Hearthstone of Ellicott Mills Condominium

04/30/2020

Monthly Financials

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Hearthstone of Ellicott Mills Condominium
Balance Sheet
04/30/2020

c/o First Real Estate Mgmt
5304 Dorsey Hall Drive
Ellicott City MD 21042

First Real Estate Management
5304 Dorsey Hall Drive
Ellicott City MD 21042

	Operating Fund	Replacement Fund	Total
CURRENT ASSETS			
MOA Primary Operating Checking	47,564.66	0.00	47,564.66
MOA Reserve MM	0.00	51,924.57	51,924.57
Mutual of Omaha Reserve CD mat 12/3/21	0.00	31,104.56	31,104.56
Mutual of Omaha CD#2 Mat 3/3/20	0.00	30,921.33	30,921.33
1st Internet Bank CD 7081 mat 11/11/19	0.00	46,436.31	46,436.31
1st Internet Bank CD 7099 mat 11/10/19	0.00	46,106.04	46,106.04
1st Internet CD 7106 mat 11/9/20	0.00	46,172.89	46,172.89
1st Internet CD 7114 11/9/21	0.00	46,321.40	46,321.40
1st Internet CD 7122 mat 11/9/22	0.00	46,573.75	46,573.75
Accounts Receivable	531.00	0.00	531.00
Total Current Assets	48,095.66	345,560.85	393,656.51
TOTAL ASSETS	48,095.66	345,560.85	393,656.51
LIABILITIES & FUND BALANCES			
CURRENT LIABILITIES			
Prepaid Assessments	2,489.40	0.00	2,489.40
Total Current Liabilities	2,489.40	0.00	2,489.40
FUND BALANCES			
Excess of Rev Over Exp Operating	14,397.25	0.00	14,397.25
Excess of Rev Over Exp Reserves	0.00	2,182.88	2,182.88
Retained Earnings	42,829.01	0.00	42,829.01
Reserve Fund Balance	0.00	331,757.97	331,757.97
Transfer to Reserves	(11,620.00)	0.00	(11,620.00)
Transfer from Operating	0.00	11,620.00	11,620.00
Total Fund Balances (Deficit)	45,606.26	345,560.85	391,167.11
TOTAL LIABILITIES & FUND BALANCES	48,095.66	345,560.85	393,656.51

Hearthstone of Ellicott Mills Condominium
Income Statement
04/30/2020

c/o First Real Estate Mgmt
5304 Dorsey Hall Drive
Ellicott City MD 21042

First Real Estate Management
5304 Dorsey Hall Drive
Ellicott City MD 21042

	Operating Fund	Replacement Fund	Total
REVENUES:			
Condo Assessments	37,180.00	0.00	37,180.00
Late Fee	90.00	0.00	90.00
Bad Check	10.00	0.00	10.00
Bank Interest - Operations	7.69	0.00	7.69
Bank Interest - Reserves	0.00	2,182.88	2,182.88
TOTAL REVENUES	37,287.69	2,182.88	39,470.57
EXPENSES:			
Bank Service Charge	10.00	0.00	10.00
Accounting Fee	600.00	0.00	600.00
Management Fee	1,640.00	0.00	1,640.00
Office	40.30	0.00	40.30
Postage	34.55	0.00	34.55
Legal General	700.00	0.00	700.00
Audit & Tax Prep	685.00	0.00	685.00
Clubhouse Miscellaneous	264.99	0.00	264.99
Snow Removal	1,617.50	0.00	1,617.50
Water and Sewer	81.40	0.00	81.40
Public Electric-Clubhouse	289.05	0.00	289.05
Public Electric-Street Lights	1,276.68	0.00	1,276.68
Landscaping	1,920.00	0.00	1,920.00
Landscaping-Contract	5,856.64	0.00	5,856.64
HVAC Repairs & Mainenance	220.00	0.00	220.00
On-Site Maintenance	2,548.00	0.00	2,548.00
Insurance	2,845.75	0.00	2,845.75
Federal Taxes	267.39	0.00	267.39
Miscellaneous	125.19	0.00	125.19
TOTAL EXPENSES	21,022.44	0.00	21,022.44
EXCESS OF REVENUES OVER EXPENSES	16,265.25	2,182.88	18,448.13
Transfer to Reserves	(11,620.00)	0.00	(11,620.00)
Transfer from Operating	0.00	11,620.00	11,620.00
Net Cash Flow	4,645.25	13,802.88	18,448.13
EXCESS REVENUES or (LOSS) AFTER TRANSFER	4,645.25	13,802.88	18,448.13

Hearthstone of Ellicott Mills Condominium
Budget Variance
04/30/2020

c/o First Real Estate Mgmt
5304 Dorsey Hall Drive
Ellicott City MD 21042

First Real Estate Management
5304 Dorsey Hall Drive
Ellicott City MD 21042

Description	Actual MTD	Budget MTD	Variance MTD	Actual YTD	Budget YTD	Variance YTD	Annual Budget
REVENUES:							
Condo Assessments	9,280.00	9,310	(30.00)	37,180.00	37,240	(60.00)	111,720
Late Fee	0.00	0	0.00	90.00	0	90.00	0
Bad Check	0.00	0	0.00	10.00	0	10.00	0
Bank Interest - Operations	1.92	0	1.92	7.69	0	7.69	0
Bank Interest - Reserves	526.69	0	526.69	2,182.88	0	2,182.88	0
TOTAL REVENUES	9,808.61	9,310	498.61	39,470.57	37,240	2,230.57	111,720
EXPENSES:							
Bank Service Charge	0.00	0	0.00	10.00	0	(10.00)	0
Accounting Fee	150.00	156	6.00	600.00	624	24.00	1,872
Management Fee	410.00	426	16.00	1,640.00	1,704	64.00	5,117
Office	1.90	8	6.10	40.30	32	(8.30)	100
Postage	4.50	13	8.50	34.55	52	17.45	150
Coupons	0.00	0	0.00	0.00	120	120.00	120
Legal General	175.00	175	0.00	700.00	700	0.00	2,100
Audit & Tax Prep	0.00	0	0.00	685.00	1,200	515.00	1,200
Clubhouse Miscellaneous	0.00	0	0.00	264.99	0	(264.99)	0
Snow Removal	0.00	0	0.00	1,617.50	10,000	8,382.50	13,000
Pest Control	0.00	10	10.00	0.00	40	40.00	125
Special Events	0.00	0	0.00	0.00	150	150.00	600
Water and Sewer	40.70	0	(40.70)	81.40	57	(24.40)	225
Public Electric-Clubhouse	0.00	70	70.00	289.05	280	(9.05)	845
Public Electric-Street Lights	319.29	329	9.71	1,276.68	1,316	39.32	3,950
Landscaping	0.00	758	758.00	1,920.00	3,032	1,112.00	9,100
Landscaping-Contract	0.00	1,464	1,464.00	5,856.64	5,856	(0.64)	17,570
HVAC Repairs & Mainenance	220.00	13	(207.00)	220.00	52	(168.00)	160
On-Site Maintenance	695.00	702	7.00	2,548.00	2,808	260.00	8,420
Insurance	0.00	0	0.00	2,845.75	3,014	168.25	12,056
Federal Taxes	0.00	0	0.00	267.39	0	(267.39)	0
Property Tax	0.00	0	0.00	0.00	0	0.00	150
Miscellaneous	0.00	0	0.00	125.19	0	(125.19)	0
TOTAL EXPENSES	2,016.39	4,124	2,107.61	21,022.44	31,037	10,014.56	76,860
EXCESS OF REVENUES OVER EXPENSES	7,792.22	5,186	2,606.22	18,448.13	6,203	12,245.13	34,860
Transfer to Reserves	(2,905.00)	(2,905)	0.00	(11,620.00)	(11,620)	0.00	(34,860)
Transfer from Operating	2,905.00	0	2,905.00	11,620.00	0	11,620.00	0
EXCESS REVENUES or (LOSS) AFTER TRA	7,792.22	2,281	5,511.22	18,448.13	(5,417)	23,865.13	0

