

**MORELAND COURTS CONDOMINIUM ASSOCIATION
BUDGET 2025**

		Annual Budget	January	February	March	April	May	June	July	August	September	October	November	December	YTD	
															Jan - December	
Maintenance Fees	4050	2,352,956	196,079.67	196,079.67	196,079.67	196,079.67	196,079.67	196,079.67	196,079.67	196,079.67	196,079.67	196,079.67	196,079.67	196,079.67	2,352,956	2,352,956.00
Insurance Income	4175	188,556	15,713.00	15,713.00	15,713.00	15,713.00	15,713.00	15,713.00	15,713.00	15,713.00	15,713.00	15,713.00	15,713.00	15,713.00	188,556	188,556.00
Natural Gas Income	4150	243,250	20,270.83	20,270.83	20,270.83	20,270.83	20,270.83	20,270.83	20,270.83	20,270.83	20,270.83	20,270.83	20,270.83	20,270.83	243,250	243,250.00
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	0.00
Subtotal Maintenance		2,784,762	232,064	232,064	232,064	232,064	232,064	232,064	232,064	232,064	232,064	232,064	232,064	232,064	2,784,762	2,784,762
Parking Lot Rental Fee	4100	22,800	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	22,800	22,800.00
Garage Parking Fees	4200	187,680	15,640.00	15,640.00	15,640.00	15,640.00	15,640.00	15,640.00	15,640.00	15,640.00	15,640.00	15,640.00	15,640.00	15,640.00	187,680	187,680.00
Late Fees	4300	4,000	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	4,000	4,000.00
Common Area Rental Fees	4400	2,604	217.00	217.00	217.00	217.00	217.00	217.00	217.00	217.00	217.00	217.00	217.00	217.00	2,604	2,604.00
Patio Fees	4500	28,750	2,395.83	2,395.83	2,395.83	2,395.83	2,395.83	2,395.83	2,395.83	2,395.83	2,395.83	2,395.83	2,395.83	2,395.83	28,750	28,750.00
In Suite Labor	4600	17,055	705.50	705.50	705.50	705.50	3,000.00	1,705.50	1,705.50	1,705.50	705.50	705.50	3,000.00	1,705.50	17,055	17,055.00
Garage Services	4700	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	12,000.00
Miscellaneous Income	4800	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	15,000.00
Subtotal - Other Income		289,889													289,889	
Total Income		3,074,651	255,505	255,505	255,505	255,505	257,800	256,505	256,505	256,505	255,505	255,505	257,800	256,505	3,074,651	3,074,651
EXPENSE ACCOUNTS:																
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	30,000.00
Wages:																
Housekeeping Wages	5020	176,204	20,331.29	13,554.19	13,554.19	13,554.19	13,554.19	13,554.19	13,554.19	20,331.29	13,554.19	13,554.19	13,554.19	13,554.19	176,204	176,204.48
Office Wages	5040	57,644	6,651.23	4,434.15	4,434.15	4,434.15	4,434.15	4,434.15	4,434.15	6,651.23	4,434.15	4,434.15	4,434.15	4,434.15	57,644	57,644.00
Garage / Valet Wages	5100	188,501	21,750.16	14,500.11	14,500.11	14,500.11	14,500.11	14,500.11	14,500.11	21,750.16	14,500.11	14,500.11	14,500.11	14,500.11	188,501	188,501.42
Management Staff	5320	358,467	41,361.63	27,574.42	27,574.42	27,574.42	27,574.42	27,574.42	27,574.42	41,361.63	27,574.42	27,574.42	27,574.42	27,574.42	358,467	358,467.42
Security	5440	315,932	36,453.66	24,302.44	24,302.44	24,302.44	24,302.44	24,302.44	24,302.44	36,453.66	24,302.44	24,302.44	24,302.44	24,302.44	315,932	315,931.73
Maintenance	5480	219,005	26,269.85	17,846.56	17,346.56	16,346.56	16,346.56	16,346.56	16,346.56	24,769.85	16,346.56	16,846.56	16,846.56	17,346.56	219,005	219,005.34
Management Bonus Pool	5486														0	0.00
Total Basic Wage Expense		1,315,754	152,818	102,212	101,712	100,712	100,712	100,712	100,712	151,318	100,712	101,212	101,212	101,712	1,315,754	1,315,754
Employee Benefits:																
Hospitalization	5520	240,431	20,035.92	20,035.92	20,035.92	20,035.92	20,035.92	20,035.92	20,035.92	20,035.92	20,035.92	20,035.92	20,035.92	20,035.92	240,431	240,431.00
Payroll Taxes	5600	110,523	12,836.70	8,585.80	8,543.80	8,459.80	8,459.80	8,459.80	8,459.80	12,710.70	8,459.80	8,501.80	8,501.80	8,543.80	110,523	110,523.37
Workers Compensation	5700	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	14,000.00
Uniforms	5900	4,000	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	4,000	4,000.00
Subtotal-Emp Benefits		368,954	34,373	30,122	30,080	29,996	29,996	29,996	29,996	34,247	29,996	30,038	30,038	30,080	368,954	368,954
Total - Op.Budget Personnel		1,684,709	187,190	132,334	131,792	130,708	130,708	130,708	130,708	185,564	130,708	131,250	131,250	131,792	1,684,709	1,684,709

