

MORELAND COURTS
Sophisticated Living in an Architectural Landmark

Management Financial Report
November 2025

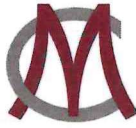
Profit and Loss Statement

Net operating income for November was \$8,228, \$3,411 favorable to budget.

- Total income for November was \$255,680, \$3,682 unfavorable to budget.
- Total expenses for November were \$247,452, \$7,093 under budget. The main contributors of lower expenses relative to budget were:
 - Lower net wages and employee benefits of \$10,301 due to staff shortages and lower hospitalization due to changes in personnel coverage.
 - Higher net utilities by \$9,487 due to higher natural gas costs with higher usage of boilers.
 - Lower net maintenance and repairs of \$6,884 due to offset of carpet cleaning expenses in October.
 - Higher net administrative expenses of \$3,986 due to higher legal expenses.

Net operating loss for November year-to-date was \$31,224, \$37,652 unfavorable to budget.

- Total income was \$2,819,135, \$16,198 unfavorable to budget.
- Total expenses were \$2,850,359, \$21,454 over budget. The main contributors of lower expenses relative to budget were:
 - Higher expense for uncollectible accounts in the amount of \$18,664 due to loss from Sheriff Sale of unit 13609-3A and uncollectible legal fees.
 - Lower net wages and employee benefits of \$89,250 due to staff shortages and a credit adjustment for hospitalization due to changes in personnel coverage.
 - Higher net utilities by \$30,926 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 and major repairs of \$37,084 due to lower plumbing and heating repairs which offset the higher suite owner expenses.
 - Higher net contracted services of \$42,490 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 \$57,920 due to initial cost for the firm for general manager search and higher legal expenses.



MORELAND COURTS
Sophisticated Living in an Architectural Landmark

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 November \$35,372 was spent on capital expenses and \$26,947 was spent on capital reserve. Year-to-date, \$159,424 was spent on annual capital and \$269,533 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 November, cash was \$687,051, of which \$160,244 was operational cash, \$34,332 annual capital cash, \$370,186 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 November, net accounts receivable was \$55,107, of which \$71,799 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 November 30, 2025

	Amount as of 11/30/2025	Amount as of 12/31/2024	\$ Change
ASSETS			
Cash			
1007 Capital Reserve	370,186	332,860	37,326
1013 NCB Loan Escrow Account	122,289	104,268	18,022
1015 Operating	159,844	47,229	112,615
1018 Annual Capital	34,332	809	33,522
1040 Petty Cash	400	400	-
Total Cash	687,051	485,566	201,485
Accounts Receivable			
1200 Accounts Receivable			
1201 Accounts Receivable-Other	3,488	3,488	-
1200 Other Accounts Receivable	55,107	98,404	(43,297)
1200 Total Accounts Receivable	58,595	101,892	(43,297)
1250 Allowance for Credit Losses	-	(40,000)	40,000
Total Accounts Receivable	58,595	61,892	(3,297)
Other Current Asset			
1300 PREPAID EXPENSES			
1310 Employee Advances	20,732	11,236	9,495
1320 Prepaid Elevator Inspections	4,754	18,595	(13,841)
1325 Prepaid Maintenance Contract	5,141	2,802	2,339
1330 Prepaid Hospitalization	4,691	-	4,691
1340 Prepaid Insurance	32,026	41,812	(9,786)
1350 Prepaid Legal Fees	2,850	1,125	1,725
1360 Prepaid Taxes	329	-	329
1370 Prepaid Workers Comp	400	315	85
1300 Other PREPAID EXPENSES	3,139	3,139	-
1300 Total PREPAID EXPENSES	74,060	79,024	(4,963)
Total Other Current Asset	74,060	79,024	(4,963)
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	(71,460)	(65,918)	(5,542)
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	14,889	20,431	(5,542)
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	1,263,086	1,075,403	187,683

