



MORELAND COURTS
Sophisticated Living in an Architectural Landmark

Management Financial Report
December 2025

Profit and Loss Statement

Net operating loss for December was \$34,301, \$27,872 unfavorable to budget.

- Total income for December was \$254,971, \$3,097 unfavorable to budget.
- Total expenses for December were \$289,272, \$24,776 over budget. The main contributors of higher expenses relative to budget were:
 - Higher net wages and employee benefits of \$19,583 due to a one-time management bonus and lower hospitalization due to changes in personnel coverage.
 - Higher net administrative expenses of \$5,314 due to general manager search expense.

Net operating loss for December year-to-date was \$65,524, \$65,524 unfavorable to budget.

- Total income was \$3,074,106, \$19,295 unfavorable to budget.
- Total expenses were \$3,139,631, \$46,230 over budget. The main contributors of higher expenses relative to budget were:
 - Higher expense for uncollectible accounts in the amount of \$16,164 due to loss from Sheriff Sale of unit 13609-3A and uncollectible legal fees.
 - Lower net wages and employee benefits of \$69,667 due to staff shortages and a credit adjustment for hospitalization due to changes in personnel coverage.
 - Higher net utilities by \$31,941 due to higher natural gas costs with more usage of the boilers.
 - Lower net maintenance and repairs and major repairs of \$35,025 due to lower plumbing and heating repairs which offset the higher suite owner expenses.
 - Higher net contracted services of \$41,907 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 \$63,234 due to initial cost for the firm for general manager search and higher legal expenses.



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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 December \$3,415 was spent on capital expenses and \$75,655 was spent on capital reserve. Year-to-date, \$162,839 was spent on annual capital which results in the remaining balance being moved to a deferred revenue account on the balance sheet in the amount of 37,161. Year-to date, \$345,188 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 December, cash was \$561,560, of which \$74,248 was operational cash, \$47,856 annual capital cash, \$334,133 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 December, net accounts receivable was \$28,262, of which \$62,625 are accounts receivable from owners. We have one owner that currently has a lien and another that has established a plan to resolve their past due balance. 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 December 31, 2025

	Amount as of 12/31/2025	Amount as of 12/31/2024	\$ Change
ASSETS			
Cash			
1007 Capital Reserve	334,133	332,860	1,273
1013 NCB Loan Escrow Account	105,323	104,268	1,055
1015 Operating	73,848	47,229	26,620
1018 Annual Capital	47,856	809	47,047
1040 Petty Cash	400	400	-
Total Cash	561,560	485,566	75,995
Accounts Receivable			
1200 Accounts Receivable			
1201 Accounts Receivable-Other	3,488	3,488	-
1200 Other Accounts Receivable	28,262	98,404	(70,142)
1200 Total Accounts Receivable	31,750	101,892	(70,142)
1250 Allowance for Credit Losses	-	(40,000)	40,000
Total Accounts Receivable	31,750	61,892	(30,142)
Other Current Asset			
1300 PREPAID EXPENSES			
1310 Employee Advances	19,600	11,236	8,364
1320 Prepaid Elevator Inspections	19,511	18,595	917
1325 Prepaid Maintenance Contract	2,913	2,802	112
1340 Prepaid Insurance	46,734	41,812	4,922
1350 Prepaid Legal Fees	2,725	1,125	1,600
1370 Prepaid Workers Comp	400	315	85
1300 Other PREPAID EXPENSES	3,139	3,139	-
1300 Total PREPAID EXPENSES	95,022	79,024	15,999
Total Other Current Asset	95,022	79,024	15,999
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	(72,555)	(65,918)	(6,637)
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	13,794	20,431	(6,637)
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	1,130,618	1,075,403	55,214

