

Hearthstone of Ellicott Mills Condominium

03/31/2020

Monthly Financials

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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	43,988.13	0.00	43,988.13
MOA Reserve MM	0.00	49,009.47	49,009.47
Mutual of Omaha Reserve CD mat 12/3/21	0.00	31,033.05	31,033.05
Mutual of Omaha CD#2 Mat 3/3/20	0.00	30,882.22	30,882.22
1st Internet Bank CD 7081 mat 11/11/19	0.00	46,352.49	46,352.49
1st Internet Bank CD 7099 mat 11/10/19	0.00	46,024.71	46,024.71
1st Internet CD 7106 mat 11/9/20	0.00	46,099.01	46,099.01
1st Internet CD 7114 11/9/21	0.00	46,242.34	46,242.34
1st Internet CD 7122 mat 11/9/22	0.00	46,485.87	46,485.87
Accounts Receivable	308.00	0.00	308.00
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Total Current Assets	44,296.13	342,129.16	386,425.29
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TOTAL ASSETS	<u>44,296.13</u>	<u>342,129.16</u>	<u>386,425.29</u>
LIABILITIES & FUND BALANCES			
CURRENT LIABILITIES			
Prepaid Assessments	3,022.40	0.00	3,022.40
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Total Current Liabilities	3,022.40	0.00	3,022.40
FUND BALANCES			
Excess of Rev Over Exp Operating	7,159.72	0.00	7,159.72
Excess of Rev Over Exp Reserves	0.00	1,656.19	1,656.19
Retained Earnings	42,829.01	0.00	42,829.01
Reserve Fund Balance	0.00	331,757.97	331,757.97
Transfer to Reserves	(8,715.00)	0.00	(8,715.00)
Transfer from Operating	0.00	8,715.00	8,715.00
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Total Fund Balances (Deficit)	41,273.73	342,129.16	383,402.89
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TOTAL LIABILITIES & FUND BALANCES	<u>44,296.13</u>	<u>342,129.16</u>	<u>386,425.29</u>

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	Operating Fund	Replacement Fund	Total
REVENUES:			
Condo Assessments	27,900.00	0.00	27,900.00
Late Fee	90.00	0.00	90.00
Bad Check	10.00	0.00	10.00
Bank Interest - Operations	5.77	0.00	5.77
Bank Interest - Reserves	0.00	1,656.19	1,656.19
	-----	-----	-----
TOTAL REVENUES	28,005.77	1,656.19	29,661.96
EXPENSES:			
Bank Service Charge	10.00	0.00	10.00
Accounting Fee	450.00	0.00	450.00
Management Fee	1,230.00	0.00	1,230.00
Office	38.40	0.00	38.40
Postage	30.05	0.00	30.05
Legal General	525.00	0.00	525.00
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	40.70	0.00	40.70
Public Electric-Clubhouse	289.05	0.00	289.05
Public Electric-Street Lights	957.39	0.00	957.39
Landscaping	1,920.00	0.00	1,920.00
Landscaping-Contract	5,856.64	0.00	5,856.64
On-Site Maintenance	1,853.00	0.00	1,853.00
Insurance	2,845.75	0.00	2,845.75
Federal Taxes	267.39	0.00	267.39
Miscellaneous	125.19	0.00	125.19
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TOTAL EXPENSES	19,006.05	0.00	19,006.05
EXCESS OF REVENUES OVER EXPENSES	8,999.72	1,656.19	10,655.91
Transfer to Reserves	(8,715.00)	0.00	(8,715.00)
Transfer from Operating	0.00	8,715.00	8,715.00
Net Cash Flow	284.72	10,371.19	10,655.91
EXCESS REVENUES or (LOSS) AFTER TRANSFER	284.72	10,371.19	10,655.91
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Hearthstone of Ellicott Mills Condominium
Budget Variance
03/31/2020

