u>	<u>31,728</u>	<u>167,322</u>	<u>174,689</u>
Current Balance	<u>741,452</u>	<u>(1,958)</u>	<u>31,728</u>	<u>(2,115,748)</u>	<u>(1,344,526)</u>

Moreland Courts Condominium Association, Inc.
Statement of Cash Flows
January 1 through August 31, 2022

	<u>Operational</u>	<u>Loan Escrow</u>	<u>Annual Capital</u>	<u>Reserve Fund</u>	<u>Total</u>
Cash Flows From Operations:					
Net Income	(25,415)				(25,415)
Guest Suite Net Income	785				785
Capital Assessment			133,333	383,334	516,667
Interest Income	1	267	0	432	701
Add:					0
Depreciation	3,022				3,022
Due to/from funds	25,026	23,286	(45,941)	(2,371)	0
Changes in Working Capital:					0
					0
					0
Assets - (increase)/decrease:					0
Accounts Receivable - Owners, net	45,319				45,319
Prepaid Expenses	(11,774)				(11,774)
Assets - Equipment and Real Property					0
Other assets	-				0
Accounts Receivable - 2003 Spec Assess					0
Elevator Mod Loan Funding					0
					0
Liabilities - increase/(decrease):					0
Accounts Payable - Operational	(75,921)		(841)	17,189	(59,573)
Accounts Payable - Capital					0
Accounts Payable - Reserve					0
Accrued Payroll & Related Taxes	2,225				2,225
Security Deposits	338				338
Accrued Water & Sewer					0
Christmas Fund Payable	(171)				(171)
Accrued Natural Gas					0
Accrued Other Expenses	12,480				12,480
Deferred Interest Assessment					0
Deferred Revenue	(50,750)				(50,750)
Debt Service payments					0
Default Contingency					0
Elevator Acceleration - NCB Loan				(166,840)	(166,840)
Funds held for Debt Payoff NCB					0
					0
Net Cash provided/(used) by activities	(74,834)	23,553	86,551	231,744	267,014
Capital expenditures			(101,605)	(216,444)	(318,049)
Cash Transfer - Year End Surplus					0
Net increase/(decrease) in Cash	(74,834)	23,553	(15,054)	15,300	(51,035)
Balance January 1, 2022	135,479	101,296	134,223	369,854	740,852
Balance August 31, 2022	<u>60,645</u>	<u>124,849</u>	<u>119,169</u>	<u>385,154</u>	<u>689,817</u>
bal sheet	60,645	124,849	119,170	385,153	689,818

**Moreland Courts Condominium Association
Profit & Loss Budget Performance
August 2022**

	August 22	Budget	(Under)/Over Budget	Jan - August 22	YTD Budget	(Under)/Over Budget	Annual Budget
INCOME							
4000 INCOME ACCOUNTS							
4050 Maintenance Fees	178,979	178,979	(0)	1,431,830	1,431,831	(1)	2,147,746
4100 Parking Lot Rental Fees	1,700	1,700	-	13,600	13,600	-	20,400
4150 Natural Gas Surcharge	17,797	17,797	(0)	142,376	142,377	(1)	213,565
4175 Insurance Surcharge	10,277	10,277	(0)	82,214	82,214	(0)	123,321
4200 Garage Parking Fees	13,945	13,800	145	103,835	110,400	(6,565)	165,600
4300 Late Fees	100	167	(67)	600	1,333	(733)	2,000
4400 Common Area Rental Fees	234	306	(72)	1,872	2,447	(575)	3,670
4500 Patio Fees	1,525	1,600	(75)	12,200	12,800	(600)	19,200
4600 In Suite Repair Income	387	1,150	(763)	6,738	9,200	(2,462)	13,800
4700 Garage Services	629	1,241	(612)	2,992	9,928	(6,936)	14,892
4800 Total Miscellaneous Income	1,148	1,667	(518)	17,050	13,333	3,717	20,000
4000 Total INCOME ACCOUNTS	226,720	228,683	(1,962)	1,815,306	1,829,463	(14,157)	2,744,194
4900 Bank Interest Income	0	-	0	1	-	1	
4988 Loan Escrow Interest Income	57	-	57	267	-	267	
9550 Guest Suite	226,778	228,683	(1,905)	1,815,575	1,829,463	(13,888)	2,744,194
9551 Guest Suite: Guest Suite Rental Income	1,900	1,250	650	10,535	10,000	535	15,000
9550 Total Guest Suite	1,900	1,250	650	10,535	10,000	535	15,000
TOTAL INCOME	228,678	229,933	(1,255)	1,826,110	1,839,463	(13,353)	2,759,194