Moreland Courts Condominium Association
Balance Sheet
As of November 30, 2025

LIABILITIES & EQUITY

Liabilities

Accounts Payable

2000 A/P - Operational	73,859	33,245	40,614
2020 A/P - Annual Capital	(575)	(10,188)	9,613
2030 A/P - Capital Reserve	(2,508)	4,443	(6,951)

Total Accounts Payable	70,776	27,500	43,276
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Other Current Liability

2100 Security Deposits	4,878	3,878	1,000
2300 Accrued Misc Expense	80	-	80
2320 Accrued Payroll	50,973	50,973	-
2400 Christmas Fund Payable	39,237	8,643	30,594
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	215	-	215

Total Other Current Liability	96,959	65,925	31,034
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Long Term Liability

2485 NCB Elevator Rehab Loan	1,102,867	1,388,840	(285,974)
2500 NCB Loan Payable 60 Month	392,765	392,765	-
2700 Due To/From Moreland TCP-MstrPL	48,738	28,853	19,885

Total Long Term Liability	1,544,369	1,810,458	(266,089)
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Total Liabilities	1,712,105	1,903,883	(191,779)
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Equity

3200 Owners Equity	(828,480)	(1,246,850)	418,370
3900 Net Income	379,461	418,370	(38,909)

Total Equity	(449,018)	(828,480)	379,461
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TOTAL LIABILITIES & EQUITY	1,263,086	1,075,403	187,683
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Moreland Courts Condominium Association, Inc.
Statement of Equity
As of November 30, 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	2,801,294	16,750	183,333	653,126	3,654,503
Interest	1,092			3,183	4,274
Operational Expenditures	2,835,383	14,976			(2,850,359)
Capital Expenditures			159,424		(159,424)
Reserve Fund Expenditures				269,533	(269,533)
Transfer to Reserve Fund	0	0	0	0	0
Current Balance	<u>652,486</u>	<u>5,076</u>	<u>8,035</u>	<u>(1,114,615)</u>	<u>(449,018)</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>(32,998)</u>	<u>1,774</u>	<u>23,909</u>	<u>386,776</u>	<u>379,461</u>
Current Balance	<u>652,486</u>	<u>5,076</u>	<u>8,035</u>	<u>(1,114,615)</u>	<u>(449,018)</u>

Moreland Courts Condominium Association, Inc.
Statement of Cash Flows
November 1 through November 30, 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	(34,090)				(34,090)
Guest Suite Net Income	1,774				1,774
Capital Assessment			183,333	653,126	836,460
Interest Income	105	987		3,183	4,274
Add:					0
Depreciation	5,542				5,542
Due to/from funds	59,375			(59,375)	0
Changes in Working Capital:					0
					0
Assets - (increase)/decrease:					0
Accounts Receivable - Owners, net	3,297				3,297
Prepaid Expenses	4,963				4,963
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	40,614				40,614
Accounts Payable - Capital			9,613		9,613
Accounts Payable - Reserve				(6,951)	(6,951)
Accrued Payroll & Related Taxes					0
Security Deposits	1,000				1,000
Accrued Water & Sewer					0
Christmas Fund Payable	30,594				30,594
Accrued Natural Gas					0
Accrued Other Expenses	(560)				(560)
Deferred Interest Assessment					0
Deferred Revenue					0
Debt Service payments					0
Default Contingency					0
Elevator Acceleration - NCB Loan				(283,124)	(283,124)
Funds held for Debt Payoff NCB		17,035			17,035
Net Cash provided/(used) by activities	112,615	18,022	192,946	306,859	630,442
Capital expenditures			(159,424)	(269,533)	(428,957)
Cash Transfer - Year End Surplus					0
Net increase/(decrease) in Cash	112,615	18,022	33,522	37,326	201,485
Balance January 1, 2025	47,629	104,268	809	332,860	485,566
Balance November 30, 2025	<u>160,244</u>	<u>122,290</u>	<u>34,331</u>	<u>370,186</u>	<u>687,051</u>
bal sheet	160,244	122,289	34,332	370,186	687,051