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

	Amount as of 12/31/2025	Amount as of 12/31/2024	\$ Change
LIABILITIES & EQUITY			
Liabilities			
Accounts Payable			
2000 A/P - Operational	77,977	33,245	44,732
2020 A/P - Annual Capital	(302)	(10,188)	9,886
2030 A/P - Capital Reserve	3,800	4,443	(643)
Total Accounts Payable	81,475	27,500	53,975
Other Current Liability			
2100 Security Deposits	5,878	3,878	2,000
2320 Accrued Payroll	25,629	50,973	(25,344)
2400 Christmas Fund Payable	1,046	8,643	(7,597)
2576 Deferred Revenue - Capital	37,161	-	37,161
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	107	-	107
Total Other Current Liability	71,396	65,925	5,472
Long Term Liability			
2485 NCB Elevator Rehab Loan	1,076,168	1,388,840	(312,672)
2500 NCB Loan Payable 60 Month	392,765	392,765	-
2700 Due To/From Moreland TCP-MstrPL	32,027	28,853	3,173
Total Long Term Liability	1,500,960	1,810,458	(309,499)
Total Liabilities	1,653,831	1,903,883	(250,052)
Equity			
3200 Owners Equity	(828,480)	(1,246,850)	418,370
3900 Net Income	305,266	418,370	(113,104)
Total Equity	(523,214)	(828,480)	305,266
TOTAL LIABILITIES & EQUITY	1,130,618	1,075,403	55,214

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

	<u>Operational</u>	<u>Guest Suite</u>	<u>Annual Capital</u>	<u>Reserve Fund</u>	<u>Total</u>
Balance January 1, 2025	685,484	3,301	(15,874)	(1,501,391)	(828,480)
Income	3,055,062	17,875	162,839	712,502	3,948,277
Interest	1,170			3,476	4,646
Operational Expenditures	3,123,205	16,426			(3,139,631)
Capital Expenditures			162,839		(162,839)
Reserve Fund Expenditures				345,188	(345,188)
Transfer to Reserve Fund	0	0	0	0	0
Current Balance	<u>618,511</u>	<u>4,751</u>	<u>(15,874)</u>	<u>(1,130,601)</u>	<u>(523,214)</u>

	<u>Operational</u>	<u>Guest Suite</u>	<u>Annual Capital</u>	<u>Reserve Fund</u>	<u>Total</u>
Balance January 1, 2025	685,484	3,301	(15,874)	(1,501,391)	(828,480)
Net Change	<u>(66,974)</u>	<u>1,449</u>	<u>0</u>	<u>370,790</u>	<u>305,266</u>
Current Balance	<u>618,511</u>	<u>4,751</u>	<u>(15,874)</u>	<u>(1,130,601)</u>	<u>(523,214)</u>

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

	<u>Operational</u>	<u>Loan Escrow</u>	<u>Annual Capital</u>	<u>Reserve Fund</u>	<u>Total</u>
Cash Flows From Operations:					
Net Income	(68,133)				(68,133)
Guest Suite Net Income	1,449				1,449
Capital Assessment			162,839	712,502	875,341
Interest Income	105	1,055		3,476	4,636
Add:					0
Depreciation	6,637				6,637
Due to/from funds	59,375			(59,375)	0
Changes in Working Capital:					0
					0
Assets - (increase)/decrease:					0
Accounts Receivable - Owners, net	30,142				30,142
Prepaid Expenses	(15,999)				(15,999)
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	44,732				44,732
Accounts Payable - Capital			9,886		9,886
Accounts Payable - Reserve				(643)	(643)
Accrued Payroll & Related Taxes	(25,344)				(25,344)
Security Deposits	2,000				2,000
Accrued Water & Sewer					0
Christmas Fund Payable	(7,597)				(7,597)
Accrued Natural Gas					0
Accrued Other Expenses	(748)		37,161		36,413
Deferred Interest Assessment					0
Deferred Revenue					0
Debt Service payments					0
Default Contingency					0
Elevator Acceleration - NCB Loan				(309,499)	(309,499)
Funds held for Debt Payoff NCB					0
Net Cash provided/(used) by activities	26,620	1,055	209,886	346,461	584,021
Capital expenditures			(162,839)	(345,188)	(508,027)
Cash Transfer - Year End Surplus					0
Net increase/(decrease) in Cash	26,620	1,055	47,047	1,274	75,995
Balance January 1, 2025	47,629	104,268	809	332,860	485,566
Balance December 31, 2025	<u>74,248</u>	<u>105,323</u>	<u>47,856</u>	<u>334,134</u>	<u>561,560</u>
bal sheet	74,248	105,323	47,856	334,133	561,560