	August 22	Budget	Under/(Over) Budget	Jan - August 22	YTD Budget	Under/(Over) Budget	Annual Budget
EXPENSE							
4999 Uncollectible Accounts Expense	-	2,500	2,500	5,861	20,000	14,139	30,000
5000 WAGES							
5020 WAGES:Housekeeping Wages (4)	10,422	13,902	3,480	102,344	111,219	8,875	166,828
5040 WAGES:SwitchBoard (3)	6,470	4,740	(1,730)	40,165	37,921	(2,244)	56,882
5060 WAGES:Office Wages (1)	816	3,467	2,651	24,512	27,733	3,221	41,600
5100 WAGES:Garage/Valet Wages (6)	17,585	16,650	(935)	116,891	133,200	16,309	199,800
5320 WAGES:Management Staff	22,226	19,833	(2,393)	161,154	158,667	(2,488)	238,000
5440 WAGES:Security Wages	20,250	20,970	720	170,574	167,762	(2,812)	251,643
5480 WAGES:Maintenance Wages (5)	19,263	15,776	(3,488)	132,301	129,105	(3,196)	192,907
5000 Total WAGES	97,032	95,338	(1,694)	747,941	765,607	17,665	1,147,660
5486 - Management Bonus Pool	-	-	-	-	-	-	40,000
5500 EMPLOYEE BENEFITS							
5520 Hospitalization	23,118	24,016	899	186,757	192,131	5,374	288,196
5600 Total Payroll Taxes	7,141	7,583	443	60,548	60,667	119	91,000
5700 EMPLOYEE BENEFITS:Workers Compensation	1,853	1,000	(853)	8,079	8,000	(79)	12,000
5900 EMPLOYEE BENEFITS:Uniforms	404	250	(154)	2,650	2,000	(650)	3,000
5500 Total EMPLOYEE BENEFITS	32,515	32,850	335	258,034	262,797	4,764	394,196
6000 UTILITIES							
6020 Electricity-Common Area	3,819	4,160	341	34,227	34,840	613	52,000
6120 Natural Gas-Heating	440	1,583	1,143	153,399	162,244	8,844	213,565
6140 Natural Gas-Hot Water & Dryers	1,100	1,833	733	16,349	14,667	(1,683)	22,000
6200 Water	6,029	5,167	(863)	41,073	41,333	260	62,000
6300 Sewer	9,414	9,417	3	79,986	75,333	(4,652)	113,000
6000 Total UTILITIES	20,802	22,159	1,357	325,035	328,417	3,382	462,565

