



MORELAND COURTS
Sophisticated Living in an Architectural Landmark

Management Financial Report
October 2024

Profit and Loss Statement

Net operating income for October was \$34,211, \$14,769 favorable to budget.

- Total income was \$258,694, \$3,355 favorable to budget, mostly attributed to miscellaneous income for fees billed back to unit owners.
- Total expenses were \$224,482, \$11,414 under budget. The main contributors of lower expenses relative to budget were:
 - Lower wages, \$7,512 under budget due to less staffing in valet and housekeeping departments while in the process of filling the positions.
 - Lower net utilities by \$5,618 due to lower heating costs relative to budget.
 - Lower net maintenance & repairs by \$5,151 due to lower plumbing costs relative to budget.
 - Higher administrative expenses due to legal expenses of \$8,899 related to additional counsel necessary for MCCA concerns, most of which should be recoverable from bill-backs to owners.

Net operating income for October year-to-date was \$106,965, \$66,725 favorable to budget.

- Total income was \$2,576,725, \$18,045 favorable to budget mostly attributed to bill back of fees associated with MCCA concern which is offset by legal expenses.
- Total expenses were \$2,469,759, \$48,680 under budget. The main contributors of lower expenses relative to budget were:
 - Lower wages by \$38,218 due to less staffing and replacing positions in valet and housekeeping departments.
 - Higher hospitalization expense by \$5,950 due to additional staff enrolled in medical benefits program post budget season.
 - Lower net utilities by \$12,699 due to lower water and sewer cost as well as lower natural gas costs with less usage of the boilers.
 - Lower net maintenance & repairs by \$15,352 due to timing of certain services being rendered such as carpet repairs, boiler maintenance, suite owner repairs, offset by higher miscellaneous contractor repairs.
 - Higher contracted services by \$6,750 due to higher than budgeted landscaping, additional repairs to irrigation system, and cable charges.
 - Higher net administrative expenses by \$28,308 due to lower insurance solely due to timing of bills combined with higher legal expenses of \$35,345 over budget due to additional counsel related to MCCA concerns, most of which should be recoverable from bill-backs to owners.



MORELAND COURTS
Sophisticated Living in an Architectural Landmark

Capital Expense and Capital Reserve Spending

Budgeted capital expense related to income is \$170,000 and is collected monthly from owners. Budgeted capital reserve related income is \$650,000 and is also collected monthly from owners.

In October, \$11,986 was spent on capital expenses and \$24,492 on capital reserve. Year-to-date, \$118,157 was spent on capital expenses and \$228,638 on capital reserve spending.

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

Balance Sheet and Liquidity

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

At the end of October, cash was \$607,429, of which \$162,306 was operational cash, \$44,144 annual capital cash, \$296,501 was capital reserve cash and the remainder was loan escrow.

At the end of October, accounts receivable from owners was \$49,954. Details on the aging of our accounts receivable can be found on page 10 of the financial packet. Of this net total, two delinquencies account for most of the total. We have received partial payment for one arrearage, and we are pursuing a payment plan to get that unit current. We are in active foreclosure proceedings for the other account.