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

November 2025

	<u>November 2025</u>	<u>Budget</u>	<u>(Under)/Over Budget</u>	<u>Jan-Nov. 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	2,156,876	2,156,876	0	2,352,956
4100 Parking Lot Rental Fees	1,900	1,900	-	20,900	20,900	-	22,800
4150 Natural Gas Surcharge	20,271	20,271	(0)	222,979	222,979	(0)	243,250
4175 Insurance Surcharge	15,713	15,713	0	172,843	172,843	0	188,556
4200 Garage Parking Fees	14,529	15,640	(1,111)	164,859	172,040	(7,181)	187,680
4300 Late Fees	600	333	267	3,000	3,667	(667)	4,000
4400 Common Area Rental Fees	217	217	-	2,387	2,387	-	2,604
4500 Patio Fees	2,551	2,396	155	27,129	26,354	775	28,750
4600 In Suite Repair Income	1,245	3,000	(1,755)	15,496	15,350	147	17,055
4700 Garage Services	180	1,000	(820)	3,620	11,000	(7,380)	12,000
4800 Total Miscellaneous Income	931	1,250	(319)	11,204	13,750	(2,546)	15,000
4000 Total INCOME ACCOUNTS	254,216	257,800	(3,584)	2,801,294	2,818,146	(16,852)	3,074,651
4900 Bank Interest Income	0	-	0	0	-	0	
4988 Loan Escrow Interest Income	89	-	89	986	-	986	
5005 Returned Check Charges	-	-	-	105	-	105	
9550 Other Guest Suite	254,305	257,800	(3,494)	2,802,385	2,818,146	(15,760)	3,074,651
9550 Total Guest Suite	1,375	1,563	(188)	16,750	17,188	(438)	18,750
	1,375	1,563	(188)	16,750	17,188	(438)	18,750
TOTAL INCOME	255,680	259,362	(3,682)	2,819,135	2,835,333	(16,198)	3,093,401

EXPENSE	November 2025	Budget	Under/(Over) Budget	Jan.-Nov. 2025	Budget	Under/(Over) Budget	Annual Budget
4999 Uncollectible Accounts Expense	-	2,500	2,500	46,164	27,500	(18,664)	30,000
5000 WAGES							
5020 WAGES:Housekeeping Wages (4)	12,559	13,554	996	144,312	162,650	18,339	176,204
5040 WAGES:SwitchBoard (3)	5,453	4,434	(1,018)	63,445	53,210	(10,235)	57,644
5100 WAGES:Garage/Valet Wages (6)	14,059	14,500	441	163,784	174,001	10,217	188,501
5320 WAGES:Management Staff	26,063	27,574	1,512	312,050	330,893	18,843	358,467
5440 WAGES:Security Wages	23,057	24,302	1,245	297,230	291,630	(5,601)	315,932
5480 WAGES:Maintenance Wages (5)	14,754	16,847	2,093	193,299	201,659	8,360	219,005
5000 Total WAGES	95,944	101,212	5,268	1,174,120	1,214,043	39,924	1,315,755
5500 EMPLOYEE BENEFITS							
5520 Hospitalization	16,674	20,036	3,362	180,113	220,395	40,282	240,431
5600 Total Payroll Taxes	7,460	8,502	1,041	94,642	101,979	7,337	110,523
5700 EMPLOYEE BENEFITS:Workers Compensation	-	1,167	1,167	9,002	12,833	3,831	14,000
5900 EMPLOYEE BENEFITS:Uniforms	870	333	(537)	5,790	3,667	(2,124)	4,000
5500 Total EMPLOYEE BENEFITS	25,004	30,038	5,033	289,548	338,874	49,326	368,954
6000 UTILITIES							
6020 Electricity-Common Area	5,368	4,672	(696)	55,263	53,145	(2,118)	58,401
6120 Natural Gas-Heating	30,422	21,400	(9,022)	197,747	177,375	(20,372)	206,750
6140 Natural Gas-Hot Water & Dryers	2,820	3,042	222	32,140	33,458	1,319	36,500
6200 Water	5,275	4,917	(359)	59,319	54,083	(5,236)	59,000
6300 Sewer	9,434	9,802	368	112,337	107,818	(4,519)	117,620
6000 Total UTILITIES	53,319	43,832	(9,487)	456,806	425,880	(30,926)	478,271