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

December 2025

	<u>December 2025</u>	<u>Budget</u>	<u>(Under)/Over Budget</u>	<u>Jan-Dec. 2025</u>	<u>Budget</u>	<u>(Under)/Over Budget</u>	<u>Annual Budget</u>
INCOME							
4000 INCOME ACCOUNTS							
4050 Maintenance Fees	196,080	196,080	0	2,352,956	2,352,956	0	2,352,956
4100 Parking Lot Rental Fees	1,900	1,900	-	22,800	22,800	-	22,800
4150 Natural Gas Surcharge	20,271	20,271	(0)	243,250	243,250	(0)	243,250
4175 Insurance Surcharge	15,713	15,713	0	188,556	188,556	0	188,556
4200 Garage Parking Fees	14,498	15,640	(1,143)	179,356	187,680	(8,324)	187,680
4300 Late Fees	200	333	(133)	3,200	4,000	(800)	4,000
4400 Common Area Rental Fees	217	217	-	2,604	2,604	-	2,604
4500 Patio Fees	2,551	2,396	155	29,680	28,750	930	28,750
4600 In Suite Repair Income	1,388	1,706	(317)	16,884	17,055	(171)	17,055
4700 Garage Services	120	1,000	(880)	3,740	12,000	(8,260)	12,000
4800 Total Miscellaneous Income	831	1,250	(419)	12,035	15,000	(2,965)	15,000
4000 Total INCOME ACCOUNTS	253,768	256,505	(2,737)	3,055,062	3,074,651	(19,589)	3,074,651
4900 Bank Interest Income	0	-	0	0	-	0	0
4988 Loan Escrow Interest Income	78	-	78	1,065	-	1,065	1,065
5005 Returned Check Charges	-	-	-	105	-	105	105
	253,846	256,505	(2,659)	3,056,231	3,074,651	(18,420)	3,074,651
9550 Guest Suite							
9550 Other Guest Suite	1,125	1,563	(438)	17,875	18,750	(875)	18,750
9550 Total Guest Suite	1,125	1,563	(438)	17,875	18,750	(875)	18,750
TOTAL INCOME	254,971	258,068	(3,097)	3,074,106	3,093,401	(19,295)	3,093,401

	December 2025	Budget	Under/(Over) Budget	Jan-Dec. 2025	Budget	Under/(Over) Budget	Annual Budget
EXPENSE							
4999 Uncollectible Accounts Expense	-	2,500	2,500	46,164	30,000	(16,164)	30,000
5000 WAGES							
5020 WAGES:Housekeeping Wages (4)	11,865	13,554	1,689	156,177	176,204	20,027	176,204
5040 WAGES:SwitchBoard (3)	4,045	4,434	389	67,490	57,644	(9,846)	57,644
5100 WAGES:Garage/Valet Wages (6)	17,642	14,500	(3,142)	181,426	188,501	7,075	188,501
5320 WAGES:Management Staff	47,917	27,574	(20,343)	359,967	358,467	(1,499)	358,467
5440 WAGES:Security Wages	27,707	24,302	(3,405)	324,938	315,932	(9,006)	315,932
5480 WAGES:Maintenance Wages (5)	16,038	17,347	1,308	209,337	219,005	9,668	219,005
5000 Total WAGES	125,216	101,712	(23,504)	1,299,335	1,315,755	16,420	1,315,755
5500 EMPLOYEE BENEFITS							
5520 Hospitalization	16,527	20,036	3,509	196,640	240,431	43,791	240,431
5600 Total Payroll Taxes	7,957	8,544	587	102,599	110,523	7,924	110,523
5700 EMPLOYEE BENEFITS:Workers Compensation	1,675	1,167	(509)	10,677	14,000	3,323	14,000
5900 EMPLOYEE BENEFITS:Uniforms	-	333	333	5,790	4,000	(1,790)	4,000
5500 Total EMPLOYEE BENEFITS	26,159	30,080	3,921	315,707	368,954	53,247	368,954
6000 UTILITIES							
6020 Electricity-Common Area	5,607	5,256	(351)	60,870	58,401	(2,469)	58,401
6120 Natural Gas-Heating	40,458	29,375	(11,083)	238,205	206,750	(31,455)	206,750
6140 Natural Gas-Hot Water & Dryers	3,651	3,042	(609)	35,790	36,500	710	36,500
6200 Water	1,295	4,917	3,621	60,615	59,000	(1,615)	59,000
6300 Sewer	2,395	9,802	7,407	114,732	117,620	2,888	117,620
6000 Total UTILITIES	53,406	52,391	(1,015)	510,212	478,271	(31,941)	478,271

