



MORELAND COURTS
Sophisticated Living in an Architectural Landmark

Management Financial Report July 2022 Profit and Loss Statement

Profit/Loss Statement:

The July Net Profit from Operations was a positive \$31,381 which includes a reallocation of expenses to annual capital and reserve in the amount of \$9,870 leaving a true net profit for July of \$21,511 compared to a budgeted positive of \$23,786 for a negative variance of (\$2,321) which also includes the reallocation reflecting a positive variance of \$7,595 for the month. This reallocation decreases the deficit resulting in a negative (\$65,150) compared to a budgeted (\$17,270) for a negative variance of (\$47,880) YTD (page 8).

Operations

Operating Income

The Associations' July operational income was \$232,013 against a budget of \$229,933 for a variance of \$2,080 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 over budget (\$4,355) but with the reallocation of expenses results in an under budget of \$5,514 for the month and over budget (\$35,781) YTD (page 8).

Accounts Receivable

The Accounts Receivable aging summary shows (\$10,237) (page 11) in prepaid fees and \$61,379 (page 11) in delinquent accounts. Total AVR is \$51,142 (page 11), \$23,046 paid for two units, one with a lien and one that was making payments.

Guest Suite

July Guest Suite Net Income \$1,013 for the month and net income of \$1,029 YTD (page 8).

Annual Capital Expense

Annual Capital expenses include a reallocation of (\$20,934) for reserve expenditures resulting in expenses being \$25,073 below budget YTD (page 9).

Reserve Fund

July Reserve Fund Net Loss of (28,015) for the month and net income of \$159,321 YTD (page 10). This includes a reallocation of plumbing and heating repairs and the monthly interest expense on the Elevator Rehab Loan YTD \$44,401. 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 \$164,614 YTD (page 4).

The result for all funds, including guest suite, capital and reserve was a positive \$11,504 for July and a positive \$119,243 YTD (page 10).

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

	Amount as of 7/31/2022	Amount as of 12/31/2021	\$ Change
ASSETS			
Cash			
1007 Capital Reserve	432,248	369,854	62,393
1013 NCB Loan Escrow Account	101,505	101,296	210
1015 Operating	6,825	135,079	(128,254)
1018 Annual Capital	121,828	134,223	(12,395)
1040 Petty Cash	400	400	-
Total Cash	662,806	740,853	(78,046)
Accounts Receivable			
1200 Accounts Receivable			
1201 Accounts Receivable-Other	3,488	3,488	-
1200 Other Accounts Receivable	51,142	67,113	(15,971)
1200 Total Accounts Receivable	54,630	70,601	(15,971)
Total Accounts Receivable	54,630	70,601	(15,971)
Other Current Asset			
1300 PREPAID EXPENSES			
1310 Employee Advances	2,195	2,038	158
1315 Prepaid Telephone	-	572	(572)
1320 Prepaid Elevator Inspections	18,538	12,169	6,369
1330 Prepaid Hospitalization	30,343	24,032	6,311
1340 Prepaid Insurance	13,794	15,974	(2,180)
1350 Prepaid Legal Fees	375	1,375	(1,000)
1370 Prepaid Workers Comp	1,498	2,101	(603)
1300 Total PREPAID EXPENSES	66,744	58,261	8,483
Total Other Current Asset	66,744	58,261	8,483
Fixed Asset			
1700 Furniture & Fixtures	34,899	34,899	-
1750 A/D - Furniture & Fixtures	(34,477)	(34,112)	(364)
1775 Machinery & Equipment	61,912	61,912	-
1776 A/D - Machinery & Equipment	(56,734)	(54,966)	(1,768)
1800 Automobile & Trucks	32,058	32,058	-
1850 A/D - Automobile & Trucks	(31,898)	(31,349)	(548)
1860 4X2 Cub Cadet	21,384	21,384	-
1865 A/D - 4X2 Cub Cadet	(21,384)	(21,384)	-
Total Fixed Asset	5,760	8,440	(2,681)
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	1,894,880	1,983,095	(88,215)