Moreland Courts Condominium Association
Balance Sheet
As of October 31, 2024

	Amount as of 10/31/2024	Amount as of 12/31/2023	\$ Change
ASSETS			
Cash			
1007 Capital Reserve	296,501	224,414	72,088
1013 NCB Loan Escrow Account	104,076	121,595	(17,519)
1015 Operating	162,306	7,295	155,011
1018 Annual Capital	44,144	30,139	14,006
1040 Petty Cash	400	400	-
Total Cash	607,429	383,843	223,585
Accounts Receivable			
1200 Accounts Receivable			
1201 Accounts Receivable-Other	3,488	3,488	-
1200 Other Accounts Receivable	49,954	105,081	(55,127)
1200 Total Accounts Receivable	53,442	108,569	(55,127)
Total Accounts Receivable	53,442	108,569	(55,127)
Other Current Asset			
1300 PREPAID EXPENSES			
1305 Prepaid Holiday Fund	-	1,746	(1,746)
1310 Employee Advances	12,944	9,572	3,372
1320 Prepaid Elevator Inspections	11,674	24,753	(13,079)
1325 Prepaid Maintenance Contract	5,525	5,200	326
1330 Prepaid Hospitalization	8,500	2,454	6,046
1340 Prepaid Insurance	44,762	25,185	19,577
1350 Prepaid Legal Fees	1,375	1,125	250
1335 Prepaid License Fees	-	250	(250)
1300 Other PREPAID EXPENSES	3,139	3,088	51
1300 Total PREPAID EXPENSES	87,919	73,373	14,546
Total Other Current Asset	87,919	73,373	14,546
Fixed Asset			
1700 Furniture & Fixtures	41,375	41,375	-
1750 A/D - Furniture & Fixtures	(34,995)	(34,733)	(262)
1775 Machinery & Equipment	79,865	64,442	15,422
1776 A/D - Machinery & Equipment	(62,504)	(59,872)	(2,632)
1800 Automobile & Trucks	32,058	32,058	-
1850 A/D - Automobile & Trucks	(32,674)	(32,281)	(394)
1860 4X2 Cub Cadet	21,384	21,384	-
1865 A/D - 4X2 Cub Cadet	(21,384)	(21,384)	-
Total Fixed Asset	23,123	10,988	12,135
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	600,431	600,431	-
Total Other Asset	636,092	636,092	-
TOTAL ASSETS	1,408,005	1,212,865	195,140

Moreland Courts Condominium Association
Balance Sheet
As of October 31, 2024

LIABILITIES & EQUITY

Liabilities

Accounts Payable

2000 A/P - Operational	53,778	54,692	(914)
2020 A/P - Annual Capital	(9,504)	-	(9,504)
2030 A/P - Capital Reserve	3,858	-	3,858

Total Accounts Payable	48,132	54,692	(6,560)
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Other Current Liability

2100 Security Deposits	5,878	12,202	(6,325)
2320 Accrued Payroll	62,187	46,931	15,256
2400 Christmas Fund Payable	20,908	8,530	12,377
2576 Deferred Revenue - Capital	1,277	1,277	-
2415 Centennial History Project Fund Payable	1,251	1,251	-
2405 Centennial Tree Donation	970	720	250

Total Other Current Liability	92,470	70,911	21,559
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Long Term Liability

2485 NCB Elevator Rehab Loan	1,439,349	1,685,259	(245,910)
2500 NCB Loan Payable 60 Month	600,365	600,431	(66)
2700 Due To/From Moreland TCP-MstrPL	28,975	48,422	(19,447)

Total Long Term Liability	2,068,689	2,334,112	(265,423)
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Total Liabilities	2,209,291	2,459,715	(250,424)
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Equity

3200 Owners Equity	(1,246,850)	(1,336,678)	89,828
3900 Net Income	445,563	89,828	355,735

Total Equity	(801,287)	(1,246,850)	445,563
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TOTAL LIABILITIES & EQUITY	1,408,005	1,212,865	195,140
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Moreland Courts Condominium Association, Inc.
Statement of Equity
As of October 31, 2024

	<u>Operational</u>	<u>Guest Suite</u>	<u>Annual Capital</u>	<u>Reserve Fund</u>	<u>Total</u>
Balance January 1, 2024	650,564	3,480	1,991	(1,902,885)	(1,246,850)
Income	2,562,664	12,910	141,667	541,667	3,258,907
Interest	1,151			2,060	3,211
Operational Expenditures	2,455,783	13,977			(2,469,759)
Capital Expenditures			118,157		(118,157)
Reserve Fund Expenditures				228,638	(228,638)
Transfer to Reserve Fund	0	0	0	0	0
Current Balance	<u>758,596</u>	<u>2,414</u>	<u>25,500</u>	<u>(1,587,796)</u>	<u>(801,286)</u>

	<u>Operational</u>	<u>Guest Suite</u>	<u>Annual Capital</u>	<u>Reserve Fund</u>	<u>Total</u>
Balance January 1, 2024	650,564	3,480	1,991	(1,902,885)	(1,246,850)
Net Change	<u>108,032</u>	<u>(1,067)</u>	<u>23,509</u>	<u>315,089</u>	<u>445,563</u>
Current Balance	<u>758,596</u>	<u>2,414</u>	<u>25,500</u>	<u>(1,587,796)</u>	<u>(801,286)</u>