	December 2025	Budget	Under/(Over) Budget	Jan-Dec. 2025	Budget	Under/(Over) Budget	Annual Budget
6500 MAINT & REPAIRS							
6520 Electrical Maint & Repairs	81	333	252	777	4,000	3,223	4,000
6540 Plumbing Maint & Repairs	-	2,500	2,500	14,319	30,000	15,681	30,000
6580 Boiler Maint & Repairs (Heating)	6,222	2,500	(3,722)	27,386	35,000	7,614	35,000
6590 Garage Supplies (Car Wash)	69	71	2	575	850	275	850
6600 Housekeeping Supplies	809	667	(142)	9,733	8,000	(1,733)	8,000
6605 Keys & Locks	-	92	92	3,461	1,100	(2,361)	1,100
6610 De-Icing Agent	-	667	667	2,770	4,000	1,230	4,000
6620 Vehicle and Fuel	97	333	237	4,358	4,000	(358)	4,000
6640 Total Maint, Supplies, Cleaning	1,767	1,667	(100)	24,532	20,000	(4,532)	20,000
6680 Interior Paint Supplies	146	433	287	3,060	5,200	2,140	5,200
6700 Misc. Contractor Repairs	378	358	(20)	2,425	4,300	1,875	4,300
6720 Roof Repairs	-	-	-	1,168	-	(1,168)	-
6740 Suite Owner Repairs	1,601	583	(1,017)	19,602	7,000	(12,602)	7,000
6800 Carpet Cleaning/Repairs	-	-	-	6,671	7,500	829	7,500
6820 Misc. Equipment and Repair	2,103	542	(1,561)	3,592	6,500	2,908	6,500
6830 Dryers	-	133	133	-	1,600	1,600	1,600
6900 Tools/Equipment	541	875	334	7,124	10,500	3,376	10,500
6500 Total MAINT & REPAIRS	13,813	11,754	(2,059)	131,554	149,550	17,996	149,550
6950 Major Repairs							
7000 CONTRACTED SERVICES							
7100 Landscaping	8,549	7,673	(876)	99,004	92,081	(6,923)	92,081
7110 Landscaping - Addtl'	142	-	(142)	6,182	-	(6,182)	-
7115 Landscaping - Grounds Committee	-	-	-	60	-	(60)	-
7120 Landscaping - Irrigation	-	750	750	5,077	9,000	3,923	9,000
7130 Landscaping - Fertilization	-	292	292	311	3,500	3,189	3,500
7200 Security/Fire Safety	245	250	5	17,590	12,560	(5,030)	12,560
7210 Security - Additional	-	-	-	22,334	-	(22,334)	-
7300 Exterminating	-	292	292	3,132	3,500	368	3,500
7310 Exterminating - Additional	-	-	-	427	-	(427)	-
7400 Waste Removal & Recycling	1,871	1,825	(46)	25,082	24,500	(582)	24,500
7410 Waste Removal - Additional	-	-	-	1,875	-	(1,875)	-
7500 Cable TV/Internet	10,938	10,625	(313)	130,731	127,500	(3,231)	127,500
7600 Elevator	7,379	7,917	538	87,733	95,000	7,267	95,000
7610 Elevator - Additional	-	-	-	11,040	-	(11,040)	-
7800 Window Cleaning	-	-	-	3,870	3,900	30	3,900
7850 Boiler Maintenance	700	783	83	8,400	9,400	1,000	9,400
7000 Total CONTRACTED SERVICES	29,824	30,407	583	422,848	380,941	(41,907)	380,941