LIABILITIES & EQUITY			
Liabilities			
Accounts Payable			
2000 A/P - Operational	30,071	46,007	(15,937)
2020 A/P - Annual Capital	15,826	16,667	(841)
2030 A/P - Capital Reserve	17,189	-	17,189
Total Accounts Payable	63,085	62,674	411
Other Current Liability			
2100 Security Deposits	9,315	9,478	(163)
2320 Accrued Payroll	22,345	24,991	(2,647)
2400 Christmas Fund Payable	2,933	2,855	79
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	47,314	88,315	(41,000)
Long Term Liability			
2485 NCB Elevator Rehab Loan	2,080,392	2,245,006	(164,614)
2500 NCB Loan Payable 60 Month	1,069,279	1,069,279	-
2700 Due To/From Moreland TCP-MstrPL	34,780	37,036	(2,255)
Total Long Term Liability	3,184,452	3,351,321	(166,869)
Total Liabilities	3,294,851	3,502,310	(207,459)
Equity			
3200 Owners Equity	(1,519,214)	(1,555,977)	36,763
3900 Net Income	119,243	36,763	82,480
Total Equity	(1,399,971)	(1,519,214)	119,243
TOTAL LIABILITIES & EQUITY	1,894,880	1,983,095	(88,216)

Moreland Courts Condominium Association, Inc.
Statement of Equity
As of July 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	1,588,586	8,635	116,666	335,418	2,049,305
Interest	211			351	562
Operational Expenditures	1,654,976	7,606			(1,662,582)
Capital Expenditures			91,594		(91,594)
Reserve Fund Expenditures				176,448	(176,448)
Transfer to Reserve Fund	0	0	0	0	0
Current Balance	<u>700,419</u>	<u>(1,714)</u>	<u>25,073</u>	<u>(2,123,749)</u>	<u>(1,399,972)</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>(66,179)</u>	<u>1,029</u>	<u>25,073</u>	<u>159,321</u>	<u>119,243</u>
Current Balance	<u>700,419</u>	<u>(1,714)</u>	<u>25,073</u>	<u>(2,123,749)</u>	<u>(1,399,972)</u>

Moreland Courts Condominium Association, Inc.
Statement of Cash Flows
January 1 through July 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	(66,390)				(66,390)
Guest Suite Net Income	1,029				1,029
Capital Assessment			116,666	335,418	452,084
Interest Income	1	210	0	351	562
Add:					0
Depreciation	2,681				2,681
Due to/from funds	(16,126)		(36,627)	52,754	1
Changes in Working Capital:					0
					0
Assets - (increase)/decrease:					0
Accounts Receivable - Owners, net	15,971				15,971
Prepaid Expenses	(8,483)				(8,483)
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	(15,937)		(841)	17,189	411
Accounts Payable - Capital					0
Accounts Payable - Reserve					0
Accrued Payroll & Related Taxes	(2,647)				(2,647)
Security Deposits	(163)				(163)
Accrued Water & Sewer					0
Christmas Fund Payable	79				79
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				(166,869)	(166,869)
Funds held for Debt Payoff NCB					0
Net Cash provided/(used) by activities	(128,254)	210	79,198	238,842	189,997
Capital expenditures			(91,594)	(176,448)	(268,042)
Cash Transfer - Year End Surplus					0
Net increase/(decrease) in Cash	(128,254)	210	(12,395)	62,394	(78,045)
Balance January 1, 2022	135,479	101,296	134,223	369,854	740,852
Balance July 31, 2022	7,225	101,506	121,828	432,248	662,807
bal sheet	7,225	101,505	121,828	432,248	662,806

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

July 2022

	July 22	Budget	(Under)/Over Budget	Jan - July 22	YTD Budget	(Under)/Over Budget	Annual Budget
INCOME							
4000 INCOME ACCOUNTS							
4050 Maintenance Fees	178,979	178,979	(0)	1,252,851	1,252,852	(1)	2,147,746
4100 Parking Lot Rental Fees	1,700	1,700	-	11,900	11,900	-	20,400
4150 Natural Gas Surcharge	17,797	17,797	(0)	124,579	124,580	(1)	213,565
4175 Insurance Surcharge	10,277	10,277	(0)	71,937	71,937	(0)	123,321
4200 Garage Parking Fees	13,795	13,800	(5)	89,890	96,600	(6,710)	165,600
4300 Late Fees	-	167	(167)	500	1,167	(667)	2,000
4400 Common Area Rental Fees	234	306	(72)	1,638	2,141	(503)	3,670
4500 Patio Fees	1,525	1,600	(75)	10,675	11,200	(525)	19,200
4600 In Suite Repair Income	3,948	1,150	2,798	6,351	8,050	(1,699)	13,800
4700 Garage Services	238	1,241	(1,003)	2,363	8,687	(6,324)	14,892
4800 Total Miscellaneous Income	1,369	1,667	(298)	15,902	11,667	4,235	20,000
4000 Total INCOME ACCOUNTS	229,861	228,683	1,179	1,588,586	1,600,780	(12,194)	2,744,194
4900 Bank Interest Income	0	-	0	1	-	1	
4988 Loan Escrow Interest Income	51	-	51	210	-	210	
9550 Guest Suite	229,913	228,683	1,230	1,588,797	1,600,780	(11,983)	2,744,194
9551 Guest Suite: Guest Suite Rental Income	2,100	1,250	850	8,635	8,750	(115)	15,000
9550 Total Guest Suite	2,100	1,250	850	8,635	8,750	(115)	15,000
TOTAL INCOME	232,013	229,933	2,080	1,597,432	1,609,530	(12,098)	2,759,194