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	9,310.00	9,310	0.00	27,900.00	27,930	(30.00)	111,720
Late Fee	30.00	0	30.00	90.00	0	90.00	0
Bad Check	0.00	0	0.00	10.00	0	10.00	0
Bank Interest - Operations	1.95	0	1.95	5.77	0	5.77	0
Bank Interest - Reserves	556.11	0	556.11	1,656.19	0	1,656.19	0
TOTAL REVENUES	9,898.06	9,310	588.06	29,661.96	27,930	1,731.96	111,720
EXPENSES:							
Bank Service Charge	0.00	0	0.00	10.00	0	(10.00)	0
Accounting Fee	150.00	156	6.00	450.00	468	18.00	1,872
Management Fee	410.00	426	16.00	1,230.00	1,278	48.00	5,117
Office	35.40	8	(27.40)	38.40	24	(14.40)	100
Postage	15.40	13	(2.40)	30.05	39	8.95	150
Coupons	0.00	0	0.00	0.00	120	120.00	120
Legal General	175.00	175	0.00	525.00	525	0.00	2,100
Audit & Tax Prep	685.00	1,200	515.00	685.00	1,200	515.00	1,200
Clubhouse Miscellaneous	264.99	0	(264.99)	264.99	0	(264.99)	0
Snow Removal	0.00	3,000	3,000.00	1,617.50	10,000	8,382.50	13,000
Pest Control	0.00	10	10.00	0.00	30	30.00	125
Special Events	0.00	150	150.00	0.00	150	150.00	600
Water and Sewer	0.00	57	57.00	40.70	57	16.30	225
Public Electric-Clubhouse	82.99	70	(12.99)	289.05	210	(79.05)	845
Public Electric-Street Lights	319.29	329	9.71	957.39	987	29.61	3,950
Landscaping	0.00	758	758.00	1,920.00	2,274	354.00	9,100
Landscaping-Contract	2,928.32	1,464	(1,464.32)	5,856.64	4,392	(1,464.64)	17,570
HVAC Repairs & Maintenance	0.00	13	13.00	0.00	39	39.00	160
On-Site Maintenance	908.00	702	(206.00)	1,853.00	2,106	253.00	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	5,974.39	8,531	2,556.61	19,006.05	26,913	7,906.95	76,860
EXCESS OF REVENUES OVER EXPENSES	3,923.67	779	3,144.67	10,655.91	1,017	9,638.91	34,860
Transfer to Reserves	(2,905.00)	(2,905)	0.00	(8,715.00)	(8,715)	0.00	(34,860)
Transfer from Operating	2,905.00	0	2,905.00	8,715.00	0	8,715.00	0
EXCESS REVENUES or (LOSS) AFTER TRA	3,923.67	(2,126)	6,049.67	10,655.91	(7,698)	18,353.91	0

Delinquent Report
EM1 Ellicott Mills Condo
03/31/2020

EM

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

Unit Lot No	R Type	Sts Co-Resident	Resident	Move In CC	Move Out Description	Deposit Date	Amount	Current	30 Days	60 Days	90 Days
EM-1ESC - ELLICOTT MILLS I											
4919	01	C	William Frank		04/26/2010		27.00	15.00	12.00		
EM-1WGL - ELLICOTT MILLS 1											
4933	01	C	Marjorie Lindner		02/17/2005		281.00	15.00	266.00		
			Entity Totals		Delinquent		308.00	30.00	278.00	0.00	0.00
					Prepays		0.00	0.00	0.00	0.00	0.00
					Net		308.00	30.00	278.00	0.00	0.00
			Net Distribution								
			CO Assmnt-Condo		Monthly		278.00	0.00	278.00	0.00	0.00
			LF		Late Fee		30.00	30.00	0.00	0.00	0.00

Prepaid Report
EM1 Ellicott Mills Condo
03/31/2020

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 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			-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				
4926	01 C	Paul DuPont		05/01/2017			-1.00	-1.00				
EM-1WGL - ELLICOTT MILLS 1												
4910	01 C	Geraldine Marzette Sallee		11/03/2014			-15.00	-15.00				
		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.										
4916	01 C	Cheryl Blanco		08/09/2016			-266.00	-266.00				
4924	01 C	Evelyn Tchiyuka		08/24/2004			-266.00	-266.00				
		PVG, spoke with owner she will be sending a check to cover the \$16.00 balance she was short last payment										
4926	01 C	Richard Shagogue		08/16/2004			-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	
4937	01 C	Ronald Strack		10/19/2009			-266.00	-266.00				
		Owner called 9.5.19 stated she has been paying someone. Advised her to contact her bank and get the information and then call us back. IC										
		LRR - spoke with Carol Strack. Money has been going to G&S Lockbox. She went to her bank and they have been holding this although they never contacted her to tell her it was being held!. They are putting the funds back in her account and she will then set up bill pay at her bank using instructions from Sam. No late fees please!										
							Entity Totals Delinquent	0.00	0.00	0.00	0.00	0.00
							Prepays	-3,022.40	-3,015.00	0.00	0.00	-7.40
							Net	-3,022.40	-3,015.00	0.00	0.00	-7.40
Net Distribution												
CO Assmnt-Condo Monthly							-3,022.40	-3,015.00	0.00	0.00	-7.40	