EM

First Real Estate Management
5304 Dorsey Hall Drive
Ellicott City MD 21042

Unit Lot No	R Sts Type	Resident Co-Resident	CC	Move In Move Out Description	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
EM-1ESC - ELLICOTT MILLS I										
4910	01 C	Christopher Won		12/14/2018		266.00	266.00			
4926	01 C	Paul DuPont		05/01/2017		265.00	265.00			
				Entity Totals Delinquent		531.00	531.00	0.00	0.00	0.00
				Prepaids		0.00	0.00	0.00	0.00	0.00
				Net		531.00	531.00	0.00	0.00	0.00
				Net Distribution						
			CO	Assmnt-Condo Monthly		531.00	531.00	0.00	0.00	0.00

EM

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Unit Lot No	R Type	Sts	Resident Co-Resident	CC	Move In Description	Move Out	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
EM-1ESC - ELLICOTT MILLS I												
4902	01	C	Richard Criste		10/13/2004			-24.00		-24.00		
4903	01	C	Richard Marriott		10/25/2004			-25.00		-25.00		
4905	01	C	William Robinson		10/08/2004			-266.00	-266.00			
4906	01	C	Kathlyn Currie		10/13/2004			-24.00		-24.00		
4912	01	C	Larry McDorman		02/19/2008			-532.00	-266.00	-266.00		
4915	01	C	Jean Rosen		06/17/2004			-266.00	-266.00			
4924	01	C	Nichola Mantzouris		09/20/2004			-266.00		-266.00		
EM-1WGL - ELLICOT MILLS 1												
4910	01	C	Geraldine Marzette Sallee Ms. Sallee left a message on my phone to call her, but did not leave a phone number. I tried the home phone and that number is out of service. Tried the cell, but the mailbox was full and could not leave a message.		11/03/2014			-15.00		-15.00		
4916	01	C	Cheryl Blanco		08/09/2016			-266.00		-266.00		
4928	01	C	Stephen Rhodeside		08/10/2004			-266.00	-266.00			
4930	01	C	Lorraine Johnson		08/10/2004			-266.00	-266.00			
4935	01	C	Daniel Gerlowski		02/11/2016			-273.40	-266.00			-7.40
					Entity Totals Delinquent			0.00	0.00	0.00	0.00	0.00
					Prepaids			-2,489.40	-1,596.00	-886.00	0.00	-7.40
					Net			-2,489.40	-1,596.00	-886.00	0.00	-7.40
					Net Distribution							
				CO	Assmnt-Condo Monthly			-2,489.40	-1,596.00	-886.00	0.00	-7.40

For Accounts 1000 to 5999

First Real Estate Management

Account		Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
1000.5	MOA Primary Operating Checking				Beginning Balance			43,988.13
		JE	FREM124780	04/01/2020	FREM Apr 2020		566.40	
		JER	00002301	04/01/2020	EM1 Reserve Transfer		2,905.00	
		RCP	00083974	04/01/2020	Direct Debit	1,596.00		
		RCP	00084281	04/01/2020	Lockbox	544.00		
		RCP	00084328	04/02/2020	Lockbox	532.00		
		ACK	EM1O2-100038	04/03/2020	Air Experts Inc		220.00	
		ACK	EM1O2-100039	04/03/2020	Roof Pro		350.00	
		RCP	00084362	04/03/2020	Lockbox	798.00		
		RCP	00084403	04/06/2020	Lockbox	798.00		
		RCP	00084440	04/07/2020	Lockbox	266.00		
		ACK	EM1O2-001037	04/08/2020	BGE		319.29	
		RCP	00084504	04/09/2020	Lockbox	532.00		
		ACK	EM1O2-100040	04/10/2020	Davis Agnor Rapaport		175.00	
		RCP	00084557	04/13/2020	Lockbox	532.00		
		ACK	EM1O2-100041	04/14/2020	Water/Sewer		40.70	
		RCP	00084637	04/14/2020	Lockbox	266.00		
		RCP	00084594	04/15/2020	Direct Debit	532.00		
		ACK	EM1O2-100042	04/20/2020	Roof Pro		250.00	
		RCP	00084727	04/20/2020	Lockbox	532.00		
		RCP	00085009	04/24/2020	Lockbox	266.00		
		ACK	EM1O2-100043	04/27/2020	Gold Star Improvemen		95.00	
		RCP	00085050	04/27/2020	Lockbox	532.00		
		RCP	00085128	04/29/2020	Lockbox	266.00		
		ACK	EM1O2-100044	04/30/2020	Columbia Groiunds Ma		28.00	
		JBR	EM1O2-043020	04/30/2020	Bank Reconciliation	1.92		
		RCP	00085254	04/30/2020	Lockbox	532.00		
					Account Total	8,525.92	4,949.39	3,576.53
					Ending Balance			47,564.66
1100	Accounts Receivable				Beginning Balance			308.00
					Sub Ledger Activity	223.00		
					Account Total	223.00	0.00	223.00
					Ending Balance			531.00
1213	MOA Reserve MM				Beginning Balance			49,009.47
		JER	00002301	04/01/2020	EM1 Reserve Transfer	2,905.00		
		JBR	EM1R1-043020	04/30/2020	Bank Reconciliation	10.10		
					Account Total	2,915.10	0.00	2,915.10
					Ending Balance			51,924.57
1310	Mutual of Omaha Reserve CD mat 12/3/21				Beginning Balance			31,033.05
		JBR	EM1M1-043020	04/30/2020	Bank Reconciliation	71.51		
					Account Total	71.51	0.00	71.51
					Ending Balance			31,104.56
1311	Mutual of Omaha CD#2 Mat 3/3/20				Beginning Balance			30,882.22
		JBR	EM1M2-043020	04/30/2020	Bank Reconciliation	39.11		
					Account Total	39.11	0.00	39.11
					Ending Balance			30,921.33
1371	1st Internet Bank CD 7081 mat 11/11/19				Beginning Balance			46,352.49
		JBR	EM1F1-043020	04/30/2020	Bank Reconciliation	83.82		
					Account Total	83.82	0.00	83.82
					Ending Balance			46,436.31
1372	1st Internet Bank CD 7099 mat 11/10/19				Beginning Balance			46,024.71
		JBR	EM1F2-043020	04/30/2020	Bank Reconciliation	81.33		
					Account Total	81.33	0.00	81.33
					Ending Balance			46,106.04
1373	1st Internet CD 7106 mat 11/9/20				Beginning Balance			46,099.01
		JBR	EM1F3-043020	04/30/2020	Bank Reconciliation	73.88		
					Account Total	73.88	0.00	73.88
					Ending Balance			46,172.89
1374	1st Internet CD 7114 11/9/21				Beginning Balance			46,242.34
		JBR	EM1F4-043020	04/30/2020	Bank Reconciliation	79.06		
					Account Total	79.06	0.00	79.06
					Ending Balance			46,321.40
1375	1st Internet CD 7122 mat 11/9/22				Beginning Balance			46,485.87
		JBR	EM1F5-043020	04/30/2020	Bank Reconciliation	87.88		
					Account Total	87.88	0.00	87.88