EXPENSE	July 22	Budget	Under/(Over) Budget	Jan - July 22	YTD Budget	(Under)/Over Budget	Annual Budget
4999 Uncollectible Accounts Expense	-	2,500	2,500	5,861	17,500	11,639	30,000
5000 WAGES							
5020 WAGES:Housekeeping Wages (4)	12,945	13,902	958	91,922	97,316	5,395	166,828
5040 WAGES:SwitchBoard (3)	5,017	4,740	(277)	33,696	33,181	(514)	56,882
5060 WAGES:Office Wages (1)	3,381	3,467	86	23,696	24,267	571	41,600
5100 WAGES:Garage/Valet Wages (6)	14,824	16,650	1,826	99,306	116,550	17,244	199,800
5320 WAGES:Management Staff	19,057	19,833	776	138,928	138,833	(95)	238,000
5440 WAGES:Security Wages	20,837	20,970	133	150,324	146,792	(3,532)	251,643
5480 WAGES:Maintenance Wages (5)	19,840	15,876	(3,965)	113,037	113,329	292	192,907
5000 Total WAGES	95,900	95,438	(462)	650,909	670,268	19,359	1,147,660
5486 - Management Bonus Pool	-	-	-	-	-	-	40,000
5500 EMPLOYEE BENEFITS							
5520 Hospitalization	23,118	24,016	899	163,639	168,114	4,475	288,196
5600 Total Payroll Taxes	7,039	7,583	544	53,407	53,083	(324)	91,000
5700 EMPLOYEE BENEFITS:Workers Compensation	115	1,000	885	6,226	7,000	774	12,000
5900 EMPLOYEE BENEFITS:Uniforms	244	250	6	2,246	1,750	(496)	3,000
5500 Total EMPLOYEE BENEFITS	30,515	32,850	2,334	225,519	229,948	4,429	394,196
6000 UTILITIES							
6020 Electricity-Common Area	719	4,420	3,701	30,408	30,680	272	52,000
6120 Natural Gas-Heating	440	1,563	1,142	152,960	160,661	7,701	213,565
6140 Natural Gas-Hot Water & Dryers	1,548	1,833	286	15,249	12,833	(2,416)	22,000
6200 Water	5,072	5,167	95	35,044	36,167	1,123	62,000
6300 Sewer	12,054	9,417	(2,637)	70,572	65,917	(4,655)	113,000
6000 Total UTILITIES	19,832	22,419	2,587	304,233	306,258	2,025	462,565