	December 2025	Budget	Under/(Over) Budget	Jan-Dec. 2025	Budget	Under/(Over) Budget	Annual Budget
8000 ADMIN EXPENSES							
8060 Resident Events	13,719	9,000	(4,719)	16,577	10,000	(6,577)	10,000
8100 Advertising / New Employee Exp	8,394	-	(8,394)	16,007	-	(16,007)	-
8120 ADMIN EXPENSES:Computer Services	2,277	1,208	(1,069)	14,762	14,500	(262)	14,500
8140 ADMIN EXPENSES: Legal Expense	(8,875)	708	9,583	45,424	8,500	(36,924)	8,500
8160 ADMIN EXPENSES: Audit Expense	(80)	-	80	14,420	15,000	580	15,000
8170 ADMIN EXPENSES: Consulting Fees	-	63	63	-	750	750	750
8180 ADMIN EXPENSES: Bookkeeping/Accounting Exp	609	646	37	7,309	7,750	441	7,750
8200 ADMIN EXPENSES:Telephone Expense	1,189	1,518	329	19,558	18,215	(1,343)	18,215
8250 ADMIN EXPENSES:Permits	-	600	600	478	6,300	5,822	6,300
8300 Total ADMIN EXPENSES:Insurance	17,058	15,713	(1,345)	194,573	188,556	(6,017)	188,556
8400 ADMIN EXPENSES:Other Taxes	329	-	(329)	3,730	1,000	(2,730)	1,000
8440 ADMIN EXPENSES:Payroll Charges	1,410	1,379	(31)	19,290	16,545	(2,745)	16,545
8450 ADMIN EXPENSES:Marketing Expense	-	42	42	-	500	500	500
8460 ADMIN EXPENSES:Office Admin & Supplies	1,727	2,125	398	22,188	25,500	3,312	25,500
8461 ADMIN EXPENSES:Bank Service Charge	61	167	106	1,132	2,000	868	2,000
8470 Total ADMIN EXPENSES:Postage & Shipping	491	533	42	7,327	6,400	(927)	6,400
8480 ADMIN EXPENSES:Depreciation Expense	1,095	389	(706)	6,637	4,664	(1,973)	4,664
8000 Total ADMIN EXPENSES	39,404	34,090	(5,314)	389,414	326,180	(63,234)	326,180
9560 Other Guest Suite Expenses	1,450	1,563	113	16,426	18,750	2,324	18,750
9560 Total Guest Suite Expenses	1,450	1,563	113	16,426	18,750	2,324	18,750
TOTAL EXPENSE	289,272	264,496	(24,776)	3,139,631	3,093,401	(46,230)	3,093,401
NET OPERATING INCOME(LOSS)	(34,301)	(6,428)	(27,872)	(55,524)	-	(55,524)	-
NCB Debt Service Income	16,237	16,237	-	194,841	194,841	-	194,841
NCB Debt Service Expense	16,237	16,237	-	194,841	194,841	-	194,841
Total - Debt Service	-	-	-	-	-	-	-

	December 2025	Budget	Under/(Over) Budget	Jan-Dec. 2025	Budget	Under/(Over) Budget	Annual Budget
OTHER INCOME							
8500 CAPITAL INCOME							
8550 CAPITAL INCOME:Capital Assessment	(20,494)	16,667	0	162,839	200,000	0	200,000
TOTAL CAPITAL INCOME	(20,494)	16,667	0	162,839	200,000	0	200,000
OTHER EXPENSE							
8650 Annual Capital Expense							
8705 Annual Capital Expense:Other Capital Expense	972	-	972	972	-	972	
8801 Annual Capital Expense:Landscaping Improvements	-	-	-	3,274	-	3,274	
8815 Annual Capital Expense: Exterior Renovations	-	-	-	762	-	762	
8820 Annual Capital Expense: Gallery Renovations	-	-	-	7,985	-	7,985	
8822 Annual Capital Expense:Laundry Room Renovations:	-	-	-	787	-	787	
8850 Annual Capital Expense:Suite Owner Major Repairs	-	-	-	2,600	-	2,600	
8859 Annual Capital Expense: Back Line Doors	81	-	81	1,099	-	1,099	
8860 Annual Capital Expense: Entrances & Lighting	512	-	512	82,494	-	82,494	
8870 Annual Capital Expense:Landmark - Interior Design	-	-	-	1,295	-	1,295	
8920 Annual Capital Expense: Electrical Major Repairs	-	-	-	15,300	-	15,300	
8930 Annual Capital Expense: Marble Restoration	-	-	-	19,170	-	19,170	
8802 Annual Capital Expense: Consulting	1,850	-	1,850	2,777	-	2,777	
8949 Annual Capital Expense: Building 12 Renovations	-	-	-	24,324	-	24,324	
8650 Other Annual Capital Expense	-	-	(16,667)	-	-	(200,000)	
8650 Total Annual Capital Expense	3,415	16,667	(13,252)	162,839	200,000	(37,161)	200,000
NET CAPITAL INCOME (LOSS)	(23,909)	-	(23,909)	-	-	-	-
8575 CAPITAL INCOME:RESERVE FUND	59,375	59,375	0	712,502	712,500	2	712,500
8600 CAPITAL INCOME:Interest Income	294	-	294	3,476	-	3,476	-
TOTAL CAPITAL RESERVE INCOME	59,669	59,375	294	715,978	712,500	3,478	712,500
9110 Capital Reserve							
9107 Reserve - Masonry & Lintel	5,239	-	5,239	18,519	-	18,519	
9106 Reserve - Hot Water Tanks	-	-	-	13,376	-	13,376	
9105 Total Reserve - Elevator Rehab	7,517	-	7,517	72,179	-	72,179	
9116 Reserve - Fire Stairs	-	-	-	6,734	-	6,734	
9117 Reserve - Back Line Doors	1,004	-	1,004	1,004	-	1,004	
9118 Reserve - Security System	-	-	-	12,122	-	12,122	
9125 Reserve - Grounds Repair & Restoration	-	-	-	18,599	-	18,599	
9135 Reserve - Mjir Equip Replacement	-	-	-	6,221	-	6,221	
9150 Total Reserve - Other	-	-	-	592	-	592	
9121 Reserve - Major Heating System Repairs	5,390	-	5,390	110,916	-	110,916	
9123 Reserve - Major Plumbing Repairs	1,243	-	1,243	29,664	-	29,664	
9134 Reserve - West Garage Painting	55,263	-	55,263	55,263	-	55,263	
9110 Other Capital Reserve	-	-	(59,375)	-	-	(712,500)	
9110 Total Capital Reserve	75,655	59,375	16,280	345,188	712,500	(367,312)	712,500
NET RESERVE INCOME(LOSS)	(15,986)	-	(15,986)	370,790	-	370,790	-
NET INCOME	(74,195)	(6,428)	(67,767)	305,266	-	305,266	-

