MORELAND COURTS
Sophisticated Living in an Architectural Landmark

Management Financial Report
October 2025

Profit and Loss Statement

Net operating income for October was $34,077, $15,504 favorable to budget.

- Total income for October was $257,320, $252 favorable to budget.
- Total expenses for October were $223,243, $15,252 under budget. The main contributors of lower expenses relative to budget were:
    - Lower net wages and employee benefits of $12,722 due to staff shortages and lower hospitalization due to changes in personnel coverage.
    - Lower net utilities by $6,873 due to lower natural gas costs with less usage of boilers.
    - Higher net maintenance and repairs of $5,060 due to higher suite owner repairs and higher carpet cleaning expenses.

Net operating loss for October year-to-date was $39,837, $41,448 unfavorable to budget.

- Total income was $2,563,455, $12,516 unfavorable to budget.
- Total expenses were $2,603,292, $28,932 over budget. The main contributors of lower expenses relative to budget were:
    - Higher expense for uncollectible accounts in the amount of $21,164 due to loss from Sheriff Sale of unit 13609-3A and uncollectible legal fees.
    - Lower net wages and employee benefits of $78,948 due to staff shortages and a credit adjustment for hospitalization due to changes in personnel coverage.
    - Higher net utilities by $21,438 due to higher natural gas costs with more usage of the boilers and higher than budgeted sewer expense due to an adjustment from estimate to actual.
    - Lower net maintenance and repairs of $13,171 due to lower plumbing and heating repairs which offset the higher suite owner and carpet cleaning expenses.
    - Higher net contracted services of $40,610 due to higher landscaping expenses for additional landscaping on property, additional security and safety expense for camera repairs and extra security for resident safety and additional elevator expense for service to elevators above what is contracted.
    - Higher net administrative expenses of $54,319 due to initial cost for the firm for general manager search and higher legal expenses.

Capital Expense and Capital Reserve Spending

Budgeted capital expense related to income is $200,000 and is collected monthly from owners. Budgeted capital reserve related income is $712,500 and is also collected monthly from owners.

In October $37,699 was spent on capital expenses and $20,036 was spent on capital reserve. Year-to-date, $124,052 was spent on annual capital and $242,586 was spent on capital reserve.

For more details on categories of expense/spending, see page 9 of the financial packet.

Balance Sheet and Liquidity

Our ability to fund operations, capital expenses and reserve expenses are a function of cash on hand, accounts receivable (A/R) from Owners and additional income to be assessed to Owners for the remainder of the year.

At the end of October, cash was $635,193, of which $103,462 was operational cash, $60,899 annual capital cash, $365,667 was capital reserve cash and the remainder was loan escrow. Operating cash flow will be rectified when we ultimately collect on A/R balances.

At the end of October, net accounts receivable was $25,386, of which $55,263 are accounts receivable from owners. We also had $40,000 in allowance for credit losses which was established at the end of 2024. This $40,000 was used for the shortfall in recovering A/R from unit 13609-3A that was sold in sheriff sale on 07/07/2025. Details on the aging of our accounts receivable can be found on page 10 of the financial packet.