General Ledger
EM1 Ellicott Mills Condo
For Dates 03/01/2020 to 03/31/2020

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			45,636.57
	JER	00002288	03/01/2020	EM1 Reserve Transfer		2,905.00	
	ACK	EM1O2-100032	03/02/2020	Fried & Beares		685.00	
	JE	FREM124657	03/02/2020	FREM Mar 2020		610.80	
	RCP	00082964	03/02/2020	Direct Debit	1,596.00		
	RCP	00083235	03/02/2020	Lockbox	266.00		
	ACK	EM1O2-100033	03/03/2020	Columbia Grouinds Ma		1,464.16	
	RCP	00083300	03/03/2020	Lockbox	1,339.00		
	RCP	00083392	03/06/2020	Lockbox	282.00		
	ACK	EM1O2-100034	03/09/2020	Davis Agnor Rapaport		175.00	
	RCP	00083426	03/09/2020	Lockbox	532.00		
	RCP	00083477	03/10/2020	Lockbox	532.00		
	ACK	EM1O2-001034	03/11/2020	BGE		319.29	
	ACK	EM1O2-001035	03/11/2020	BGE		82.99	
	ACK	EM1O2-001036	03/11/2020	Richard Marriott		264.99	
	RCP	00083526	03/12/2020	Lockbox	266.00		
	RCP	00083581	03/13/2020	Lockbox	532.00		
	RCP	00083552	03/16/2020	Direct Debit	532.00		
	RCP	00083610	03/16/2020	Lockbox	266.00		
	RCP	00083670	03/18/2020	Lockbox	266.00		
	ACK	EM1O2-100035	03/23/2020	Excel Tree Expert Co		1,840.00	
	ACK	EM1O2-100036	03/23/2020	Roof Pro		908.00	
	RCP	00083856	03/24/2020	Lockbox	1,064.00		
	RCP	00083936	03/27/2020	Lockbox	266.00		
	ACK	EM1O2-100037	03/30/2020	Columbia Grouinds Ma		1,464.16	
	RCP	00084012	03/30/2020	Lockbox	532.00		
	JBR	EM1O2-033120	03/31/2020	Bank Reconciliation	1.95		
	RCP	00084245	03/31/2020	Lockbox	798.00		
				Account Total	9,070.95	10,719.39	-1,648.44
				Ending Balance			43,988.13
1100	Accounts Receivable			Beginning Balance			287.00
				Sub Ldger Activity	21.00		
				Account Total	21.00	0.00	21.00
				Ending Balance			308.00
1213	MOA Reserve MM			Beginning Balance			46,090.72
	JER	00002288	03/01/2020	EM1 Reserve Transfer	2,905.00		
	JBR	EM1R1-033120	03/31/2020	Bank Reconciliation	13.75		
				Account Total	2,918.75	0.00	2,918.75
				Ending Balance			49,009.47
1310	Mutual of Omaha Reserve CD mat 12/3/21			Beginning Balance			30,966.30
	JBR	EM1M1-033120	03/31/2020	Bank Reconciliation	66.75		
				Account Total	66.75	0.00	66.75
				Ending Balance			31,033.05
1311	Mutual of Omaha CD#2 Mat 3/3/20			Beginning Balance			30,825.35
	JBR	EM1M2-033120	03/31/2020	Bank Reconciliation	56.87		
				Account Total	56.87	0.00	56.87
				Ending Balance			30,882.22
1371	1st Internet Bank CD 7081 mat 11/11/19			Beginning Balance			46,266.04
	JBR	EM1F1-033120	03/31/2020	Bank Reconciliation	86.45		
				Account Total	86.45	0.00	86.45
				Ending Balance			46,352.49
1372	1st Internet Bank CD 7099 mat 11/10/19			Beginning Balance			45,940.82
	JBR	EM1F2-033120	03/31/2020	Bank Reconciliation	83.89		
				Account Total	83.89	0.00	83.89
				Ending Balance			46,024.71
1373	1st Internet CD 7106 mat 11/9/20			Beginning Balance			46,022.79
	JBR	EM1F3-033120	03/31/2020	Bank Reconciliation	76.22		
				Account Total	76.22	0.00	76.22
				Ending Balance			46,099.01
1374	1st Internet CD 7114 11/9/21			Beginning Balance			46,160.79
	JBR	EM1F4-033120	03/31/2020	Bank Reconciliation	81.55		
				Account Total	81.55	0.00	81.55
				Ending Balance			46,242.34
1375	1st Internet CD 7122 mat 11/9/22			Beginning Balance			46,395.24
	JBR	EM1F5-033120	03/31/2020	Bank Reconciliation	90.63		