Moreland Courts Condominium Association, Inc.
Statement of Cash Flows
January 1 through October 31, 2024

	<u>Operational</u>	<u>Loan Escrow</u>	<u>Annual Capital</u>	<u>Reserve Fund</u>	<u>Total</u>
Cash Flows From Operations:					
Net Income	106,881				106,881
Guest Suite Net Income	(1,067)				(1,067)
Capital Assessment			141,667	541,667	683,333
Interest Income	106	1,045		2,060	3,211
Add:					0
Depreciation	3,287				3,287
Due to/from funds					0
Changes in Working Capital:					0
					0
Assets - (increase)/decrease:					
Accounts Receivable - Owners, net	55,127				55,127
Prepaid Expenses	(14,546)				(14,546)
Assets - Equipment and Real Property	(15,422)				(15,422)
Other assets					0
Accounts Receivable - 2003 Spec Assess					0
Elevator Mod Loan Funding					0
					0
Liabilities - increase/(decrease):					
Accounts Payable - Operational	(914)				(914)
Accounts Payable - Capital			(9,504)		(9,504)
Accounts Payable - Reserve				3,858	3,858
Accrued Payroll & Related Taxes	15,256				15,256
Security Deposits	(6,325)				(6,325)
Accrued Water & Sewer					0
Christmas Fund Payable	12,377				12,377
Accrued Natural Gas					0
Accrued Other Expenses	250				250
Deferred Interest Assessment					0
Deferred Revenue					0
Debt Service payments					0
Default Contingency					0
Elevator Acceleration - NCB Loan		(18,564)		(246,859)	(265,423)
Funds held for Debt Payoff NCB					0
Net Cash provided/(used) by activities	155,011	(17,519)	132,163	300,725	570,381
Capital expenditures			(118,157)	(228,638)	(346,795)
Cash Transfer - Year End Surplus					0
Net increase/(decrease) in Cash	155,011	(17,519)	14,005	72,088	223,586
Balance January 1, 2024	7,695	121,595	30,139	224,414	383,843
Balance October 31, 2024	<u>162,707</u>	<u>104,076</u>	<u>44,144</u>	<u>296,502</u>	<u>607,429</u>
bal sheet	162,706	104,076	44,144	296,501	607,429

**Moreland Courts Condominium Association
Profit & Loss Budget Performance
October 2024**

	October 2024	Budget	(Under)/Over Budget	Jan-Oct. 2024	Budget	(Under)/Over Budget	Annual Budget
INCOME							
4000 INCOME ACCOUNTS							
4050 Maintenance Fees	197,651	197,651	(0)	1,976,507	1,976,508	(1)	2,371,809
4100 Parking Lot Rental Fees	1,700	1,700	-	17,000	17,000	-	20,400
4150 Natural Gas Surcharge	19,464	19,464	(1)	194,641	194,644	(4)	233,573
4175 Insurance Surcharge	13,639	13,639	(0)	136,386	136,387	(0)	163,664
4200 Garage Parking Fees	15,220	15,640	(420)	153,815	156,400	(2,585)	187,680
4300 Late Fees	300	333	(33)	3,800	3,333	467	4,000
4400 Common Area Rental Fees	217	285	(68)	2,190	2,850	(660)	3,420
4500 Patio Fees	2,108	2,108	0	21,083	21,083	0	25,300
4600 In Suite Repair Income	474	706	(231)	15,810	12,350	3,461	17,055
4700 Garage Services	460	1,000	(540)	7,132	10,000	(2,868)	12,000
4800 Total Miscellaneous Income	6,257	1,250	5,007	34,299	12,500	21,799	15,000
4000 Total INCOME ACCOUNTS	257,490	253,776	3,714	2,562,664	2,543,055	19,609	3,053,901
4900 Bank Interest Income	0	-	0	1	-	1	
4988 Loan Escrow Interest Income	99	-	99	1,045	-	1,045	
5005 Returned Check Charges	105	-	105	105	-	105	
	257,694	253,776	3,918	2,563,815	2,543,055	20,760	3,053,901
9550 Guest Suite							
9550 Other Guest Suite	1,000	1,563	(563)	12,910	15,625	(2,715)	18,750
9550 Total Guest Suite	1,000	1,563	(563)	12,910	15,625	(2,715)	18,750
TOTAL INCOME	258,694	255,339	3,355	2,576,725	2,558,680	18,045	3,072,651