Account		Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
					Ending Balance			46,573.75
2100	Prepaid Assessments				Beginning Balance			-3,022.40
					Sub Ledger Activity	533.00		
					Account Total	533.00	0.00	533.00
					Ending Balance			-2,489.40
3000	Retained Earnings				Beginning Balance			-42,829.01
					Ending Balance			-42,829.01
3001	Reserve Fund Balance				Beginning Balance			-331,757.97
					Ending Balance			-331,757.97
3100.01	Transfer to Reserves				Beginning Balance			8,715.00
		JER	00002301	04/01/2020	EM1 Reserve Transfer	2,905.00		
					Account Total	2,905.00	0.00	2,905.00
					Ending Balance			11,620.00
3300.02	Transfer from Operating				Beginning Balance			-8,715.00
		JER	00002301	04/01/2020	EM1 Reserve Transfer		2,905.00	
					Account Total	0.00	2,905.00	-2,905.00
					Ending Balance			-11,620.00
4001	Condo Assessments				Beginning Balance			-27,900.00
		RMC	00084061	04/01/2020	RM Charges		5,586.00	
		RMC	00084062	04/01/2020	RM Charges		3,724.00	
		RCR	00084550	04/13/2020	RM Credits	15.00		
		RCR	00085502	04/30/2020	RM Credits	15.00		
					Account Total	30.00	9,310.00	-9,280.00
					Ending Balance			-37,180.00
4010	Late Fee				Beginning Balance			-90.00
					Ending Balance			-90.00
4012	Bad Check				Beginning Balance			-10.00
					Ending Balance			-10.00
4100	Bank Interest - Operations				Beginning Balance			-5.77
		JBR	EM1O2-043020	04/30/2020	Bank Reconciliation		1.92	
					Account Total	0.00	1.92	-1.92
					Ending Balance			-7.69
4101	Bank Interest - Reserves				Beginning Balance			-1,656.19
		JBR	EM1F1-043020	04/30/2020	Bank Reconciliation		83.82	
		JBR	EM1F2-043020	04/30/2020	Bank Reconciliation		81.33	
		JBR	EM1F3-043020	04/30/2020	Bank Reconciliation		73.88	
		JBR	EM1F4-043020	04/30/2020	Bank Reconciliation		79.06	
		JBR	EM1F5-043020	04/30/2020	Bank Reconciliation		87.88	
		JBR	EM1M1-043020	04/30/2020	Bank Reconciliation		71.51	
		JBR	EM1M2-043020	04/30/2020	Bank Reconciliation		39.11	
		JBR	EM1R1-043020	04/30/2020	Bank Reconciliation		10.10	
					Account Total	0.00	526.69	-526.69
					Ending Balance			-2,182.88
5000	Bank Service Charge				Beginning Balance			10.00
					Ending Balance			10.00
5001	Accounting Fee				Beginning Balance			450.00
		JE	FREM124780	04/01/2020	FREM Apr 2020	150.00		
					Account Total	150.00	0.00	150.00
					Ending Balance			600.00
5002	Management Fee				Beginning Balance			1,230.00
		JE	FREM124780	04/01/2020	FREM Apr 2020	410.00		
					Account Total	410.00	0.00	410.00
					Ending Balance			1,640.00
5004	Office				Beginning Balance			38.40
		JE	FREM124780	04/01/2020	FREM Apr 2020	1.90		
					Account Total	1.90	0.00	1.90
					Ending Balance			40.30
5005	Postage				Beginning Balance			30.05
		JE	FREM124780	04/01/2020	FREM Apr 2020	4.50		