	July 22	Budget	Under/(Over) Budget	Jan - July 22	YTD Budget	(Under)/Over Budget	Annual Budget
6500 MAINT & REPAIRS							
6520 Electrical Maint & Repairs	-	167	167	3,925	1,167	(2,758)	2,000
6540 Plumbing Maint & Repairs	524	1,667	1,143	6,075	11,667	5,592	20,000
6580 Boiler Maint & Repairs (Heating)	-	2,500	2,500	9,258	17,500	8,242	30,000
6590 Garage Supplies (Car Wash)	-	83	83	77	583	506	1,000
6600 Housekeeping Supplies	-	625	625	3,100	4,375	1,275	7,500
6605 Keys & Locks	265	83	(181)	729	583	(146)	1,000
6610 De-Icing Agent	-	-	-	2,985	1,500	(1,485)	3,000
6620 Vehicle and Fuel	98	167	69	1,044	1,167	123	2,000
6640 Total Maint, Supplies, Cleaning	2,583	1,250	(1,333)	16,814	8,750	(8,064)	15,000
6680 Interior Paint Supplies	564	417	(147)	2,913	2,917	4	5,000
6700 Misc. Contractor Repairs	2,348	625	(1,723)	10,051	4,375	(5,676)	7,500
6720 Roof Repairs	-	-	-	801	-	(801)	-
6740 Suite Owner Repairs	322	833	511	1,158	5,833	4,675	10,000
6780 Landmark Committee	-	-	-	127	-	(127)	-
6800 Carpet Cleaning/Repairs	-	-	-	1,930	1,750	(180)	3,500
6820 Misc. Equipment and Repair	1,274	417	(857)	3,855	2,917	(938)	5,000
6900 Tools/Equipment	1,486	667	(819)	8,079	4,667	(3,412)	8,000
6950 Total MAINT & REPAIRS	9,463	9,500	37	72,923	69,750	(3,173)	120,500
6950 Major Repairs	(9,870)	2,083	11,953	-	14,583	14,583	25,000
7000 CONTRACTED SERVICES							
7100 Landscaping	9,056	7,083	(1,973)	73,588	49,583	(24,004)	85,000
7120 Landscaping - Irrigation	242	-	(242)	2,894	-	(2,894)	-
7200 Security/Fire Safety	-	417	417	4,991	2,917	(2,074)	5,000
7300 Exterminating	-	375	375	1,581	2,625	1,044	4,500
7400 Waste Removal & Recycling	2,135	1,375	(760)	14,654	9,625	(5,029)	16,500
7500 Cable TV	8,660	7,500	(1,160)	58,953	52,500	(6,453)	90,000
7600 Elevator	11,896	6,250	(5,646)	51,942	43,750	(8,192)	75,000
7700 Consulting Fees	-	-	-	7,663	-	(7,663)	-
7800 Window Cleaning	-	-	-	1,650	1,500	(150)	3,000
7850 Boiler Maintenance	700	750	50	4,900	5,250	350	9,000
7000 Total CONTRACTED SERVICES	32,689	23,750	(8,939)	222,815	167,750	(55,065)	288,000

	July 22	Budget	Under/(Over) Budget	Jan - July 22	YTD Budget	(Under)/Over Budget	Annual Budget
8000 ADMIN EXPENSES							
8060 Resident Events	2,743	-	(2,743)	22,024	15,000	(7,024)	27,500
8100 Advertising / New Employee Exp	-	125	125	6,810	875	(5,935)	1,500
8120 ADMIN EXPENSES:Computer Services	30	417	387	5,513	2,917	(2,596)	5,000
8140 ADMIN EXPENSES: Legal Expense	423	667	244	7,224	4,667	(2,557)	8,000
8160 ADMIN EXPENSES: Audit Expense	-	-	-	13,450	12,500	(950)	12,500
8170 ADMIN EXPENSES: Consulting Fees	-	83	83	-	583	583	1,000
8180 ADMIN EXPENSES: Bookkeeping/Accounting Exp	508	-	(508)	3,464	-	(3,464)	-
8200 ADMIN EXPENSES:Telephone Expense	1,078	1,167	89	5,594	8,167	2,572	14,000
8250 ADMIN EXPENSES:Permits	478	250	(228)	4,207	1,750	(2,457)	3,000
8300 ADMIN EXPENSES:Insurance							
8300 Total ADMIN EXPENSES:Insurance	10,284	10,277	(7)	74,276	71,937	(2,339)	123,321
8400 ADMIN EXPENSES:Other Taxes	-	-	-	778	-	(778)	-
8440 ADMIN EXPENSES:Payroll Charges	666	500	(166)	4,364	3,500	(864)	6,000
8450 ADMIN EXPENSES:Marketing Expense	1,244	-	(1,244)	1,244	-	(1,244)	-
8460 ADMIN EXPENSES:Office Admin & Supplies	2,733	2,333	(399)	14,565	16,333	1,768	28,000
8461 ADMIN EXPENSES:Bank Service Charge	205	208	4	1,671	1,458	(213)	2,500
8470 ADMIN EXPENSES:Postage & Shipping	285	-	(285)	4,850	-	(4,850)	-
8480 ADMIN EXPENSES:Depreciation Expense	342	329	(12)	2,681	2,305	(376)	3,952
8000 Total ADMIN EXPENSES	21,016	16,366	(4,659)	172,716	141,993	(30,723)	236,273
9560 Guest Suite Expenses							
9566 Guest Suite - Bad Debt	1,087	1,250	163	7,606	8,750	1,144	15,000
9560 Total Guest Suite Expenses	1,087	1,250	163	7,606	8,750	1,144	15,000
TOTAL EXPENSE	200,632	206,147	5,514	1,662,582	1,626,800	(35,781)	2,759,194
NET OPERATIONAL INCOME	31,381	23,786	7,595	(65,150)	(17,270)	(47,880)	-