	August 22	Budget	Under/(Over) Budget	Jan - August 22	YTD Budget	Under/(Over) Budget	Annual Budget
6500 MAINT & REPAIRS							
6520 Electrical Maint & Repairs	-	167	167	3,925	1,333	(2,592)	2,000
6540 Plumbing Maint & Repairs	398	1,667	1,269	6,472	13,333	6,861	20,000
6580 Boiler Maint & Repairs (Heating)	2,775	2,500	(275)	12,033	20,000	7,967	30,000
6590 Garage Supplies (Car Wash)	-	83	83	77	667	590	1,000
6600 Housekeeping Supplies	840	625	(215)	3,941	5,000	1,059	7,500
6605 Keys & Locks	297	83	(214)	1,026	667	(359)	1,000
6610 De-icing Agent	-	-	-	2,985	1,500	(1,485)	3,000
6620 Vehicle and Fuel	239	167	(72)	1,282	1,333	51	2,000
6640 Total Maint, Supplies, Cleaning	429	1,250	821	17,243	10,000	(7,243)	15,000
6680 Interior Paint Supplies	766	417	(349)	3,678	3,333	(345)	5,000
6700 Misc. Contractor Repairs	(10,051)	625	10,676	-	5,000	5,000	7,500
6720 Roof Repairs	-	-	-	801	-	(801)	-
6740 Suite Owner Repairs	855	833	(22)	2,014	6,667	4,653	10,000
6780 Landmark Committee	-	-	-	127	-	(127)	-
6800 Carpet Cleaning/Repairs	-	-	-	1,930	1,750	(180)	3,500
6820 Misc. Equipment and Repair	1,023	417	(606)	4,878	3,333	(1,545)	5,000
6900 Tools/Equipment	388	667	279	8,467	5,333	(3,134)	8,000
6950 Total MAINT & REPAIRS	(2,042)	9,500	11,542	70,881	79,250	8,369	120,500
Major Repairs	-	2,083	2,083	-	16,667	16,667	25,000
7000 CONTRACTED SERVICES							
7100 Landscaping	7,444	7,083	(361)	81,032	56,667	(24,365)	85,000
7120 Landscaping - Irrigation	1,226	-	(1,226)	4,120	-	(4,120)	-
7200 Security/Fire Safety	1,067	417	(651)	6,058	3,333	(2,725)	5,000
7300 Exterminating	264	375	111	1,845	3,000	1,155	4,500
7400 Waste Removal & Recycling	2,643	1,375	(1,268)	17,297	11,000	(6,297)	16,500
7500 Cable TV	880	7,500	6,620	59,832	60,000	168	90,000
7600 Elevator	1,751	6,250	4,499	53,693	50,000	(3,693)	75,000
7700 Consulting Fees	-	-	-	7,663	-	(7,663)	-
7800 Window Cleaning	220	-	(220)	1,870	1,500	(370)	3,000
7850 Boiler Maintenance	700	750	50	5,600	6,000	400	9,000
7000 Total CONTRACTED SERVICES	16,194	23,750	7,556	239,009	191,500	(47,509)	288,000

	August 22	Budget	Under/(Over) Budget	Jan - August 22	YTD Budget	Under/(Over) Budget	Annual Budget
8000 ADMIN EXPENSES							
8060 Resident Events	655	1,000	345	22,679	16,000	(6,679)	27,500
8100 Advertising / New Employee Exp	-	125	125	6,810	1,000	(5,810)	1,500
8120 ADMIN EXPENSES:Computer Services	134	417	283	5,647	3,333	(2,313)	5,000
8140 ADMIN EXPENSES: Legal Expense	268	667	399	7,491	5,333	(2,158)	8,000
8160 ADMIN EXPENSES: Audit Expense	-	-	-	13,450	12,500	(950)	12,500
8170 ADMIN EXPENSES: Consulting Fees	-	83	83	-	667	667	1,000
8180 ADMIN EXPENSES: Bookkeeping/Accounting Exp	508	-	(508)	3,971	-	(3,971)	-
8200 ADMIN EXPENSES:Telephone Expense	5,090	1,167	(3,924)	10,685	9,333	(1,352)	14,000
8250 ADMIN EXPENSES:Permits	-	250	250	4,207	2,000	(2,207)	3,000
8300 Total ADMIN EXPENSES:Insurance	10,309	10,277	(32)	84,585	82,214	(2,371)	123,321
8400 ADMIN EXPENSES:Other Taxes	-	-	-	778	-	(778)	-
8440 ADMIN EXPENSES:Payroll Charges	621	500	(121)	4,985	4,000	(985)	6,000
8450 ADMIN EXPENSES:Marketing Expense	-	-	-	1,244	-	(1,244)	-
8460 ADMIN EXPENSES:Office Admin & Supplies	2,495	2,333	(162)	17,060	18,667	1,606	28,000
8461 ADMIN EXPENSES:Bank Service Charge	223	208	(15)	1,894	1,667	(228)	2,500
8470 ADMIN EXPENSES:Postage & Shipping	600	-	(600)	5,450	-	(5,450)	-
8480 ADMIN EXPENSES:Depreciation Expense	342	329	(12)	3,022	2,635	(388)	3,952
8000 Total ADMIN EXPENSES	21,244	17,356	(3,888)	193,960	159,349	(34,611)	236,273
9560 Guest Suite Expenses							
9560 Total Guest Suite Expenses	2,144	1,250	(894)	9,750	10,000	250	15,000
TOTAL EXPENSE	187,890	206,787	18,897	1,850,471	1,833,587	(16,884)	2,759,194
NET OPERATIONAL INCOME	40,788	23,146	17,642	(24,362)	5,876	(30,238)	-