For Accounts 1000 to 5999

First Real Estate Management

Account		Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
					Account Total	4.50	0.00	4.50
					Ending Balance			34.55
5015.2	Legal General				Beginning Balance			525.00
		AVC	00027231	04/10/2020	Davis Agnor Rapaport	175.00		
					Account Total	175.00	0.00	175.00
					Ending Balance			700.00
5015.3	Audit & Tax Prep				Beginning Balance			685.00
					Ending Balance			685.00
5054	Clubhouse Miscellaneous				Beginning Balance			264.99
					Ending Balance			264.99
5055	Snow Removal				Beginning Balance			1,617.50
					Ending Balance			1,617.50
5100.2	Water and Sewer				Beginning Balance			40.70
		AVC	00027274	04/14/2020	Water/Sewer	40.70		
					Account Total	40.70	0.00	40.70
					Ending Balance			81.40
5101	Public Electric-Clubhouse				Beginning Balance			289.05
		ACR	00000381	04/08/2020	BGE		48.59	
		AVC	00027212	04/08/2020	BGE	48.59		
					Account Total	48.59	48.59	0.00
					Ending Balance			289.05
5102	Public Electric-Street Lights				Beginning Balance			957.39
		AVC	00027160	04/06/2020	BGE	319.29		
					Account Total	319.29	0.00	319.29
					Ending Balance			1,276.68
5203	Landscaping				Beginning Balance			1,920.00
					Ending Balance			1,920.00
5203.1	Landscaping-Contract				Beginning Balance			5,856.64
					Ending Balance			5,856.64
5203.12	Grounds Maintenance				Beginning Balance			1,840.00
		AVC	00027413	04/30/2020	Columbia Groiunds Ma	28.00		
					Account Total	28.00	0.00	28.00
					Ending Balance			1,868.00
5205.2	HVAC Repairs & Mainenance				Beginning Balance			0.00
		AVC	00027150	04/03/2020	Air Experts Inc	220.00		
					Account Total	220.00	0.00	220.00
					Ending Balance			220.00
5206	On-Site Maintenance				Beginning Balance			1,853.00
		AVC	00027151	04/03/2020	Roof Pro	350.00		
		AVC	00027297	04/20/2020	Roof Pro	250.00		
		AVC	00027372	04/27/2020	Gold Star Improvemen	95.00		
					Account Total	695.00	0.00	695.00
					Ending Balance			2,548.00
5210	Insurance				Beginning Balance			2,845.75
					Ending Balance			2,845.75
5300.1	Federal Taxes				Beginning Balance			267.39
					Ending Balance			267.39
5401	Miscellaneous				Beginning Balance			125.19
					Ending Balance			125.19
					Entity Totals	17,741.59	17,741.59	0.00

DAVIS | AGNOR Attorneys at Law
RAPAPORT | SKALNY

April 6, 2020

Hearthstone at Ellicott Mills Condominium
c/o First Real Estate Mgt, LLC
5304 Dorsey Hall Drive
Ellicott City, MD 21042

BILLING SUMMARY

Previous Balance	Fees	Expenses	Advances	Payments	TOTAL DUE
11826-0000 General Matters					
175.00	175.00	0.00	0.00	-175.00	$175.00

PAYMENT IN FULL DUE UPON RECEIPT

We Accept Visa, MasterCard, American Express, and Discover
https://secure.lawpay.com/pages/davis-agnor-rapaport-and-skalny/operating

If you have any questions regarding your invoice, please contact our
Director of Administration at 410.995.5800 or at accounting@darslaw.com.

Billing E-mail: FREMInvoices@PayablesLockBox.com

Please Detach and Return This Portion With Your Remittance

Please remit payment to:

Davis, Agnor, Rapaport & Skalny, LLC
10211 Wincopin Circle
Suite 600
Columbia, MD 21044-3431

Invoice Date	04/06/2020
Invoice No.	48162
DARS File No.	11826.0000
DARS Reference No.	3 - 3 - 3

DAVIS | AGNOR Attorneys at Law
RAPAPORT | SKALNY

April 6, 2020

Hearthstone at Ellicott Mills Condominium
c/o First Real Estate Mgt, LLC
5304 Dorsey Hall Drive
Ellicott City, MD 21042

PROFESSIONAL SERVICES RENDERED

Re: General Matters
DARS File # 11826.0000
Invoice No. 48162

PROFESSIONAL FEES

			Amount
03/28/2020	SRR	Annual Comprehensive Retainer (Monthly Installment)	175.00
		Total Professional Fees	175.00
		TOTAL NEW CHARGES	175.00
		Previous Balance	$175.00

PAYMENTS

03/12/2020	Payment (MasterCard) - Thank You!	-175.00
	TOTAL NET AMOUNT DUE	$175.00
	GRAND TOTAL DUE	$175.00

#331
EMI

DEPARTMENT OF FINANCE
P.O. BOX 3367
ELLICOTT CITY, MARYLAND
21041-3367

Howard County
MARYLAND

WATER & SEWER BILL

Account # 211010738632
Invoice # 201001018699

Property Location : 4900 WATER GROVE LN

HEARTHSTONE @ ELLICOTT MILLS
FIRST REAL ESTATE MGMT
5304 DORSEY HALL DR
ELLICOTT CITY MD 21042

The Bureau of Utilities will begin replacing inside residential water meters beginning in October 2019. For more details regarding the program please visit www.howardcountymd.gov/water-meter

PREVIOUS READING DATE	PRESE T 5 DATE	N 86 D Y A	TOTAL 0 S PT	AVG. DAILY CONS. (GALLONS)
12/31/2019	03/2 /2020		0	0

(USAGE = CONSUMPTION x RATE)	PREV OUS READING	PRESENT RE D NG	CON UM IC ON (100 CUB FEET)	RATE	AMOUNT CHARGED
Balance Forward					0.00
Water Usage - Winter	6	6	0	1.930	0.00
Water User Charge					14.57
Sewer Usage				3.100	0.00
Sewer User Charge					11.13
State Bay Restoration Fee					15.00

N A UN	4 7
AFTER 05/04/2020	$ 44.77

TO PAY WITH VISA, MC, AMEX OR DISCOVER CARD
PLEASE SEE INSTRUCTIONS ON THE REVERSE SIDE OF THIS BILL

SEE REVERSE SIDE OR A IT ONAL INFORMATION

u 0
1 1
A co n # 2 1
c e t 0 .738632
c t'o .4
Prop rty Lo a i n 900 WATER GROVE LN

☐ Bi ing Correction on Back

WATER AND EWER B LO
MAKE CH CKS PAYABLE T
DIRECTOR OF FINANCE, HOWARD COUNTY
PLEASE WRITE ACCOUNT # ON CHECK

NET AMOUNT DUE NOW **$ 40.70**
GROSS AMOUNT AFTER 05/04/2020 **$ 44.77**
☐ Enroll for Round Up ☐ One time Donation to H_2O Fund $ ________
☐ $3.00 Donation to Citizens' Election Fund

*See back for details on donations

DIRECTOR OF FINANCE
P.O. BOX 37213
BALTIMORE, MD 21297-3213

HEARTHSTONE @ ELLICOTT MILLS COND
FIRST REAL ESTATE MGMT
5304 DORSEY HALL DR
ELLICOTT CITY MD 21042

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

211010738632 050420 0000004070 1

BGE
An Exelon Company

CONTACT US | BGE.COM
Customer Service: 800.685.0123
800.735.2258 (TTY-TTD)
Correspondence: P.O. Box 1475 Baltimore, MD 21203

BGE ELECTRIC DELIVERY

TAXES & FEES

ELECTRIC SUPPLY
XOOM Energy Maryland, LLC
xoomenergy.com
(888) 997-8979
Electric Choice ID: 8903580524

Bill Summary

Hearthstone At Elliott Mills Condo Assoc
4900 Water-Grove Ln
Ellicott City, MD 21043
Account # 8903511000
Issued Date: April 3, 2020

Previous Balance	$82.99
Payments Received March 17, 2020	-$82.99
BGE Outstanding Balance	$0.00
Electric	$49.58
Total amount due by April 20, 2020	**$49.58**

Payment received after April 20, 2020 will incur a late charge.