	October 2024	Budget	Under/(Over) Budget	Jan-Oct. 2024	Budget	Under/(Over) Budget	Annual Budget
EXPENSE							
4999 Uncollectible Accounts Expense	-	1,667	1,667	-	16,667	16,667	20,000
5000 WAGES							
5020 WAGES:Housekeeping Wages (4)	11,679	14,295	2,615	143,195	157,241	14,046	185,830
5040 WAGES:SwitchBoard (3)	6,363	7,179	817	79,245	78,971	(274)	93,329
5100 WAGES:Garage/Valet Wages (6)	11,728	15,738	4,010	145,672	173,123	27,451	204,600
5320 WAGES:Management Staff	24,838	24,672	(166)	276,521	271,392	(5,129)	320,736
5440 WAGES:Security Wages	23,849	23,722	(126)	261,525	260,946	(579)	308,391
5480 WAGES:Maintenance Wages (5)	16,396	16,759	362	182,842	185,545	2,703	219,162
5000 Total WAGES	94,853	102,365	7,512	1,088,999	1,127,217	38,218	1,332,048
5486 Management Bonus Pool							40,000
5500 EMPLOYEE BENEFITS							
5520 Hospitalization	17,605	19,584	1,979	201,788	195,838	(5,950)	235,005
5600 Total Payroll Taxes	7,321	8,949	1,629	87,549	89,492	1,943	107,390
5700 EMPLOYEE BENEFITS:Workers Compensation	1,782	1,250	(532)	10,764	12,500	1,736	15,000
5900 EMPLOYEE BENEFITS:Uniforms	-	333	333	2,038	3,333	1,295	4,000
5500 Total EMPLOYEE BENEFITS	26,707	30,116	3,409	302,138	301,163	(976)	361,395
6000 UTILITIES							
6020 Electricity-Common Area	4,364	4,160	(204)	42,102	43,160	1,058	52,000
6120 Natural Gas-Heating	7,318	11,952	4,634	147,530	147,970	440	198,573
6140 Natural Gas-Hot Water & Dryers	2,377	2,917	540	26,791	29,167	2,375	35,000
6200 Water	5,346	5,086	(260)	49,933	50,858	925	61,030
6300 Sewer	9,343	10,252	909	94,617	102,518	7,900	123,021
6000 Total UTILITIES	28,748	34,366	5,618	360,973	373,672	12,699	469,624