General Ledger EM1 Ellicott Mills Condo For Dates 03/01/2020 to 03/31/2020
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For Accounts 1000 to 5999

First Real Estate Management

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
				Account Total	90.63	0.00	90.63
				Ending Balance			46,485.87
2100	Prepaid Assessments			Beginning Balance			-3,272.40
				Sub Ledger Activity	250.00		
				Account Total	250.00	0.00	250.00
				Ending Balance			-3,022.40
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			5,810.00
		JER 00002288	03/01/2020	EM1 Reserve Transfer	2,905.00		
				Account Total	2,905.00	0.00	2,905.00
				Ending Balance			8,715.00
3300.02	Transfer from Operating			Beginning Balance			-5,810.00
		JER 00002288	03/01/2020	EM1 Reserve Transfer		2,905.00	
				Account Total	0.00	2,905.00	-2,905.00
				Ending Balance			-8,715.00
4001	Condo Assessments			Beginning Balance			-18,590.00
		RMC 00083002	03/01/2020	RM Charges		5,586.00	
		RMC 00083003	03/01/2020	RM Charges		3,724.00	
				Account Total	0.00	9,310.00	-9,310.00
				Ending Balance			-27,900.00
4010	Late Fee			Beginning Balance			-60.00
		RLF 00083814	03/23/2020	RM Charges		15.00	
		RLF 00083815	03/23/2020	RM Charges		15.00	
				Account Total	0.00	30.00	-30.00
				Ending Balance			-90.00
4012	Bad Check			Beginning Balance			-10.00
				Ending Balance			-10.00
4100	Bank Interest - Operations			Beginning Balance			-3.82
		JBR EM1O2-033120	03/31/2020	Bank Reconciliation		1.95	
				Account Total	0.00	1.95	-1.95
				Ending Balance			-5.77
4101	Bank Interest - Reserves			Beginning Balance			-1,100.08
		JBR EM1F1-033120	03/31/2020	Bank Reconciliation		86.45	
		JBR EM1F2-033120	03/31/2020	Bank Reconciliation		83.89	
		JBR EM1F3-033120	03/31/2020	Bank Reconciliation		76.22	
		JBR EM1F4-033120	03/31/2020	Bank Reconciliation		81.55	
		JBR EM1F5-033120	03/31/2020	Bank Reconciliation		90.63	
		JBR EM1M1-033120	03/31/2020	Bank Reconciliation		66.75	
		JBR EM1M2-033120	03/31/2020	Bank Reconciliation		56.87	
		JBR EM1R1-033120	03/31/2020	Bank Reconciliation		13.75	
				Account Total	0.00	556.11	-556.11
				Ending Balance			-1,656.19
5000	Bank Service Charge			Beginning Balance			10.00
				Ending Balance			10.00
5001	Accounting Fee			Beginning Balance			300.00
		JE FREM124657	03/02/2020	FREM Mar 2020	150.00		
				Account Total	150.00	0.00	150.00
				Ending Balance			450.00
5002	Management Fee			Beginning Balance			820.00
		JE FREM124657	03/02/2020	FREM Mar 2020	410.00		
				Account Total	410.00	0.00	410.00
				Ending Balance			1,230.00
5004	Office			Beginning Balance			3.00
		JE FREM124657	03/02/2020	FREM Mar 2020	35.40		
				Account Total	35.40	0.00	35.40
				Ending Balance			38.40