Moreland Courts Condominium Association
Balance Sheet
As of October 31, 2025

	Amount as of 10/31/2025	Amount as of 12/31/2024	$ Change
ASSETS			
Cash			
1007 Capital Reserve	365,667	332,860	32,807
1013 NCB Loan Escrow Account	105,165	104,268	897
1015 Operating	103,062	47,229	55,834
1018 Annual Capital	60,899	809	60,089
1040 Petty Cash	400	400	-
Total Cash	635,193	485,566	149,627
Accounts Receivable			
1200 Accounts Receivable			
1201 Accounts Receivable-Other	3,488	3,488	-
1200 Other Accounts Receivable	25,386	98,404	(73,018)
1200 Total Accounts Receivable	28,874	101,892	(73,018)
1250 Allowance for Credit Losses	-	(40,000)	40,000
Total Accounts Receivable	28,874	61,892	(33,018)
Other Current Asset			
1300 PREPAID EXPENSES			
1310 Employee Advances	19,657	11,236	8,421
1320 Prepaid Elevator Inspections	12,132	18,595	(6,462)
1325 Prepaid Maintenance Contract	8,470	2,802	5,668
1330 Prepaid Hospitalization	8,185	-	8,185
1340 Prepaid Insurance	49,086	41,812	7,274
1350 Prepaid Legal Fees	2,975	1,125	1,850
1360 Prepaid Taxes	668	-	668
1370 Prepaid Workers Comp	400	315	85
1300 Other PREPAID EXPENSES	3,139	3,139	-
1300 Total PREPAID EXPENSES	104,712	79,024	25,688
Total Other Current Asset	104,712	79,024	25,688
Fixed Asset			
1700 Furniture & Fixtures	34,890	41,375	(6,484)
1750 A/D - Furniture & Fixtures	(34,890)	(34,890)	-
1775 Machinery & Equipment	86,349	79,865	6,484
1776 A/D - Machinery & Equipment	(70,957)	(65,918)	(5,038)
1800 Automobile & Trucks	32,058	32,058	-
1850 A/D - Automobile & Trucks	(32,058)	(32,058)	-
1860 4X2 Cub Cadet	21,384	21,384	-
1865 A/D - 4X2 Cub Cadet	(21,384)	(21,384)	-
Total Fixed Asset	15,392	20,431	(5,038)
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	392,831	392,831	-
Total Other Asset	428,492	428,492	-
TOTAL ASSETS	**1,212,663**	**1,075,403**	**137,259**

Moreland Courts Condominium Association
Balance Sheet
As of October 31, 2025

LIABILITIES & EQUITY			
Liabilities			
Accounts Payable			
2000 A/P - Operational	56,121	33,245	22,876
2020 A/P - Annual Capital	7,287	(10,188)	17,475
2030 A/P - Capital Reserve	(543)	4,443	(4,986)
Total Accounts Payable	62,865	27,500	35,365
Other Current Liability			
2100 Security Deposits	3,518	3,878	(360)
2300 Accrued Misc Expense	80	-	80
2320 Accrued Payroll	50,973	50,973	-
2400 Christmas Fund Payable	11,712	8,643	3,069
2410 Centennial Celebration	165	165	-
2415 Centennial History Project Fund Payable	1,341	1,296	45
2405 Centennial Tree Donation	70	970	(900)
2425 Champagne Celebration Fund	15	-	15
Total Other Current Liability	67,874	65,925	1,950
Long Term Liability			
2485 NCB Elevator Rehab Loan	1,129,446	1,388,840	(259,394)
2500 NCB Loan Payable 60 Month	392,765	392,765	-
2700 Due To/From Moreland TCP-MstrPL	31,359	28,853	2,506
Total Long Term Liability	1,553,571	1,810,458	(256,888)
Total Liabilities	1,684,310	1,903,883	(219,574)
Equity			
3200 Owners Equity	(828,480)	(1,246,850)	418,370
3900 Net Income	356,833	418,370	(61,537)
Total Equity	(471,647)	(828,480)	356,833
TOTAL LIABILITIES & EQUITY	**1,212,663**	**1,075,403**	**137,259**

Moreland Courts Condominium Association, Inc.
Statement of Equity
As of October 31, 2025

	Operational	Guest Suite	Annual Capital	Reserve Fund	Total
Balance January 1, 2025	685,484	3,301	(15,874)	(1,501,391)	(828,480)
Income	2,547,078	15,375	166,667	593,751	3,322,871
Interest	1,003			2,890	3,892
Operational Expenditures	2,589,619	13,674			(2,603,292)
Capital Expenditures			124,052		(124,052)
Reserve Fund Expenditures				242,586	(242,586)
Transfer to Reserve Fund	0	0	0	0	0
Current Balance	643,945	5,003	26,741	(1,147,336)	(471,647)

	Operational	Guest Suite	Annual Capital	Reserve Fund	Total
Balance January 1, 2025	685,484	3,301	(15,874)	(1,501,391)	(828,480)
Net Change	(41,539)	1,701	42,615	354,055	356,833
Current Balance	643,945	5,003	26,741	(1,147,336)	(471,647)

Moreland Courts Condominium Association, Inc.
Statement of Cash Flows
October 1 through October 31, 2025