	July 22	Budget	Under/(Over) Budget	Jan - July 22	YTD Budget	(Under)/Over Budget	Annual Budget
NCB Debt Service Income	29,859	29,859	-	209,015	209,015	-	358,311
NCB Debt Service Expense	29,859	29,859	-	209,015	209,015	-	358,311
Total - Debt Service	-	-	-	-	-	-	-
OTHER INCOME							
8500 CAPITAL INCOME							
8550 CAPITAL INCOME:Capital Assessment	16,667	16,667	(0)	116,666	116,667	(0)	200,000
TOTAL OTHER INCOME	16,667	16,667	(0)	116,666	116,667	(0)	200,000
OTHER EXPENSE							
8650 Annual Capital Expense							
8815 Annual Capital Expense: Exterior Renovations	-	-	-	2,730	-	(2,730)	-
8822 Annual Capital Expense:Laundry Room Renovations	594	-	(594)	6,912	-	(6,912)	-
8840 Annual Capital Expense: Major Plumbing Repairs	388	-	(388)	388	-	(388)	-
8850 Annual Capital Expense:Suite Owner Major Repairs	-	-	-	104	-	(104)	-
8860 Annual Capital Expense: Entrances & Lighting	487	-	(487)	10,102	-	(10,102)	-
8870 Annual Capital Expense:Landmark - Interior Design	270	-	(270)	5,699	-	(5,699)	-
8930 Annual Capital Expense: Marble Restoration	2,449	-	(2,449)	2,449	-	(2,449)	-
8940 Annual Capital Expense:West Garage Major Repairs	-	-	-	481	-	(481)	-
8944 Annual Capital Expense: Roof Repairs	781	-	(781)	5,160	-	(5,160)	-
8947 Annual Capital Expense:Back Hall Painting	15,116	-	(15,116)	32,566	-	(32,566)	-
8948 Annual Capital Expense: Masonry Repairs	8,940	-	(8,940)	10,150	-	(10,150)	-
8872 Annual Capital Expense -Landmark Exercise Facility	-	-	-	1,756	-	(1,756)	-
8871 Annual Capital Expense-Landmark Exterior Design	438	-	(438)	12,591	-	(12,591)	-
8861 Annual Capital Security Office	(10,105)	-	10,105	178	-	(178)	-
8651 Annual Capital-Facilities-Board Room	(4,621)	-	4,621	-	-	-	-
8652 Annual Capital Expense: Break Room	(6,208)	-	6,208	328	-	(328)	-
8650 Other Annual Capital Expense	-	-	-	-	-	-	-
8650 Total Annual Capital Expense	8,529	16,667	8,138	91,594	116,667	25,073	200,000
NET ANNUAL CAPITAL INCOME	8,138	-	8,138	25,073	0	25,073	-
Net Income Operational / Guest Suite/Annual Capital	39,519	23,786	15,733	(40,077)	(17,270)	(22,807)	-

	July 22	Budget	Under/(Over) Budget	Jan - July 22	YTD Budget	(Under)/Over Budget	Annual Budget
8575 CAPITAL INCOME:RESERVE FUND	47,917	47,917	0	335,418	335,417	1	575,000
8600 CAPITAL INCOME:Interest Income	89	-	89	351	-	351	-
TOTAL RESERVE INCOME	48,006	47,917	89	335,769	335,417	352	575,000
9110 Capital Reserve							
9108 Reserve - Window painting/rep.	-	-	-	1,284	-	(1,284)	-
9107 Reserve - Masonry & Lintel	39,080	-	(39,080)	39,080	-	(39,080)	-
9105 Total Reserve - Elevator Rehab	6,137	-	(6,137)	44,401	-	(44,401)	-
9113 Reserve - Roof Replacements	-	-	-	9,888	-	(9,888)	-
9125 Reserve - Grounds Repair & Restoration	20,934	-	(20,934)	36,818	-	(36,818)	-
9150 Total Reserve - Other	-	-	-	2,857	-	(2,857)	-
9121 Reserve - Major Heating System Repairs	9,870	-	(9,870)	40,801	-	(40,801)	-
9123 Reserve - Major Plumbing Repairs	-	-	-	1,320	-	(1,320)	-
9110 Other Capital Reserve	-	-	-	-	-	-	-
9110 Total Capital Reserve	76,021	47,917	(28,104)	176,448	335,417	158,969	575,000
Net Reserve Income	(28,015)	-	(28,015)	159,321	-	159,321	-
NET INCOME	11,504	23,786	(12,282)	119,243	(17,270)	136,514	-