A late payment charge is applied to the unpaid balance of your BGE charges. The charge is up to 1.5% for the first month; additional charges will be assessed on unpaid balances past the first month, not to exceed 5%.

The amounts shown in the circles reflect charges from this bill period.

BGE
An Exelon Company

Return only this portion with your check made payable to BGE. Please write your account number on your check.

Pay your bill online, by phone or by mail.

See reverse side for more info ▶

Account # 8903511000

Total amount due by Apr 20, 2020 $49.58

Payment Amount $

0107469 01 AV 0.306 **AUTO T8 0 2070 21042-7761 -C01-P07476-I1

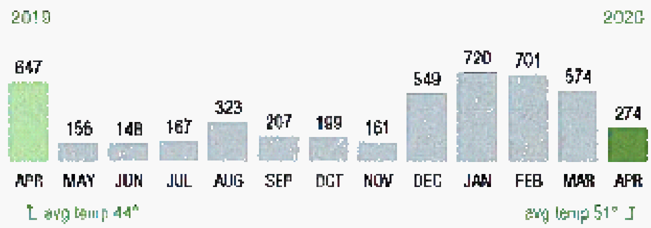
Hearthstone At Elliott Mills Condo Assoc
C/O First Real Estate Management
5304 Dorsey Hall Dr
Ellicott City, MD 21042-7761

BGE
P.O. Box 13070
Philadelphia, PA 19101-3070

218903511000900000495841119000005069OO

Electric details

ANNUAL ELECTRIC USAGE



General Service - Schedule G | POLR Type I
Billing Period: Mar 3, 2020 - Apr 2, 2020 | Days Billed: 30
Next Scheduled Reading: April 30, 2020

Meter #0155934676 Read on Apr 2

Current Reading 42949 - Previous Reading 42675 = **274** kWh used

ELECTRIC SUPPLY				**$21.93**
XOOM Energy Maryland, LLC				21.93
E LE TRI ELIVERY				**$24.02**
Customer Charge				12.40
EmPower MD Chg	274 kWh	x	.0082	2.25
Distribution Chg	274 kWh	x	.03421	9.37
TAXES & FEES				**$3.63**
MD Universal Svc Prog				1.85
Envir Srchg	274 kWh	x	.000143	0.04
Franchise Tax	274 kWh	x	.00062	0.17
State Tax			6%	1.57
TOTAL				**$49.58**

BGE SUPPLY PRICE COMPARISON INFORMATION

BGE Supply Price Comparison Information: The current price for Standard Offer Service (SOS) electricity is 6.434 cents/kWh, effective through May 31, 2020. SOS electricity will cost 6.391 cents/kWh beginning June 1,2020 through September 30,2020. The weighted average price of SOS electricity will be 6.420 through September 30,2020. The price for SOS from October 1, 2020 through May 31, 2021 will be set in May 2020.

Electric Supplier Charges
XOOM Energy Maryland, LLC
Billing Period: Mar 3, 2020 - Apr 2, 2020

GENERATION & TRANS 274 KH x 0.0755	20.69
State Tax	1 24
Total Electric Supplier	**$21** . 3

All inquiries on above supplier billing should be directed to XOOM Energy M ryl a d, LLC at 888.997.8979

IMPORTANT INFORMATION ABOUT YOUR BILL

- The EmPower MD charge funds programs that can help you reduce your energy consumption and save you mor ey For more information, including how to participate, go to 1 . BGESmartEnergy.com.

Federal Tax Identification # 52-0280210

Adj Annual Usage Ele 4,168 kWh

Other ways ,o pa ,

BGE app
Available for download at the App Store and Google Play

Online
BGE.COM

In-person
Visit BGE.COM and select *Pay My Bill* for a list of authorized America's Cash Express** and Western Union®** payment locations.

Pay-by-phone
aymen u
833 59
.209 45
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a ap l .

BGE
An Exelon Company

CONTACT US	**BGE.COM**
Customer Service:	800.685.0123
	800.735.2258 (TTY-TTD)
Correspondence:	P.O. Box 1475 Baltimore, MD 21203

OTHER CHARGES AND CREDITS

See details on page 2

Bill Summary

Hearthstone At Elliott Mills Condo Assoc
4910 Water-Grove Ln *PAL
Ellicott City, MD 21043
Account # 4114351000
Issued Date: March 30, 2020

Previous Balance	$3 9.29
Payments Received March 17, 2020	$3 - 1
BGE Outstanding Balance	$ 0.00
Other charges and credits (See details)	$319.29
Total amount due by April 16, 2020	**$319.29**

Payment received after April 16, 2020 will incur a late charge.

A late payment charge is applied to the unpaid balance of your BGE charges. The charge is up to 1.5% for the first month; additional charges will be assessed on unpaid balances past the first month, not to exceed 5%.

The amounts shown in the circles reflect charges from this bill period.

BGE
An Exelon Company

Return only this portion with your check made payable to BGE. Please write your account number on your check.

Pay your bill online, by phone or by mail.

See reverse side for more info ▶

Account # 4114351000

Total amount due by Apr 16, 2020	**$319.29**

Payment Amount $

0137045 01 AB 0.446 **AUTO T7 0 2066 21042-7761 -C01-P37082 41

Hearthstone At Elliott Mills Condo Assoc
c/o First Real Estate Management, LLC
5304 Dorsey Hall Drive
Ellicott City, MD 21042-7761

BGE
P.O. Box 13070
Philadelphia, PA 19101-3070

214114351000100003192901072000003238000

Other charges and credits

ELECTRIC PRIVATE AREA LIGHTING CHARGES **$319.29**

Commercial - Schedule 65PLC

Billing Period: February 28, 2020 - March 30, 2020

150w SV Mod/Col UG	11	x	11.68	128.48
14' Fiberglass Pole	11	x	15.66	172.26
Envir Srchg	634 kWh	x	.000143	0.09
Franchise Tax	634 kWh	x	.00062	0.39
State Tax			6%	18.07
TOTAL				**$319.29**

IMPORTANT INFORMATION ABOUT YOUR BILL

- The EmPower MD charge funds programs that can help yo reduce your energy consumption and save you money. F r mo e information, including how to participate, go to o r BGESmartEnergy.com.