Moreland Courts Condominium Association
A/R Aging Summary
As of December 31, 2025

Condominium	0-30	31-60	61-90	91+	Total	Notes
13715-2A	3,014	3,014	-	17,898	23,926	Lien/Foreclosure
13615-3A	2,132	1,515	-	10,171	13,819	Payment Plan
13805-3A	1,749	1,749	1,639	-	5,137	
13705-1B	2,650	-	-	-	2,650	
13415-10A1	2,532	-	-	-	2,532	
13415-12H2	2,365	-	-	-	2,365	
13415-11D2	2,092	-	-	-	2,092	
13901-6A	2,000	-	-	-	2,000	
13609-1A	1,968	-	-	-	1,968	
SHOPS @ Shaker Squar	-	-	-	1,850	1,850	
13415-11C2	1,664	-	-	-	1,664	
13415-12A1	-	-	-	1,000	1,000	
13609-3B	575	-	-	-	575	
13415-8D2	-	-	-	521	521	
13805-2B	300	-	-	-	300	
13415-12S5	-	60	-	-	60	
13415-12R3	-	47	-	-	47	
13805-1B	-	-	-	20	20	
13415-11H4	0	-	-	-	0	
13415-12E2	-	-	-	0	0	
	23,041	6,385	1,639	31,460	62,525	
13805-1A	-	(12,216)	-	-	(12,216)	
13901-4A	(3,402)	-	-	-	(3,402)	
13515-5B	(3,079)	-	-	-	(3,079)	
13415-9F3	(2,475)	-	-	-	(2,475)	
13415-10E3	(2,046)	-	-	-	(2,046)	
13805-3B	(1,938)	-	-	-	(1,938)	
13605-3A	(1,835)	-	-	-	(1,835)	
13801-1B	(1,771)	-	-	-	(1,771)	
13415-12S5	(1,718)	-	-	-	(1,718)	
13415-7A1	(1,686)	-	-	-	(1,686)	
13415-7B2	(1,601)	-	-	-	(1,601)	
13615-2C	(365)	-	-	-	(365)	
13415-11A1	(72)	-	-	-	(72)	
13615-1A	(59)	-	-	-	(59)	
13415-9E3	-	-	-	(1)	(1)	
13415-8S2	(0)	-	-	-	(0)	
13415-8A1	(0)	-	-	-	(0)	
	(22,046)	(12,216)	-	(1)	(34,263)	
	994	(5,831)	1,639	31,459	28,262	