	October 2024	Budget	Under/(Over) Budget	Jan-Oct. 2024	Budget	Under/(Over) Budget	Annual Budget
6500 MAINT & REPAIRS							
6520 Electrical Maint & Repairs	-	375	375	2,102	3,750	1,648	4,500
6540 Plumbing Maint & Repairs	505	2,083	1,578	20,596	20,833	237	25,000
6580 Boiler Maint & Repairs (Heating)	1,609	2,500	891	27,407	30,000	2,593	35,000
6590 Garage Supplies (Car Wash)	93	83	(10)	684	833	149	1,000
6600 Housekeeping Supplies	188	667	479	5,449	6,667	1,217	8,000
6605 Keys & Locks	12	100	88	907	1,000	93	1,200
6610 De-Icing Agent	-	750	750	1,194	3,000	1,806	4,500
6620 Vehicle and Fuel	494	333	(160)	2,984	3,333	350	4,000
6640 Total Maint, Supplies, Cleaning	1,373	1,542	169	16,389	15,417	(973)	18,500
6680 Interior Paint Supplies	204	417	213	4,129	4,167	38	5,000
6700 Misc. Contractor Repairs	684	333	(351)	4,608	3,333	(1,274)	4,000
6720 Roof Repairs	-	-	-	495	-	(495)	7,500
6740 Suite Owner Repairs	178	625	447	3,344	6,250	2,906	7,500
6800 Carpet Cleaning/Repairs	-	-	-	-	3,750	3,750	-
6820 Misc. Equipment and Repair	774	542	(232)	5,361	5,417	56	6,500
6830 Dryers	-	117	117	2,195	1,167	(1,028)	1,400
6900 Tools/Equipment	119	917	798	4,888	9,167	4,279	11,000
6500 Total MAINT & REPAIRS	6,232	11,383	5,151	102,732	118,083	15,352	144,600
6950 Major Repairs	-	2,500	2,500	17,370	17,500	130	20,000
7000 CONTRACTED SERVICES							
7100 Landscaping	8,385	7,408	(977)	73,999	74,079	80	88,895
7110 Landscaping - Addtl'	105	-	(105)	1,420	-	(1,420)	7,400
7120 Landscaping - Irrigation	-	617	617	9,605	6,167	(3,438)	3,000
7130 Landscaping - Fertilization	310	250	(60)	3,104	2,500	(604)	11,500
7200 Security/Fire Safety	1,674	100	(1,574)	11,905	11,300	(605)	3,400
7300 Exterminating	893	283	(610)	3,703	2,833	(870)	22,500
7400 Waste Removal & Recycling	2,377	1,875	(502)	18,931	18,750	(181)	-
7410 Waste Removal - Additional	-	-	-	625	-	(625)	-
7500 Cable TV/Internet	10,220	10,296	76	104,210	102,959	(1,251)	123,551
7600 Elevator	6,921	7,750	829	75,365	77,500	2,135	93,000
7800 Window Cleaning	-	-	-	2,090	1,850	(240)	3,700
7850 Boiler Maintenance	700	783	83	7,564	7,833	269	9,400
7000 Total CONTRACTED SERVICES	31,586	29,362	(2,224)	312,521	305,771	(6,750)	366,346