Federal Tax Identificat n # 52-0280210

Other ways to pa,

BGE app
Available for download at the App Store and Google Play

Online
BGE.COM

In-person
Visit **BGE.COM** and select *Pay My Bill* for a list of authorized America's Cash Express** and Western Union©** payment locations.

Pay-by-phone
Paymentus**
833.209.5245

**Fees may apply.

Columbia Grounds Management, Inc.

PO Box 2068
Ellicott City, MD 21041

Invoice

Date	Invoice #
4/27/2020	16701

Bill To
Hearthstone at Ellicott Mills ATTN: John Sheehy First Real Estate Management 5304 Dorsey Hall Dr Ellicott City, MD 21042

Terms	Due Date
Net 15	5/12/2020

Services Performed	Rate	Amount
4/16/20 Additional landscape services per request. Adjacent to Preservation Area. Cut up (1) fallen tree and disperse in preservation area.	28.00	28.00

Total $28.00

Phone #	Fax #	E-mail
410-418-4808	410-418-4809	columbiagrounds@gmail.com

AIR EXPERTS INC. 7159 HARLAN LANE SYKESVILLE, MD 21784 301-912-1415
410-984-2655 airmanstern@aol.com LIC.MD 2365 WSSC 70660

First Real Estate Management
5304 Dorsey Hall Drive
Ellicott City, MD 21042
Phone: 410-730-9531
Fax: 410-730-7903

Oct 06, 2019

Property:
8508 Dina Lane
Ellicott City, MD 21042

Effective Date : Oct 1,2019 to Oct 1, 2020

Service contract for the heat pump system at the community house.

Air Experts Inc. will provide maintenance biannually, which will include the following:

1. Replace air filters, using fiberglass style or washable type filter.
2. Check the condition of electrical components and assure tightness of connections.
3. Clean condensate drainage pans and lines.
4. Test and inspect equipment for the efficient sequence of operations of the system.
5. Check for proper refrigerant charge.
6. Check for the proper amperage draws.
7. Shutdown and start up, as required for the cooling and heating season.
8. Chemically clean evaporator and condenser coils for maximin efficiency.
9. Tighten and/or adjust blower belts and replace as needed.
10. Lubricate blower bearings.
11. Inspect thermostat and electronic zone controls.
12. Measure air exchange and air flow over evaporator coil.
13. Treat evaporator coil and air handler cabinet with mold inhibitor.
14. Inspect all safety controls.

Trouble calls, parts, and labor are additional to this agreement. This agreement provides priority service at peak periods and a 10% discount on parts and labor. Price of the contract is $220.00 to be paid when the contract is accepted.

Total Cost of contract: $220.00

Acceptance of Agreement:

Customer ________________________ Date___________________

Customer ________________________ Date___________________

ROOFPRO LLC
Roofing it right the first time. MHIC# 89605

PO Box 744

Date	Invoice #
4/1/2020	8858

Hearthstone at Ellicott Mills I
C/O First Real Estate
5304 Dorsey Hall Dr
Ellicott City, MD 21042
ATTN: John Sheehy

Roofing it right the first time
Roofing ~ Siding ~ Gutters
(O) 410-ROOF-PRO ~ (410-766-3776)
(F) 410-969-5237
www.roofpromd.com
accounting@roofpromd.com

Description	Est Amt	Prior Amt Paid	Prior %	Curr %	Total %	Amount
Roof Repair. See Signed Proposal dated March 30, 2020 Job Address: 4920 Water Grove Ln, Ellicott City MD 21043	350.00			100.00%	100.00%	350.00

Thank you for your business!

Our Services
Roofing, Siding, Gutters, Covers, Attic Insulation, Skylights, Sun Tunnels / Sola Tubes, Inspections, Preventative Maintenance and Cleanings.

Total	$350.00
Payments/Credits	$0.00
Balance Due	$350.00

Please detach bottom portion and return with your payment

ROOFPRO LLC
Roofing it right the first time. MHIC# 89605

Due Date
4/1/2020

Mail payment to:
RoofPRO
PO Box 744
Severn, MD 21144

Name:	Date:	Amount:
( ) Mastercard ( ) Visa ( ) American Express ( ) Discover ( ) Check	Exp. Date:	Security Code:
Card Number:	Signature:	

ROOFPRO
Roofing it right the first time.

410-ROOF-PRO
www.RoofProMD.com
PO Box 744; Severn, MD 21144
(O) 410-766-3776 (F) 410-969-5237

2

CONTRACT

03/30/2020
Licensed,Bonded,Insured
MHIC #89605

Rep: John Henry

Customer Contact Information/Bill To:

Hearthstone at Ellicott Mills I

4920 Water Grove Ln
Ellicott City MD 21043

Billing Contact:

Hearthstone at Ellicott Mills I

(443)699-4740
(410)730-9531
jsheehy@fremllc.com

General Info about Your Roof:

Your predominant roofing system is	Shingle
The estimated remaining useful life of your roof is	6-10

Description of work to be done under this contract:

Customer Work Order # (if any): ROOF LEAK ON REAR DLOPE OF ROOF

Jobsite Address:

4920 Water Grove Ln
Ellicott City MD 21043

Work to be Performed:

1, Remove shingles as needed at leak area where several low nails are causing damage

2. Install ice and water shield and new shingles that best match existing (note shingle shade may vary due to age of roof)

3. Seal all shingles with vulkem sealant from new to existing to ensure proper bond

Rustic Black

Cleanup job site and haul away all job related debris	Included
Approximate Starting Date	1-2 work days
Approximate Completion Date	Same Day

Pricing is good for 30 days.

9 AM or 10 AM

...ed for product details and is used for payment options only. All product details must be disclosed on work orders**

...ntract Amount	$350.00

...nt Details

...ount to be Paid	$350.00
Deposit due within 14 calendar days of signing:	$0.00
Amount Due Upon Completion (Including submission of final invoice & cert. of completion)	$350.00
This price is good for	30 days

Approval and Authorization to Proceed:

The above prices, specifications, terms and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Any additional or unforeseen necessary work will be charged in addition to the included total. Payment will be made as outlined. A finance charge computed at a periodic rate of 18% per annum is applied to past due accounts over 30 days in addition to a one-time processing fee of $35, plus any reasonable attorney and collection fees.