General Ledger EM1 Ellicott Mills Condo For Dates 03/01/2020 to 03/31/2020
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For Accounts 1000 to 5999

First Real Estate Management

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
5005	Postage			Beginning Balance			14.65
		JE	FREM124657	03/02/2020	FREM Mar 2020	15.40	
				Account Total	15.40	0.00	15.40
				Ending Balance			30.05
5015.2	Legal General			Beginning Balance			350.00
		AVC	00026834	03/09/2020	Davis Aqnor Rapaport	175.00	
				Account Total	175.00	0.00	175.00
				Ending Balance			525.00
5015.3	Audit & Tax Prep			Beginning Balance			0.00
		AVC	00026625	03/02/2020	Fried & Beares	685.00	
				Account Total	685.00	0.00	685.00
				Ending Balance			685.00
5054	Clubhouse Miscellaneous			Beginning Balance			0.00
		AVC	00026858	03/11/2020	Richard Marriott	264.99	
				Account Total	264.99	0.00	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
				Ending Balance			40.70
5101	Public Electric-Clubhouse			Beginning Balance			206.06
		AVC	00026854	03/09/2020	BGE	82.99	
				Account Total	82.99	0.00	82.99
				Ending Balance			289.05
5102	Public Electric-Street Lights			Beginning Balance			638.10
		AVC	00026825	03/09/2020	BGE	319.29	
				Account Total	319.29	0.00	319.29
				Ending Balance			957.39
5203	Landscaping			Beginning Balance			1,920.00
				Ending Balance			1,920.00
5203.1	Landscaping-Contract			Beginning Balance			2,928.32
		AVC	00026666	03/03/2020	Columbia Grouinds Ma	1,464.16	
		AVC	00027063	03/30/2020	Columbia Grouinds Ma	1,464.16	
				Account Total	2,928.32	0.00	2,928.32
				Ending Balance			5,856.64
5203.12	Grounds Maintenance			Beginning Balance			0.00
		AVC	00027001	03/23/2020	Excel Tree Expert Co	1,840.00	
				Account Total	1,840.00	0.00	1,840.00
				Ending Balance			1,840.00
5206	On-Site Maintenance			Beginning Balance			945.00
		AVC	00027002	03/23/2020	Roof Pro	908.00	
				Account Total	908.00	0.00	908.00
				Ending Balance			1,853.00
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	23,522.45	23,522.45	0.00

March 5, 2020

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

BILLING SUMMARY

<u>Previous Balance</u>	<u>Fees</u>	<u>Expenses</u>	<u>Advances</u>	<u>Payments</u>	<u>TOTAL DUE</u>
11826-0000 General Matters 175.00	175.00	0.00	0.00	-175.00	<u>\$175.00</u>

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: FREMIInvoices@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	03/05/2020
Invoice No.	47089
DARS File No.	11826.0000
DARS Reference No.	3 - 3 - 3

March 5, 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. 47089

PROFESSIONAL FEES

		<u>Amount</u>
02/28/2020	SRR Annual Comprehensive Retainer (Monthly Installment)	175.00
	Total Professional Fees	175.00
	TOTAL NEW CHARGES	175.00
	Previous Balance	\$175.00
<u>PAYMENTS</u>		
02/18/2020	Payment (Check 715016294) - Thank you!	-175.00
	TOTAL NET AMOUNT DUE	<u>\$175.00</u>
	GRAND TOTAL DUE	<u>\$175.00</u>

Fried & Beares

A PA Part r hp
872 J C a C n e s v a i d
6 p p w n n d u n t r o l e
E l l c C i y o a B 43
o t t t d o u
M

331
EMI

Philip M. Fried, C.P.A. (1975)
Allen G. Beares, Jr., C.P.A. (Ret)
Kevin R. Fried, C.P.A.

Phone: 410-465-7900
x. 46 - 510
a 40 51
F
Febru r 21, 202

Hearthstone of Ellicott Mills Condominium, Inc.
C/o G&S Association Services, LLC
7524 WB&A Rd, Suite #1
Glen Burnie, Maryland 21061

Accounting Services Rendered:

Preparation of Financial Statements for the
Year Ended December 31, 2018.