	Operational	Loan Escrow	Annual Capital	Reserve Fund	Total
Cash Flows From Operations:					
Net Income	(42,541)				(42,541)
Guest Suite Net Income	1,701				1,701
Capital Assessment			166,667	593,751	760,418
Interest Income	105	897		2,890	3,892
Add:					0
Depreciation	5,038				5,038
Due to/from funds	59,375			(59,375)	0
Changes in Working Capital:					0
					0
Assets - (increase)/decrease:					0
Accounts Receivable - Owners, net	33,018				33,018
Prepaid Expenses	(25,688)				(25,688)
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	22,876				22,876
Accounts Payable - Capital			17,475		17,475
Accounts Payable - Reserve				(4,986)	(4,986)
Accrued Payroll & Related Taxes					0
Security Deposits	(360)				(360)
Accrued Water & Sewer					0
Christmas Fund Payable	3,069				3,069
Accrued Natural Gas					0
Accrued Other Expenses	(760)				(760)
Deferred Interest Assessment					0
Deferred Revenue					0
Debt Service payments					0
Default Contingency					0
Elevator Acceleration - NCB Loan				(256,888)	(256,888)
Funds held for Debt Payoff NCB					0
Net Cash provided/(used) by activities	55,834	897	184,142	275,392	516,265
Capital expenditures			(124,052)	(242,586)	(366,638)
Cash Transfer - Year End Surplus					0
Net increase/(decrease) in Cash	55,834	897	60,090	32,807	149,627
Balance January 1, 2025	47,629	104,268	809	332,860	485,566
Balance October 31, 2025	103,462	105,165	60,899	365,666	635,193
bal sheet	103,462	105,165	60,899	365,667	635,193

Moreland Courts Condominium Association
Profit & Loss Budget Performance
October 2025

	October 2025	Budget	(Under)/Over Budget	Jan-Oct. 2025	Budget	(Under)/Over Budget	Annual Budget
INCOME							
4000 INCOME ACCOUNTS							
4050 Maintenance Fees	196,080	196,080	0	1,960,797	1,960,797	0	2,352,956
4100 Parking Lot Rental Fees	1,900	1,900	-	19,000	19,000	-	22,800
4150 Natural Gas Surcharge	20,271	20,271	(0)	202,708	202,708	(0)	243,250
4175 Insurance Surcharge	15,713	15,713	0	157,130	157,130	0	188,556
4200 Garage Parking Fees	14,583	15,640	(1,058)	150,330	156,400	(6,070)	187,680
4300 Late Fees	400	333	67	2,400	3,333	(933)	4,000
4400 Common Area Rental Fees	217	217	-	2,170	2,170	-	2,604
4500 Patio Fees	2,551	2,396	155	24,579	23,958	620	28,750
4600 In Suite Repair Income	2,783	706	2,078	14,251	12,350	1,902	17,055
4700 Garage Services	320	1,000	(680)	3,440	10,000	(6,560)	12,000
4800 Total Miscellaneous Income	1,002	1,250	(248)	10,273	12,500	(2,227)	15,000
4000 Total INCOME ACCOUNTS	**255,819**	**255,505**	**314**	**2,547,078**	**2,560,346**	**(13,269)**	**3,074,651**
4900 Bank Interest Income	0	-	0	0	-	0	
4988 Loan Escrow Interest Income	91	-	91	897	-	897	
5005 Returned Check Charges	35	-	35	105	-	105	
	255,945	255,505	440	2,548,080	2,560,346	(12,266)	3,074,651
9550 Other Guest Suite	1,375	1,563	(188)	15,375	15,625	(250)	18,750
9550 Total Guest Suite	1,375	1,563	(188)	15,375	15,625	(250)	18,750
TOTAL INCOME	**257,320**	**257,068**	**252**	**2,563,455**	**2,575,971**	**(12,516)**	**3,093,401**