John Henry for RoofPRO LLC

State License

03/30/2020

Date

Signature of Approved Agent for Hearthstone at Ellicott Mills I

03/30/2020

Date

ROOFPRO LLC
Roofing it right the first time. MHIC# 89605

PO Box 744

Date	Invoice #
4/15/2020	8889

Hearthstone at Ellicott Mills I
C/O First Real Estate
5304 Dorsey Hall Dr
Ellicott City, MD 21042
ATTN: John Sheehy

Roofing it right the first time
Roofing ~ Siding ~ Gutters
(O) 410-ROOF-PRO ~ (410-766-3776)
(F) 410-969-5237
www.roofpromd.com
accounting@roofpromd.com

Description	Est Amt	Prior Amt Paid	Prior %	Curr %	Total %	Amount
Ridge Cap Repair Performed Onsite, April 13, 2020. Job Address: 4928 Water Grove Ln, Ellicott City, MD 21043	250.00			100.00%	100.00%	250.00

Thank you for your business!

Our Services
Roofing, Siding, Gutters, Covers, Attic Insulation, Skylights, Sun Tunnels / Sola Tubes, Inspections, Preventative Maintenance and Cleanings.

Total	$250.00
Payments/Credits	$0.00
Balance Due	$250.00

Please detach bottom portion and return with your payment

ROOFPRO LLC
Roofing it right the first time. MHIC# 89605

Due Date
4/15/2020

Mail payment to:
RoofPRO
PO Box 744
Severn, MD 21144

Name:	Date:	Amount:

( ) Mastercard ( ) Visa ( ) American Express ( ) Discover ( ) Check	Exp. Date:	Security Code:

Card Number:	Signature:

GoldStar Improvements

120 Laurel Woods Court
Abingdon, MD 21009
410 615 0346

31
EM1

INVOICE

DATE: Apr l 2 , 2020
INVOICE #
PAGE # 1

Proposal Submitted To:

First Real Estate Management
5304 Dorsey Hall Dr.
Ellicott City , Md. 21042

Job Name / Summary

EM 1 --- 4930 Water Grove Way.

We hereby submit specifications and estimate for: **$95.00**

Removed and Disassembled Gutter and Downspout Junctions , Removed Blockage and Instal ed Debris Filter at Downspout to Contine Future Blockage From Entering Downspout ...

Total Cost: **$95.00**

Total Cost includes all labor and materials to be completed in accordance with the above specifications. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or Changes made will require a change work order and may require additional upfront Fees ...

Payment Schedule: **AMOUNT**

Checks Payable to GoldStar Improvements **Total Cost:** **$95.00**

This proposal subject to acceptance within 30 days and it is void , There after at the option of the undersigned.

Authorized Signature: **Date:** Apr. 20 , 2020

Acceptance of Proposal

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above

Authorized Signature: **Date:**

First Real Estate Management

5304 Dorsey Hall Drive
Ellicott City, MD 231042

Invoice

Date	Invoice #
4/1/2020	124780

Bill To	Ship To
EM1 - Hearthstone at Ellicott Mills I c/o First Real Estate Mgmt, LLC 5304 Dorsey Hall Drive Ellicott City, MD 21042	

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			4/1/2020			

Quantity	Item Code	Description	Price Each	Amount
	Management	Management Fee	410.00	410.00
	Accounting	Accounting Fee	150.00	150.00
	Xerox	Xerox copies Black & White	1.90	1.90
	Postage	Postage	4.50	4.50

Total $566.40

c/o First Real Estate Mgmt
5304 Dorsey Hall Drive
Ellicott City MD 21042

First Real Estate Management
5304 Dorsey Hall Drive
Ellicott City MD 21042

	Jan Budget	Jan Actual	Feb Budget	Feb Actual	Mar Budget	Mar Actual	Apr Budget	Apr Actual	May Budget	May Actual	Jun Budget	Jun Actual	Jul Budget	Jul Actual	Aug Budget	Aug Actual	Sep Budget	Sep Actual	Oct Budget	Oct Actual	Nov Budget	Nov Actual	Dec Budget	Dec Actual	Total Ann Budget	Total Ann Actual
REVENUES:																										
Condo Assessments	9,310	9,310	9,310	9,280	9,310	9,310	9,310	9,280	9,310	9,310	9,310	0	9,310	0	9,310	0	9,310	0	9,310	0	9,310	0	9,310	0	111,720	46,490
Late Fee	0	45	0	15	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90
Bad Check	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
Bank Interest Earned	0	565	0	539	0	558	0	529	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,191
TOTAL REVENUES	9,310	9,930	9,310	9,834	9,310	9,898	9,310	9,809	9,310	9,310	9,310	0	9,310	0	9,310	0	9,310	0	9,310	0	9,310	0	9,310	0	111,720	48,781
EXPENSES:																										
Bank Service Charge	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
Accounting Fee	156	150	156	150	156	150	156	150	156	156	156	0	156	0	156	0	156	0	156	0	156	0	156	0	1,872	756
Management Fee	426	410	426	410	426	410	426	410	426	426	426	0	426	0	426	0	426	0	426	0	426	0	431	0	5,117	2,066
Office	8	2	8	1	8	35	8	2	8	13	8	0	8	0	8	0	8	0	8	0	8	0	12	0	100	53
Postage	13	8	13	7	13	15	13	5	13	6	13	0	13	0	13	0	13	0	13	0	13	0	7	0	150	41
Coupons	120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	120	0
Legal General	175	175	175	175	175	175	175	175	175	0	175	0	175	0	175	0	175	0	175	0	175	0	175	0	2,100	700
Audit & Tax Prep	0	0	0	0	1,200	685	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,200	685
Clubhouse Miscellaneous	0	0	0	0	0	265	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	265
Snow Removal	3,000	0	4,000	1,618	3,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,000	0	13,000	1,618
Pest Control	10	0	10	0	10	0	10	0	10	0	10	0	10	0	10	0	10	0	10	0	10	0	15	0	125	0
Special Events	0	0	0	0	150	0	0	0	0	0	150	0	0	0	0	0	150	0	0	0	0	0	150	0	600	0
Water and Sewer	0	41	0	0	57	0	0	41	0	0	56	0	0	0	0	0	56	0	0	0	0	0	56	0	225	81
Public Electric-Clubhouse	70	104	70	102	70	83	70	0	70	0	70	0	70	0	70	0	70	0	70	0	70	0	75	0	845	289
Public Electric-Street Lights	329	319	329	319	329	319	329	319	329	310	329	0	329	0	329	0	329	0	329	0	329	0	331	0	3,950	1,587
Landscaping	758	0	758	1,920	758	0	758	0	758	0	758	0	758	0	758	0	758	0	758	0	758	0	762	0	9,100	1,920
Landscaping-Contract	1,464	1,464	1,464	1,464	1,464	2,928	1,464	0	1,464	1,464	1,464	0	1,464	0	1,464	0	1,464	0	1,464	0	1,464	0	1,466	0	17,570	7,321
HVAC Repairs & Mainenance	13	0	13	0	13	0	13	220	13	0	13	0	13	0	13	0	13	0	13	0	13	0	17	0	160	220
On-Site Maintenance	702	545	702	400	702	908	702	695	702	0	702	0	702	0	702	0	702	0	702	0	702	0	698	0	8,420	2,548
Insurance	0	0	3,014	2,846	0	0	0	0	3,014	2,905	0	0	0	0	3,014	0	0	0	0	0	3,014	0	0	0	12,056	5,750
Federal Taxes	0	0	0	267	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	267
Property Tax	0	0	0	0	0	0	0	0	0	0	0	0	150	0	0	0	0	0	0	0	0	0	0	0	150	0
Miscellaneous	0	0	0	125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	125
TOTAL EXPENSES	7,244	3,228	11,138	9,804	8,531	5,974	4,124	2,016	7,138	5,280	4,330	0	4,274	0	7,138	0	4,330	0	4,124	0	7,138	0	7,351	0	76,860	26,302
EXCESS OF REVENUES OVER EXPENSES	2,066	6,702	(1,828)	30	779	3,924	5,186	7,792	2,172	4,030	4,980	0	5,036	0	2,172	0	4,980	0	5,186	0	2,172	0	1,959	0	34,860	22,478
Transfer to Reserves	2,905	2,905	2,905	2,905	2,905	2,905	2,905	2,905	2,905	0	2,905	0	2,905	0	2,905	0	2,905	0	2,905	0	2,905	0	2,905	0	34,860	11,620
Net Cash Flow	(839)	3,797	(4,733)	(2,875)	(2,126)	1,019	2,281	4,887	(733)	4,030	2,075	0	2,131	0	(733)	0	2,075	0	2,281	0	(733)	0	(946)	0	0	10,858
EXCESS REVENUES or (LOSS) AFTER CAP	(839)	3,797	(4,733)	(2,875)	(2,126)	1,019	2,281	4,887	(733)	4,030	2,075	0	2,131	0	(733)	0	2,075	0	2,281	0	(733)	0	(946)	0	0	10,858