\$685.00



Final Details for Order #112-2217846-4153833

[Print this page for your records.](#)

Order Placed: July 1, 2019
Amazon.com order number: 112-2217846-4153833
Order Total: \$264.99

Shipped on July 1, 2019	
Items Ordered	Price
1 of: <i>ModernLuxe Lateral File Cabinet 2-Drawer with Lock and Key (White)</i> Sold by: Lepus (seller profile) Condition: New	\$239.99
Shipping Address: Richard S. Marriott 4903 Evening Sky Ct Ellicott City, MD 21043-6686 United States	Item(s) Subtotal: \$239.99 Shipping & Handling: \$25.00 ----- Total before tax: \$264.99 Sales Tax: \$0.00 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$264.99 -----

Payment information	
Payment Method: Visa Last digits: 7421	Item(s) Subtotal: \$239.99 Shipping & Handling: \$25.00 -----
Billing address Richard S. Marriott 4903 Evening Sky Ct Ellicott City, MD 21043-6686 United States	Total before tax: \$264.99 Estimated tax to be collected: \$0.00 ----- Grand Total: \$264.99
Credit Card transactions	Visa ending in 7421: July 1, 2019: \$264.99

To view the status of your order, return to [Order Summary](#).

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Electric details

ANNUAL ELECTRIC USAGE

Month	Usage (kWh)	Avg Temp (°F)
MAR 2019	787	38°
APR	847	
MAY	156	
JUN	148	
JUL	167	
AUG	323	
SEP	207	
OCT	199	
NOV	161	
DEC	549	
JAN	720	42°
FEB	701	
MAR 2020	574	

General Service - Schedule G POLR Type I
 Billing Period: Feb 3, 2020 - Mar 3, 2020 Days Billed: 29
 Next Scheduled Reading: April 1, 2020
 Meter #G155934878 Read on Mar 3

Current Reading	42675	Previous Reading	42101	=	574
					kWh used

Category	Description	Usage	Rate	Amount
ELEC RI SUPPLY	XOOM Energy Maryland, LLC			\$45.84
				45.94
E E TRI LIVERY	Customer Charge			12.40
	EmPower MD Chg	574 kWh x	.0082	4.71
	Distribution Chg	574 kWh x	.03421	19.64
TAXES & FEES				\$4.63
	MD Universal Svc Prog			1.65
	Envir Srchg	574 kWh x	.000143	0.08
	Franchise Tax	574 kWh x	.00082	0.36
	State Tax		8%	2.34
TOTAL				\$87.32

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: Feb 3, 2020 - Mar 3, 2020

GENERATION & TRANS	574 KH x 0.0755	43.34
State Tax		2.50
Total Electric Supplier		\$45.84

All inquiries on above supplier billing should be directed to XOOM Energy Maryland, LLC at 888.997.8979

Other charges and credits

Tax Act Electric Credit	-4.33
TOTAL	-\$4.33

- IMPORTANT INFORMATION ABOUT YOUR BILL**
- ▶ The EmPower MD charge funds programs that can help you reduce your energy consumption and save you money. For more information, including how to participate, go to BGESmartEnergy.com.
 - ▶ The Tax Act Electric Credit is a credit to provide an additional \$4.7 million in benefits related to the Tax Cuts and Jobs Act of 2017, in addition to the \$72.2 million annual reduction already provided for tax reform that was effective in February 2018.

Federal Tax Identification # 52-0260210

Adj Annual Usage Ele 4,528 kWh

Other ways to pay
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.



ELECTRIC SERVICE PROVIDED BY BGE ENERGY SERVICES, INC. © 2020 BGE ENERGY SERVICES, INC.



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

RECEIVED
MAR 04 2020

OTHER CHARGES AND CREDITS



BY:

See details on page 2

Bill Summary

Hearthstone At Elliott Mills Cond o
 4910 Water-Grove Ln *PAL
 Ellicott City, MD 21043
 Account # 4114351000
 Issued Date: February 28, 2020

Previous Balance		\$ 9.29
Payments Received February 12, 2020		\$31
BGE Outstanding Balance		\$ 0.00
Other charges and credits (See details)		\$319.29
Total amount due by March 16, 2020		\$319.29

Payment received after March 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.