	October 2025	Budget	Under/(Over) Budget	Jan-Oct. 2025	Budget	Under/(Over) Budget	Annual Budget
EXPENSE							
4999 Uncollectible Accounts Expense	-	2,500	2,500	46,164	25,000	(21,164)	30,000
5000 WAGES							
5020 WAGES:Housekeeping Wages (4)	10,982	13,554	2,572	131,753	149,096	17,343	176,204
5040 WAGES:SwitchBoard (3)	5,036	4,434	(602)	57,992	48,776	(9,217)	57,644
5100 WAGES:Garage/Valet Wages (6)	13,846	14,500	654	149,725	159,501	9,776	188,501
5320 WAGES:Management Staff	26,063	27,574	1,512	285,987	303,319	17,332	358,467
5440 WAGES:Security Wages	23,186	24,302	1,116	274,173	267,327	(6,846)	315,932
5480 WAGES:Maintenance Wages (5)	15,525	16,847	1,322	178,545	184,812	6,267	219,005
5000 Total WAGES	**94,639**	**101,212**	**6,572**	**1,078,176**	**1,112,831**	**34,655**	**1,315,755**
5500 EMPLOYEE BENEFITS							
5520 Hospitalization	16,509	20,036	3,527	163,440	200,359	36,920	240,431
5600 Total Payroll Taxes	7,379	8,502	1,123	87,182	93,477	6,296	110,523
5700 EMPLOYEE BENEFITS:Workers Compens	-	1,167	1,167	9,002	11,667	2,664	14,000
5900 EMPLOYEE BENEFITS:Uniforms	-	333	333	4,920	3,333	(1,587)	4,000
5500 Total EMPLOYEE BENEFITS	**23,888**	**30,038**	**6,150**	**264,544**	**308,837**	**44,293**	**368,954**
6000 UTILITIES							
6020 Electricity-Common Area	4,911	4,672	(238)	49,895	48,473	(1,422)	58,401
6120 Natural Gas-Heating	3,627	10,000	6,373	167,324	155,975	(11,349)	206,750
6140 Natural Gas-Hot Water & Dryers	2,447	3,042	595	29,320	30,417	1,097	36,500
6200 Water	5,555	4,917	(638)	54,044	49,167	(4,877)	59,000
6300 Sewer	9,020	9,802	782	102,903	98,017	(4,886)	117,620
6000 Total UTILITIES	**25,559**	**32,432**	**6,873**	**403,486**	**382,048**	**(21,438)**	**478,271**

	October 2025	Budget	Under/(Over) Budget	Jan-Oct. 2025	Budget	Under/(Over) Budget	Annual Budget
6500 MAINT & REPAIRS							
6520 Electrical Maint & Repairs	-	333	333	649	3,333	2,685	4,000
6540 Plumbing Maint & Repairs	1,220	2,500	1,280	14,196	25,000	10,804	30,000
6580 Boiler Maint & Repairs (Heating	220	2,500	2,280	17,642	30,000	12,358	35,000
6590 Garage Supplies (Car Wash)	-	71	71	438	708	271	850
6600 Housekeeping Supplies	1,022	667	(355)	7,962	6,667	(1,295)	8,000
6605 Keys & Locks	-	92	92	3,461	917	(2,545)	1,100
6610 De-Icing Agent	-	667	667	2,770	2,667	(103)	4,000
6620 Vehicle and Fuel	85	333	249	3,886	3,333	(552)	4,000
6640 Total Maint, Supplies, Cleaning	1,023	1,667	644	21,442	16,667	(4,776)	20,000
6680 Interior Paint Supplies	268	433	165	2,560	4,333	1,773	5,200
6700 Misc. Contractor Repairs	184	358	175	367	3,583	3,216	4,300
6720 Roof Repairs	-	-	-	1,168	-	(1,168)	
6740 Suite Owner Repairs	6,225	583	(5,642)	18,001	5,833	(12,168)	7,000
6800 Carpet Cleaning/Repairs	6,569	-	(6,569)	6,671	3,750	(2,921)	7,500
6820 Misc. Equipment and Repair	-	542	542	1,489	5,417	3,928	6,500
6830 Dryers	-	133	133	-	1,333	1,333	1,600
6900 Tools/Equipment	-	875	875	6,418	8,750	2,332	10,500
6500 Total MAINT & REPAIRS	**16,814**	**11,754**	**(5,060)**	**109,121**	**122,292**	**13,171**	**149,550**
6950 Major Repairs	**-**	**3,000**	**3,000**	**7,971**	**22,500**	**14,529**	25,000
7000 CONTRACTED SERVICES							
7100 Landscaping	8,549	7,673	(876)	81,905	76,734	(5,171)	92,081
7110 Landscaping - Addt'l	208	-	(208)	5,012	-	(5,012)	-
7115 Landscaping - Grounds Committee	-	-	-	60	-	(60)	
7120 Landscaping - Irrigation	-	-	-	4,377	7,500	3,123	9,000
7130 Landscaping - Fertilization	-	292	292	311	2,917	2,606	3,500
7200 Security/Fire Safety	-	250	250	16,591	12,060	(4,531)	12,560
7210 Security - Additional	-	-	-	22,334	-	(22,334)	3,500
7300 Exterminating	579	292	(287)	2,843	2,917	74	
7310 Exterminating - Additional	-	-	-	427	-	(427)	
7400 Waste Removal & Recycling	2,572	3,125	553	21,067	20,850	(217)	24,500
7410 Waste Removal - Additional	625	-	(625)	1,875	-	(1,875)	
7500 Cable TV/Internet	10,937	10,625	(312)	108,855	106,250	(2,605)	127,500
7600 Elevator	7,379	7,917	538	72,871	79,167	6,296	95,000
7610 Elevator - Additional	-	-	-	11,040	-	(11,040)	-
7800 Window Cleaning	-	-	-	2,220	1,950	(270)	3,900
7850 Boiler Maintenance	700	783	83	7,000	7,833	833	9,400
7000 Total CONTRACTED SERVICES	**31,548**	**30,957**	**(591)**	**358,788**	**318,178**	**(40,610)**	**380,941**