	November 2025	Budget	Under/(Over) Budget	Jan-Nov. 2025	Budget	Under/(Over) Budget	Annual Budget
6500 MAINT & REPAIRS							
6520 Electrical Maint & Repairs	47	333	286	696	3,667	2,971	4,000
6540 Plumbing Maint & Repairs	124	2,500	2,376	14,319	27,500	13,181	30,000
6580 Boiler Maint & Repairs (Heating)	3,522	2,500	(1,022)	21,165	32,500	11,335	35,000
6590 Garage Supplies (Car Wash)	69	71	2	506	779	273	850
6600 Housekeeping Supplies	963	667	(296)	8,924	7,333	(1,591)	8,000
6605 Keys & Locks	-	92	92	3,461	1,008	(2,453)	1,100
6610 De-Icing Agent	-	667	667	2,770	3,333	563	4,000
6620 Vehicle and Fuel	376	333	(43)	4,262	3,667	(595)	4,000
6640 Total Maint, Supplies, Cleaning	1,322	1,667	344	22,765	18,333	(4,431)	20,000
6680 Interior Paint Supplies	353	433	80	2,913	4,767	1,854	5,200
6700 Misc. Contractor Repairs	1,680	358	(1,321)	2,047	3,942	1,895	4,300
6720 Roof Repairs	-	-	-	1,168	-	(1,168)	-
6740 Suite Owner Repairs	-	583	583	18,001	6,417	(11,584)	7,000
6800 Carpet Cleaning/Repairs	-	3,750	3,750	6,671	7,500	829	7,500
6820 Misc. Equipment and Repair	-	542	542	1,489	5,958	4,470	6,500
6830 Dryers	-	133	133	-	1,467	1,467	1,600
6900 Tools/Equipment	165	875	710	6,583	9,625	3,042	10,500
6500 Total MAINT & REPAIRS	8,620	15,504	6,884	117,741	137,796	20,055	149,550
6950 Major Repairs	-	2,500	2,500	7,971	25,000	17,029	25,000
7000 CONTRACTED SERVICES							
7100 Landscaping	8,549	7,673	(876)	90,455	84,408	(6,047)	92,081
7110 Landscaping - Add'l	1,028	-	(1,028)	6,040	-	(6,040)	-
7115 Landscaping - Grounds Committee	-	-	-	60	-	(60)	-
7120 Landscaping - Irrigation	700	750	50	5,077	8,250	3,173	9,000
7130 Landscaping - Fertilization	-	292	292	311	3,208	2,898	3,500
7200 Security/Fire Safety	754	250	(504)	17,345	12,310	(5,035)	12,560
7210 Security - Additional	-	-	-	22,334	-	(22,334)	3,500
7300 Exterminating	289	292	2	3,132	3,208	76	-
7310 Exterminating - Additional	-	-	-	427	-	(427)	-
7400 Waste Removal & Recycling	2,145	1,825	(320)	23,212	22,675	(537)	24,500
7410 Waste Removal - Additional	-	-	-	1,875	-	(1,875)	-
7500 Cable TV/Internet	10,938	10,625	(313)	119,793	116,875	(2,918)	127,500
7600 Elevator	7,483	7,917	434	80,354	87,083	6,729	95,000
7610 Elevator - Additional	-	-	-	11,040	-	(11,040)	-
7800 Window Cleaning	1,650	1,950	300	3,870	3,900	30	3,900
7850 Boiler Maintenance	700	783	83	7,700	8,617	917	9,400
7000 Total CONTRACTED SERVICES	34,236	32,357	(1,880)	393,024	350,534	(42,490)	380,941