**MORELAND COURTS CONDOMINIUM ASSOCIATION
BUDGET 2025**

		Annual Budget	January	February	March	April	May	June	July	August	September	October	November	December	YTD	
Utility Expenses:																
Electric Common Area	6020	58,401	5,256.09	4,964.09	5,256.09	4,672.08	4,672.08	4,672.08	4,964.09	4,672.08	4,672.08	4,672.08	4,672.08	5,256.09	58,401	58,401.00
Natural Gas Heating	6120	206,750	43,525.00	37,900.00	30,500.00	26,500.00	5,300.00	600.00	550.00	550.00	550.00	10,000.00	21,400.00	29,375.00	206,750	206,750.00
Natural Gas Hot Water	6140	36,500	3,041.67	3,041.67	3,041.67	3,041.67	3,041.67	3,041.67	3,041.67	3,041.67	3,041.67	3,041.67	3,041.67	3,041.67	36,500	36,500.00
Water	6200	59,000	4,916.67	4,916.67	4,916.67	4,916.67	4,916.67	4,916.67	4,916.67	4,916.67	4,916.67	4,916.67	4,916.67	4,916.67	59,000	59,000.00
Sewer	6300	117,620	9,801.67	9,801.67	9,801.67	9,801.67	9,801.67	9,801.67	9,801.67	9,801.67	9,801.67	9,801.67	9,801.67	9,801.67	117,620	117,620.00
Subtotal-Utilities		478,271	66,541	60,624	53,516	48,932	27,732	23,032	23,274	22,982	22,982	32,432	43,832	52,391	478,271	478,271
Maintenance and Repair:																
Electrical Repairs	6520	4,000	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	4,000	4,000.00
Plumbing Repairs	6540	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	30,000.00
Heating Repairs	6580	35,000	5,000.00	6,000.00	6,000.00	6,000.00	500.00	500.00	500.00	500.00	2,500.00	2,500.00	2,500.00	2,500.00	35,000	35,000.00
Garage Supplies (car wash)	6590	850	70.83	70.83	70.83	70.83	70.83	70.83	70.83	70.83	70.83	70.83	70.83	70.83	850	850.00
Housekeeping Supplies	6600	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	8,000.00
Keys & Locks	6605	1,100	91.67	91.67	91.67	91.67	91.67	91.67	91.67	91.67	91.67	91.67	91.67	91.67	1,100	1,100.00
De-Icing Agent	6610	4,000	666.67	666.67	666.67	0	0	0	0	0	0	666.67	666.67	666.67	4,000	4,000.00
Vehicle & Fuel	6620	4,000	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	4,000	4,000.00
Repair Parts and Supplies	6640	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	20,000.00
Interior Paint Supplies	6680	5,200	433.33	433.33	433.33	433.33	433.33	433.33	433.33	433.33	433.33	433.33	433.33	433.33	5,200	5,200.00
Misc. Contractor Repairs	6700	4,300	358.33	358.33	358.33	358.33	358.33	358.33	358.33	358.33	358.33	358.33	358.33	358.33	4,300	4,300.00
Suite Owner Repairs	6740	7,000	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	7,000	7,000.00
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	0.00
Rug Cleaning/Repairs	6800	7,500	0.00	0.00	0.00	3,750.00	0.00	0.00	0.00	0.00	0.00	0.00	3,750.00	0.00	7,500	7,500.00
Equipment/Repairs	6820	6,500	541.67	541.67	541.67	541.67	541.67	541.67	541.67	541.67	541.67	541.67	541.67	541.67	6,500	6,500.00
Dryers	6830	1,600	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	1,600	1,600.00
Tools/Equipment	6900	10,500	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	10,500	10,500.00
Major Maintenance Conting	6950	25,000	2,000.00	4,000.00	4,000.00	2,000.00	1,500.00	1,500.00	1,500.00	0.00	3,000.00	3,000.00	2,500.00	0.00	25,000	25,000.00
Subtotal-Maint & Repair		174,550	16,254	19,254	19,254	20,338	10,588	10,588	10,588	9,088	14,088	14,754	18,004	11,754	174,550	174,550