	October 2025	Budget	Under/(Over) Budget	Jan-Oct. 2025	Budget	Under/(Over) Budget	Annual Budget
8000 ADMIN EXPENSES							
8060 Resident Events	1,040	-	(1,040)	2,512	1,000	(1,512)	10,000
8100 Advertising / New Employee Exp	-	-	-	7,613	-	(7,613)	
8120 ADMIN EXPENSES:Computer Services	907	1,208	301	11,336	12,083	748	14,500
8140 ADMIN EXPENSES: Legal Expense	1,920	708	(1,212)	50,835	7,083	(43,752)	8,500
8160 ADMIN EXPENSES: Audit Expense	-	-	-	14,500	15,000	500	15,000
8170 ADMIN EXPENSES: Consulting Fees	-	63	63	-	625	625	750
8180 ADMIN EXPENSES: Bookkeeping/Accounti	609	646	37	6,091	6,458	367	7,750
8200 ADMIN EXPENSES:Telephone Expense	2,459	1,518	(941)	16,796	15,179	(1,617)	18,215
8250 ADMIN EXPENSES:Permits	-	550	550	478	5,150	4,672	6,300
8300 Total ADMIN EXPENSES:Insurance	17,060	15,713	(1,347)	160,455	157,130	(3,325)	188,556
8400 ADMIN EXPENSES:Other Taxes	339	-	(339)	3,062	1,000	(2,062)	1,000
8440 ADMIN EXPENSES:Payroll Charges	2,290	1,379	(911)	17,068	13,788	(3,280)	16,545
8450 ADMIN EXPENSES:Marketing Expense	-	42	42	-	417	417	500
8460 ADMIN EXPENSES:Office Admin & Supplie	1,726	2,125	399	18,252	21,250	2,998	25,500
8461 ADMIN EXPENSES:Bank Service Charge	76	167	90	965	1,667	702	2,000
8470 Total ADMIN EXPENSES:Postage & Shippi	566	533	(32)	6,368	5,333	(1,035)	6,400
8480 ADMIN EXPENSES:Depreciation Expense	504	389	(115)	5,038	3,887	(1,152)	4,664
8000 Total ADMIN EXPENSES	**29,496**	**25,040**	**(4,456)**	**321,369**	**267,050**	**(54,319)**	**326,180**
9560 Other Guest Suite Expenses	1,299	1,563	264	13,674	15,625	1,951	18,750
9560 Total Guest Suite Expenses	1,299	1,563	264	13,674	15,625	1,951	**18,750**
TOTAL EXPENSE	**223,243**	**238,495**	**15,252**	**2,603,292**	**2,574,360**	**(28,932)**	**3,093,401**
NET OPERATING INCOME(LOSS)	**34,077**	**18,573**	**15,504**	**(39,837)**	**1,611**	**(41,448)**	**-**
NCB Debt Service Income	25,417	25,417	-	254,167	254,167	-	305,000
NCB Debt Service Expense	25,417	25,417	-	254,167	254,167	-	305,000
Total · Debt Service	-	-	-	-	-	-	-