	November 2025	Budget	Under/(Over) Budget	Jan-Nov. 2025	Budget	Under/(Over) Budget	Annual Budget
8000 ADMIN EXPENSES							
8060 Resident Events	346	-	(346)	2,859	1,000	(1,859)	10,000
8100 Advertising / New Employee Exp	-	-	-	7,613	-	(7,613)	
8120 ADMIN EXPENSES:Computer Services	1,149	1,208	60	12,484	13,292	807	14,500
8140 ADMIN EXPENSES: Legal Expense	3,465	708	(2,756)	54,299	7,792	(46,508)	8,500
8160 ADMIN EXPENSES: Audit Expense	-	-	-	14,500	15,000	500	15,000
8170 ADMIN EXPENSES: Consulting Fees	-	63	63	-	688	688	750
8180 ADMIN EXPENSES: Bookkeeping/Accounting Exp	609	646	37	6,700	7,104	404	7,750
8200 ADMIN EXPENSES:Telephone Expense	1,574	1,518	(56)	18,370	16,697	(1,672)	18,215
8250 ADMIN EXPENSES:Permits	-	550	550	478	5,700	5,222	6,300
8300 Total ADMIN EXPENSES:Insurance	17,060	15,713	(1,347)	177,515	172,843	(4,672)	188,556
8400 ADMIN EXPENSES:Other Taxes	339	-	(339)	3,401	1,000	(2,401)	1,000
8440 ADMIN EXPENSES:Payroll Charges	1,198	1,379	181	17,880	15,166	(2,714)	16,545
8450 ADMIN EXPENSES:Marketing Expense	-	42	42	-	458	458	500
8460 ADMIN EXPENSES:Office Admin & Supplies	2,209	2,125	(84)	20,461	23,375	2,914	25,500
8461 ADMIN EXPENSES:Bank Service Charge	106	167	60	1,071	1,833	762	2,000
8470 Total ADMIN EXPENSES:Postage & Shipping	468	533	66	6,836	5,867	(969)	6,400
8480 ADMIN EXPENSES:Depreciation Expense	504	389	(115)	5,542	4,275	(1,267)	4,664
8000 Total ADMIN EXPENSES	29,026	25,040	(3,986)	350,010	292,090	(57,920)	326,180
9560 Other Guest Suite Expenses	1,302	1,563	260	14,976	17,188	2,212	18,750
9560 Total Guest Suite Expenses	1,302	1,563	260	14,976	17,188	2,212	18,750
TOTAL EXPENSE	247,452	254,545	7,093	2,850,359	2,828,905	(21,454)	3,093,401
NET OPERATING INCOME(LOSS)	8,228	4,817	3,411	(31,224)	6,428	(37,652)	-
NCB Debt Service Income	25,417	25,417	-	279,583	279,583	-	305,000
NCB Debt Service Expense	25,417	25,417	-	279,583	279,583	-	305,000
Total - Debt Service	-	-	-	-	-	-	-