**MORELAND COURTS CONDOMINIUM ASSOCIATION
BUDGET 2025**

		Annual Budget	January	February	March	April	May	June	July	August	September	October	November	December	YTD	
Contract Services:																
Landscaping/Grounds Comm	7100	92,081	7,673.42	7,673.42	7,673.42	7,673.42	7,673.42	7,673.42	7,673.42	7,673.42	7,673.42	7,673.42	7,673.42	7,673.42	92,081	92,081.00
Landscaping-Irrigation	7120	9,000	0.00	0.00	0.00	500.00	2,000.00	2,500.00	1,000.00	750.00	750.00	0.00	750.00	750.00	9,000	9,000.00
Landscaping-Fertilization	7130	3,500	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	3,500	3,500.00
Security/Fire Safety	7200	12,560	250.00	250.00	250.00	1,150.00	7,560.00	250.00	1,600.00	250.00	250.00	250.00	250.00	250.00	12,560	12,560.00
Exterminating	7300	3,500	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	3,500	3,500.00
Waste Removal	7400	24,500	1,825.00	1,825.00	1,825.00	3,125.00	1,825.00	1,825.00	1,825.00	1,825.00	1,825.00	3,125.00	1,825.00	1,825.00	24,500	24,500.00
Cable TV	7500	127,500	10,625.00	10,625.00	10,625.00	10,625.00	10,625.00	10,625.00	10,625.00	10,625.00	10,625.00	10,625.00	10,625.00	10,625.00	127,500	127,500.00
Elevator	7600	95,000	7,916.67	7,916.67	7,916.67	7,916.67	7,916.67	7,916.67	7,916.67	7,916.67	7,916.67	7,916.67	7,916.67	7,916.67	95,000	95,000.00
Window Cleaning	7800	3,900	0.00	0.00	0.00	0.00	1,950.00	0.00	0.00	0.00	0.00	0.00	1,950.00	0.00	3,900	3,900.00
Boiler Maint. Contract	7900	9,400	783.33	783.33	783.33	783.33	783.33	783.33	783.33	783.33	783.33	783.33	783.33	783.33	9,400	9,400.00
Subtotal-Contr. Serv.		380,941	29,657	29,657	29,657	32,357	40,917	32,157	32,007	30,407	30,407	30,957	32,357	30,407	380,941	380,941
Administrative Expenses:																
Resident Events	8060	10,000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	9,000.00	10,000	10,000.00
Recruitment/Personnel	8100	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	0.00
Computer Services	8120	14,500	1,208.33	1,208.33	1,208.33	1,208.33	1,208.33	1,208.33	1,208.33	1,208.33	1,208.33	1,208.33	1,208.33	1,208.33	14,500	14,500.00
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	0.00
Legal Expense	8140	8,500	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	8,500	8,500.00
Audit Expense	8160	15,000	0.00	500.00	14,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,000	15,000.00
Bookkeeping/Accounting	8180	7,750	645.83	645.83	645.83	645.83	645.83	645.83	645.83	645.83	645.83	645.83	645.83	645.83	7,750	7,750.00
Consulting Fees	8170	750	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	750	750.00
Telephone Expense	8200	18,215	1,517.92	1,517.92	1,517.92	1,517.92	1,517.92	1,517.92	1,517.92	1,517.92	1,517.92	1,517.92	1,517.92	1,517.92	18,215	18,215.00
Permits	8250	6,300	0.00	0.00	0.00	3,500.00	0.00	0.00	0.00	550.00	550.00	550.00	550.00	600.00	6,300	6,300.00
Insurance	8300	188,556	15,713.00	15,713.00	15,713.00	15,713.00	15,713.00	15,713.00	15,713.00	15,713.00	15,713.00	15,713.00	15,713.00	15,713.00	188,556	188,556.00
Other Taxes	8400	1,000	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000	1,000.00
Payroll Charges	8440	16,545	1,378.75	1,378.75	1,378.75	1,378.75	1,378.75	1,378.75	1,378.75	1,378.75	1,378.75	1,378.75	1,378.75	1,378.75	16,545	16,545.00
Marketing Expense	8450	500	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	500	500.00
Office Admin. & Supplies	8460	25,500	2,125.00	2,125.00	2,125.00	2,125.00	2,125.00	2,125.00	2,125.00	2,125.00	2,125.00	2,125.00	2,125.00	2,125.00	25,500	25,500.00
Bank Service Charges	8461	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	2,000.00
Postage-Shipping	8470	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	3,000.00
Postage-Residents	8475	3,400	283.33	283.33	283.33	283.33	283.33	283.33	283.33	283.33	283.33	283.33	283.33	283.33	3,400	3,400.00
Depreciation	8480	4,664	388.67	388.67	388.67	388.67	388.67	388.67	388.67	388.67	388.67	388.67	388.67	388.67	4,664	4,664.00
Subtotal-Adm Expense		326,180	25,490	24,990	38,990	27,990	24,490	24,490	24,490	26,040	25,040	25,040	25,040	34,090	326,180	326,180
Guest Suite Income		18,750	1,563	1,563	1,563	1,563	1,563	1,563	1,563	1,563	1,563	1,563	1,563	1,563	18,750	18,750
Guest Suite Expense		18,750	1,563	1,563	1,563	1,563	1,563	1,563	1,563	1,563	1,563	1,563	1,563	1,563	18,750	18,750
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		3,093,401	257,068	257,068	257,068	257,068	259,362	258,068	258,068	258,068	257,068	257,068	259,362	258,068	3,093,401	3,093,401
TOTAL OPERATING EXP.		3,093,401	329,195	270,921	277,271	264,386	238,496	225,036	225,128	278,143	227,286	238,495	254,545	264,496	3,093,401	3,093,401
GROSS OPERATING INC.		0	(72,127)	(13,853)	(20,203)	(7,319)	20,866	33,031	32,939	(20,076)	29,781	18,573	4,817	(6,428)	0	0