	October 2025	Budget	Under/(Over) Budget	Jan-Oct. 2025	Budget	Under/(Over) Budget	Annual Budget
OTHER INCOME							
8500 CAPITAL INCOME							
8550 CAPITAL INCOME:Capital Assessment	16,667	16,667	0	166,667	166,667	0	200,000
TOTAL CAPITAL INCOME	**16,667**	**16,667**	**0**	**166,667**	**166,667**	**0**	**200,000**
OTHER EXPENSE							
8650 Annual Capital Expense							
8801 Annual Capital Expense:Landscaping Impro	-	-	-	3,274	-	(3,274)	
8815 Annual Capital Expense: Exterior Renovatio	482	-	(482)	482	-	(482)	
8820 Annual Capital Expense: Gallery Renovatioı	2,355	-	(2,355)	6,073	-	(6,073)	
8822 Annual Capital Expense:Laundry Room Rer	-	-	-	787	-	(787)	
8850 Annual Capital Expense:Suite Owner Major	-	-	-	2,600	-	(2,600)	
8859 Annual Capital Expense: Back Line Doors	1,018	-	(1,018)	1,018	-	(1,018)	
8860 Annual Capital Expense: Entrances & Lighti	16,078	-	(16,078)	50,877	-	(50,877)	
8920 Annual Capital Expense: Electrical Major Re	7,482	-	(7,482)	15,300	-	(15,300)	
8930 Annual Capital Expense: Marble Restoratioı	10,284	-	(10,284)	19,170	-	(19,170)	
8802 Annual Capital Expense: Consulting	-	-	-	147	-	(147)	
8949 Annual Capital Expense: Building 12 Renov	-	-	-	24,324	-	(24,324)	
8650 Other Annual Capital Expense	-	-	-	-	-	-	
8650 Total Annual Capital Expense	**37,699**	**16,667**	**(21,033)**	**124,052**	**166,667**	**42,615**	200,000
NET INCOME ANNUAL CAPITAL	**(21,033)**	-	**(21,033)**	**42,615**	-	**42,615**	-
8575 CAPITAL INCOME:RESERVE FUND	59,375	59,375	250	593,751	593,750	251	712,500
8600 CAPITAL INCOME:Interest Income	317	-	317	2,890	-	2,890	-
TOTAL RESERVE INCOME	**59,692**	**59,375**	**567**	**596,641**	**593,750**	**3,141**	**712,500**
9110 Capital Reserve							
9107 Reserve - Masonry & Lintel	-	-	-	13,280	-	(13,280)	
9106 Reserve - Hot Water Tanks	-	-	-	13,376	-	(13,376)	
9105 Total Reserve - Elevator Rehab	5,153	-	(5,153)	59,627	-	(59,627)	
9116 Reserve - Fire Stairs	2,028	-	(2,028)	6,734	-	(6,734)	
9118 Reserve - Security System	8,830	-	(8,830)	12,122	-	(12,122)	
9125 Reserve - Grounds Repair & Restoration	2,404	-	(2,404)	18,599	-	(18,599)	
9150 Total Reserve - Other	-	-	-	592	-	(592)	
9121 Reserve - Major Heating System Repairs	1,621	-	(1,621)	89,835	-	(89,835)	
9123 Reserve - Major Plumbing Repairs	-	-	-	28,422	-	(28,422)	
9110 Other Capital Reserve	-	-	-	-	-	-	**712,500**
9110 Total Capital Reserve	**20,036**	**59,375**	**39,339**	**242,586**	**593,750**	**351,164**	-
TOTAL OTHER EXPENSE	**39,656**	-	**39,656**	**354,055**	-	**354,055**	
NET INCOME	**52,700**	**18,573**	**34,127**	**356,833**	**1,611**	**355,222**	-