	November 2025	Budget	Under/(Over) Budget	Jan-Nov. 2025	Budget	Under/(Over) Budget	Annual Budget
OTHER INCOME							
8500 ANNUAL CAPITAL INCOME							
8550 CAPITAL INCOME: Capital Assessment	16,667	16,667	0	183,333	183,333	0	200,000
TOTAL ANNUAL CAPITAL INCOME	16,667	16,667	0	183,333	183,333	0	200,000
OTHER EXPENSE							
8650 Annual Capital Expense							
8801 Annual Capital Expense: Landscaping Improvements	-	-	-	3,274	-	3,274	
8815 Annual Capital Expense: Exterior Renovations	280	-	280	762	-	762	
8820 Annual Capital Expense: Gallery Renovations	1,912	-	1,912	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	-	-	-	1,018	-	1,018	
8860 Annual Capital Expense: Entrances & Lighting	31,106	-	31,106	81,982	-	81,982	
8870 Annual Capital Expense: Landmark - Interior Design	1,295	-	1,295	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	780	-	780	927	-	927	
8949 Annual Capital Expense: Building 12 Renovations	-	-	-	24,324	-	24,324	
8650 Other Annual Capital Expense	-	-	(16,667)	-	-	(183,333)	
8650 Total Annual Capital Expense	35,372	16,667	(18,706)	159,424	183,333	23,909	200,000
NET ANNUAL CAPITAL INCOME (LOSS)	(18,706)	-	(18,706)	23,909	-	23,909	-
8500 CAPITAL RESERVE INCOME							
8575 CAPITAL INCOME: RESERVE FUND	59,375	59,375	0	653,126	653,125	1	712,500
8600 CAPITAL INCOME: Interest Income	293	-	293	3,183	-	3,183	-
TOTAL CAPITAL RESERVE INCOME	59,668	59,375	293	656,309	653,125	3,184	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	5,035	-	5,035	64,662	-	64,662	
9116 Reserve - Fire Stairs	-	-	-	6,734	-	6,734	
9118 Reserve - Security System	-	-	-	12,122	-	12,122	
9125 Reserve - Grounds Repair & Restoration	-	-	-	18,599	-	18,599	
9135 Reserve - Mjr Equip Replacement	6,221	-	6,221	6,221	-	6,221	
9150 Total Reserve - Other	-	-	-	592	-	592	
9121 Reserve - Major Heating System Repairs	15,691	-	15,691	105,526	-	105,526	
9123 Reserve - Major Plumbing Repairs	-	-	-	28,422	-	28,422	
9110 Other Capital Reserve	-	-	-	-	653,125	-	
9110 Total Capital Reserve	26,947	59,375	32,428	269,533	653,125	383,592	712,500
NET CAPITAL RESERVE INCOME (LOSS)	32,721	-	32,721	386,776	-	386,776	-
NET INCOME	22,243	4,817	17,426	379,461	6,428	373,033	-

Moreland Courts Condominium Association
A/R Aging Summary
As of November 30, 2025

Condominium	0-30	31-60	61-90	91+	Total	Notes
13715-2A	3,014	3,014	3,014	11,871	20,912	Lien/Foreclosure
13615-3A	1,515	1,107	1,107	7,957	11,686	Payment Plan
13705-1B	2,650	2,550	2,570		7,769	Paid
13801-2B	2,246	2,211	-	-	4,457	Paid
13805-3A	1,749	1,639	-	-	3,388	
13515-5B	1,855	1,100	-	-	2,955	Paid
13415-10A1	2,532	-	-	-	2,532	
13415-11A1	2,178	-	-	-	2,178	Paid
13415-11D2	2,132	-	-	-	2,132	Paid
13615-1B	2,068	-	-	-	2,068	Paid
13415-12K3	2,026	-	-	-	2,026	Paid
13609-1A	1,968	-	-	-	1,968	
13801-3B	1,919	-	-	-	1,919	Paid
SHOPS @ Shaker Squar	-	-	-	1,850	1,850	
13415-7B2	1,541	-	-	-	1,541	
13415-12A1	-	-	-	1,000	1,000	
13415-8D2	-	-	-	521	521	
13609-3B	425	-	-	-	425	
13901-4A	100	-	-	-	100	
13415-8E3	100	-	-	-	100	
13415-12S5	60	-	-	-	60	
13609-2A	55	-	-	-	55	
13901-1B	50	-	-	-	50	
13415-12R3	47	-	-	-	47	
13415-12E2	40	-	-	-	40	
13805-1B	-	-	-	20	20	
Sub-Total	30,269	11,622	6,691	23,218	71,799	
13805-1A	(13,780)	-	-	-	(13,780)	
13609-3A	-	-	(2,383)	-	(2,383)	
13615-2C	(321)	-	-	-	(321)	
13705-2B	(154)	-	-	-	(154)	
13415-7C3	(20)	-	-	-	(20)	
13415-11C2	-	(20)	-	-	(20)	
13415-12S5	-	(12)	-	-	(12)	
13415-8S2	(1)	-	-	-	(1)	
13415-9E3	-	-	-	(1)	(1)	
13415-8A1	(0)	-	-	-	(0)	
Sub-Total	(14,276)	(32)	(2,383)	(1)	(16,692)	
TOTAL	15,993	11,590	4,307	23,217	55,107	