	October 2024	Budget	Under/(Over) Budget	Jan-Oct. 2024	Budget	Under/(Over) Budget	Annual Budget
8000 ADMIN EXPENSES							
8060 Resident Events	2,220	-	(2,220)	4,774	1,000	(3,774)	13,000
8120 ADMIN EXPENSES:Computer Services	879	1,208	329	11,235	12,083	848	14,500
8140 ADMIN EXPENSES: Legal Expense	8,899	708	(8,191)	42,428	7,083	(35,345)	8,500
8160 ADMIN EXPENSES: Audit Expense	-	-	-	14,800	15,000	200	15,000
8170 ADMIN EXPENSES: Consulting Fees	-	63	63	150	625	475	750
8180 ADMIN EXPENSES: Bookkeeping/Accounting Exp	609	646	37	5,948	6,458	511	7,750
8200 ADMIN EXPENSES: Telephone Expense	1,501	1,407	(94)	13,460	14,071	610	16,885
8250 ADMIN EXPENSES:Permits	-	500	500	3,765	5,000	1,235	6,000
8300 Total ADMIN EXPENSES:Insurance	16,707	13,639	(3,068)	133,872	136,387	2,514	163,664
8400 ADMIN EXPENSES:Other Taxes	-	-	-	-	1,000	1,000	1,000
8440 ADMIN EXPENSES:Payroll Charges	1,293	1,065	(228)	11,275	10,647	(629)	12,776
8450 ADMIN EXPENSES:Marketing Expense	-	83	83	-	833	833	1,000
8460 ADMIN EXPENSES:Office Admin & Supplies	1,839	2,125	286	19,051	21,250	2,199	25,500
8461 ADMIN EXPENSES:Bank Service Charge	50	208	158	851	2,083	1,232	2,500
8470 Total ADMIN EXPENSES:Postage & Shipping	770	533	(237)	6,152	5,333	(819)	6,400
8480 ADMIN EXPENSES:Depreciation Expense	329	389	60	3,287	3,887	599	4,664
8000 Total ADMIN EXPENSES	35,096	22,574	(12,522)	271,049	242,741	(28,308)	299,889
9560 Guest Suite Expenses							
9560 Other Guest Suite Expenses	1,260	1,563	302	13,977	15,625	1,648	18,750
9560 Total Guest Suite Expenses	1,260	1,563	(260)	13,977	15,625	(1,067)	-
TOTAL EXPENSE	224,482	235,896	11,414	2,469,759	2,518,439	48,680	3,072,651
NET OPERATING INCOME	34,211	19,443	14,769	106,965	40,240	66,725	-
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 2024	Budget	Under/(Over) Budget	Jan-Oct. 2024	Budget	Under/(Over) Budget	Annual Budget
OTHER INCOME							
8500 CAPITAL INCOME	14,167	14,167	0	141,667	141,667	0	170,000
TOTAL CAPITAL INCOME:Capital Assessment	14,167	14,167	0	141,667	141,667	0	170,000
OTHER EXPENSE							
8650 Annual Capital Expense	-	-	-	1,199	-	(1,199)	-
8705 Annual Capital Expense:Other Capital Expense	-	-	-	47	-	(47)	-
8810 Annual Capital Expense: Architectural Expense	-	-	-	11,473	-	(11,473)	-
8815 Annual Capital Expense: Exterior Renovations	-	-	-	15,924	-	(15,924)	-
8820 Annual Capital Expense: Gallery Renovations	1,296	-	(1,296)	1,296	-	(1,296)	-
8830 Annual Capital Expense:Phone Line Repairs & Upgr:	-	-	-	3,425	-	(3,425)	-
8850 Annual Capital Expense:Suite Owner Major Repairs	-	-	-	21,693	-	(21,693)	-
8860 Annual Capital Expense: Entrances & Lighting	-	-	-	8,801	-	(8,801)	-
8870 Annual Capital Expense:Landmark - Interior Design	-	-	-	695	-	(695)	-
8880 Annual Capital Expense:Landscpe Front Entrances	9,995	-	(9,995)	9,995	-	(9,995)	-
8900 Annual Capital Expense: Heating System Major Rep:	-	-	-	2,900	-	(2,900)	-
8940 Annual Capital Expense:West Garage Major Repairs	-	-	-	39,500	-	(39,500)	-
8948 Annual Capital Expense: Masonry Repairs	-	-	-	790	-	(790)	-
8871 Annual Capital Expense-Landmark Exterior Design	-	-	-	420	-	(420)	-
8652 Annual Capital Expense: Break Room	-	-	-	-	-	-	-
8650 Total Annual Capital Expense	11,986	14,167	2,180	118,157	141,667	23,509	170,000
NET ANNUAL CAPITAL INCOME	2,180	(0)	2,180	23,509	(0)	23,509	-
8575 CAPITAL INCOME:RESERVE FUND	54,167	54,167	-	541,667	541,667	-	650,000
8600 CAPITAL INCOME:Interes: Income	317	-	317	2,060	-	2,060	-
TOTAL CAPITAL INCOME:RESERVE FUND	54,483	54,167	317	543,727	541,667	2,060	650,000
9110 Capital Reserve	-	-	-	14,444	-	14,444	-
9107 Reserve - Masonry & Lintel	-	-	-	11,260	-	11,260	-
9106 Reserve - Hot Water Tanks	6,529	-	6,529	72,142	-	72,142	-
9105 Total Reserve - Elevator Rehab	-	-	-	9,887	-	9,887	-
9116 Reserve - Fire Stairs	-	-	-	25,002	-	25,002	-
9118 Reserve - Security System	-	-	-	2,835	-	2,835	-
9125 Reserve - Grounds Repair & Restoration	-	-	-	18,731	-	18,731	-
9114.2 RESERVE - West Garage Roof	-	-	-	4,750	-	4,750	-
9150 Total Reserve - Other	15,600	-	15,600	37,163	-	37,163	-
9121 Reserve - Major Heating System Repairs	2,363	-	2,363	32,423	-	32,423	-
9123 Reserve - Major Plumbing Repairs	24,492	54,167	29,674	228,638	541,667	313,029	650,000
9110 Total Capital Reserve	29,991	-	29,991	315,089	-	315,089	-
NET CAPITAL RESERVE INCOME	66,383	19,443	46,940	445,563	40,240	405,323	-
NET INCOME							