c/o First Real Estate Mgmt
5304 Dorsey Hall Drive
Ellicott City MD 21042

First Real Estate Management
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	Actual Jan	Actual Feb	Actual Mar	Actual Apr	Budget May	Budget Jun	Budget Jul	Budget Aug	Budget Sep	Budget Oct	Budget Nov	Budget Dec	Total Projected
REVENUES:													
4001 Condo Assessments	9,310	9,280	9,310	9,280	9,310	9,310	9,310	9,310	9,310	9,310	9,310	9,310	111,660
4010 Late Fee	45	15	30	0	0	0	0	0	0	0	0	0	90
4012 Bad Check	10	0	0	0	0	0	0	0	0	0	0	0	10
Bank Interest Earned	565	539	558	529	0	0	0	0	0	0	0	0	2,191
TOTAL REVENUES	9,930	9,834	9,898	9,809	9,310	9,310	9,310	9,310	9,310	9,310	9,310	9,310	113,951
EXPENSES:													
5000 Bank Service Charge	10	0	0	0	0	0	0	0	0	0	0	0	10
5001 Accounting Fee	150	150	150	150	156	156	156	156	156	156	156	156	1,848
5002 Management Fee	410	410	410	410	426	426	426	426	426	426	426	431	5,053
5004 Office	2	1	35	2	8	8	8	8	8	8	8	12	108
5005 Postage	8	7	15	5	13	13	13	13	13	13	13	7	133
5015 Legal General	175	175	175	175	175	175	175	175	175	175	175	175	2,100
5015 Audit & Tax Prep	0	0	685	0	0	0	0	0	0	0	0	0	685
5054 Clubhouse Miscellaneous	0	0	265	0	0	0	0	0	0	0	0	0	265
5055 Snow Removal	0	1,618	0	0	0	0	0	0	0	0	0	3,000	4,618
5060 Pest Control	0	0	0	0	10	10	10	10	10	10	10	15	85
5065 Special Events	0	0	0	0	0	150	0	0	150	0	0	150	450
5100 Water and Sewer	41	0	0	41	0	56	0	0	56	0	0	56	249
5101 Public Electric-Clubhouse	104	102	83	0	70	70	70	70	70	70	70	75	854
5102 Public Electric-Street Lights	319	319	319	319	329	329	329	329	329	329	329	331	3,911
5203 Landscaping	0	1,920	0	0	758	758	758	758	758	758	758	762	7,988
5203 Landscaping-Contract	1,464	1,464	2,928	0	1,464	1,464	1,464	1,464	1,464	1,464	1,464	1,466	17,571
5205 HVAC Repairs & Mainenance	0	0	0	220	13	13	13	13	13	13	13	17	328
5206 On-Site Maintenance	545	400	908	695	702	702	702	702	702	702	702	698	8,160
5210 Insurance	0	2,846	0	0	3,014	0	0	3,014	0	0	3,014	0	11,888
5300 Federal Taxes	0	267	0	0	0	0	0	0	0	0	0	0	267
5300 Property Tax	0	0	0	0	0	0	150	0	0	0	0	0	150
5401 Miscellaneous	0	125	0	0	0	0	0	0	0	0	0	0	125
TOTAL EXPENSES	3,228	9,804	5,974	2,016	7,138	4,330	4,274	7,138	4,330	4,124	7,138	7,351	66,845
EXCESS OF REVENUES OVER EXPEN	6,702	30	3,924	7,792	2,172	4,980	5,036	2,172	4,980	5,186	2,172	1,959	47,105
3100 Transfer to Reserves	2,905	2,905	2,905	2,905	2,905	2,905	2,905	2,905	2,905	2,905	2,905	2,905	34,860
Net Cash Flow	3,797	-2,875	1,019	4,887	-733	2,075	2,131	-733	2,075	2,281	-733	-946	12,245
EXCESS REVENUES or (LOSS) AFT	3,797	-2,875	1,019	4,887	-733	2,075	2,131	-733	2,075	2,281	-733	-946	12,245