	August 22	Budget	Under/(Over) Budget	Jan - August 22	YTD Budget	Under/(Over) Budget	Annual Budget
NCB Debt Service Income	29,859	29,859	-	238,874	238,874	-	358,311
NCB Debt Service Expense	29,859	29,859	-	238,874	238,874	-	358,311
Total · Debt Service	-	-	-	-	-	-	-
OTHER INCOME							
8500 CAPITAL INCOME							
8550 CAPITAL INCOME:Capital Assessment	16,667	16,667	(0)	133,333	133,333	(0)	200,000
TOTAL OTHER INCOME	16,667	16,667	(0)	133,333	133,333	(0)	200,000
OTHER EXPENSE							
8650 Annual Capital Expense							
8801 Annual Capital Expense:Landscaping Improvements	8,072	-	(8,072)	8,072	-	(8,072)	
8815 Annual Capital Expense: Exterior Renovations	-	-	-	2,730	-	(2,730)	
8822 Annual Capital Expense:Laundry Room Renovations	1,936	-	(1,936)	8,848	-	(8,848)	
8840 Annual Capital Expense: Major Plumbing Repairs	-	-	-	388	-	(388)	
8850 Annual Capital Expense:Suite Owner Major Repairs	-	-	-	104	-	(104)	
8860 Annual Capital Expense: Entrances & Lighting	-	-	-	10,102	-	(10,102)	
8870 Annual Capital Expense:Landmark - Interior Design	-	-	-	5,699	-	(5,699)	
8930 Annual Capital Expense: Marble Restoration	-	-	-	2,449	-	(2,449)	
8940 Annual Capital Expense:West Garage Major Repairs	-	-	-	481	-	(481)	
8944 Annual Capital Expense: Roof Repairs	-	-	-	5,160	-	(5,160)	
8947 Annual Capital Expense:Back Hall Painting	-	-	-	32,566	-	(32,566)	
8948 Annual Capital Expense: Masonry Repairs	-	-	-	10,150	-	(10,150)	
8872 Annual Capital Expense -Landmark Exercise Facility	-	-	-	1,756	-	(1,756)	
8871 Annual Capital Expense-Landmark Exterior Design	-	-	-	12,591	-	(12,591)	
8861 Annual Capital Security Office	-	-	-	178	-	(178)	
8652 Annual Capital Expense: Break Room	-	-	-	328	-	(328)	
8509 Bank Service Charge	3	-	(3)	3	-	(3)	
8650 Total Annual Capital Expense	10,011	16,667	6,656	101,605	133,333	31,729	200,000
NET ANNUAL CAPITAL INCOME	6,656	-	6,656	31,728	-	31,728	-
Net Income Operational / Guest Suite/Annual Capital	47,444	23,146	24,298	7,367	5,876	1,491	-

	August 22	Budget	Under/(Over) Budget	Jan - August 22	YTD Budget	Under/(Over) Budget	Annual Budget
8575 CAPITAL INCOME:RESERVE FUND	47,917	47,917	0	383,334	383,333	1	575,000
8600 CAPITAL INCOME:Interest Income	81	-	81	432	-	432	-
	47,998	47,917	81	383,767	383,333	433	575,000
9110 Capital Reserve							
9108 Reserve - Window painting/rep.	9,702	-	(9,702)	10,986	-	(10,986)	-
9107 Reserve - Masonry & Lintel	-	-	-	39,080	-	(39,080)	-
9105 Total Reserve - Elevator Rehab	8,098	-	(8,098)	52,499	-	(52,499)	-
9113 Reserve - Roof Replacements	-	-	-	9,888	-	(9,888)	-
9125 Reserve - Grounds Repair & Restoration	470	-	(470)	37,288	-	(37,288)	-
9126 Reserve - Interior Paint Restor	7,113	-	(7,113)	7,113	-	(7,113)	-
9150 Total Reserve - Other	-	-	-	2,857	-	(2,857)	-
9121 Reserve - Major Heating System Repairs	2,517	-	(2,517)	43,317	-	(43,317)	-
9123 Reserve - Major Plumbing Repairs	12,097	-	(12,097)	13,417	-	(13,417)	-
9110 Total Capital Reserve	39,996	47,917	7,920	216,444	383,333	166,889	575,000
NET RESERVE INCOME	8,002	-	8,002	167,322	-	167,322	-
NET INCOME	55,446	23,146	32,299	174,689	5,876	168,813	-