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 ▶

0136597 01 AB 0.416 **AUTO T3 0 2045 21042-7761 -C01-P36633-11



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



Account # 4114351000

Total amount due by Mar 16, 2020	\$319.29
---	-----------------

Payment Amount \$

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

21411435100010000319290076200003238000

Columbia Grounds Management, Inc.

PO Box 2068
Ellicott City, MD 21041

Invoice

Date	Invoice #
3/1/2020	16605

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

Terms
Net 15

Due Date
3/16/2020

Services Performed	Rate	Amount
Landscape services provided during the month of March: 3rd of 12 monthly installments.	1,464.16	1,464.16

Phone #	Fax #	E-mail	Total	\$1,464.16
410-418-4808	410-418-4809	columbiagrounds@gmail.com		

Columbia Grounds Management, Inc.

Invoice

PO Box 2068
Ellicott City, MD 21041

Date	Invoice #
4/1/2020	16658

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

Terms
Net 15

Due Date
4/16/2020

Services Performed	Rate	Amount
Landscape services provided during the month of April: 4th of 12 monthly installments.	1,464.16	1,464.16
Total		\$1,464.16
Phone #	Fax #	E-mail
410-418-4808	410-418-4809	columbiagrounds@gmail.com

Excel Tree Expert Co., Inc

7549 MONTEVIDEO RD

JESSUP, MD 20794

(410) 799-3266

(410) 799-3663 fax

Fed ID 52-1383635

MD Tree Expert Lic#209 MHIC# 22659

331
EMI

Invoice

Date	Invoice #
3/13/2020	9963

Bill To
Hearthstone of Ellicott Mills 4902 Evening Sky Court Ellicott City, MD 21043

To Pay By Credit Card I authorize payment by MC ___ VISA ___ Discover ___ AMEX ___
Card # _____
Exp Date _____ 3Digit CID _____ (code on back)
auth Signature _____

Job Name	Terms	Due Date	P.O. No.
	Payment due upon completion	3/13/2020	jmd

Description	Serviced	Amount
Hearthstone of Ellicott Mills		
Remove 4) Leyland cypress in rear of 4905 - 4907 Evening Sky Court. Remove wood & debris, rake and sweep.	2/18/2020	1,000.00
Grind 4) Leyland cypress stumps, remove stump chips, add topsoil.	3/11/2020	840.00

Thank you for your business.	Total	\$1,840.00
------------------------------	--------------	------------

Payment due on completion of work. 1.5% monthly interest will be assessed to unpaid invoices 30 days after the due date. Cash, checks, Mastercard, Visa, Discover & American Express are accepted.

Payments/Credits	\$0.00
Balance Due	\$1,840.00



PO Box 744

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

Date	Invoice #
3/19/2020	8843

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 Repairs. See Signed Proposal dated March 9, 2020. Job Address: 4918 Water Grove Lane, Ellicott City, MD 21043	908.00			100.00%	100.00%	908.00

Thank you for your business!

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

Total	\$908.00
Payments/Credits	\$0.00
Balance Due	\$908.00

Please detach bottom portion and return with your payment



Due Date
3/19/2020

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

Name:	Date:	Amount:
<input type="checkbox"/> Mastercard <input type="checkbox"/> Visa <input type="checkbox"/> American Express <input type="checkbox"/> Discover <input type="checkbox"/> Check		Exp. Date:
Card Number:	Security Code:	
Signature:		

First Real Estate Management

5304 Dorsey Hall Drive
Ellicott City, MD 231042

Invoice

Date	Invoice #
3/2/2020	124657

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

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			3/2/2020			

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	35.40	35.40
	Postage	Postage	15.40	15.40
			Total	\$610.80

Hearthstone of Ellicott Mills Condominium
Budget by Month Spread
03/31/2020

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

	Jan	Jan	Feb	Feb	Mar	Mar	Apr	Apr	May	May	Jun	Jun	Jul	Jul	Aug	Aug	Sep	Sep	Oct	Oct	Nov	Nov	Dec	Dec	Total	Total	
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Ann	Ann	
REVENUES:																											
Condo Assessments	9,310	9,310	9,310	9,280	9,310	9,310	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	9,310	0	111,723	117,237,210	
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	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	0	10
Bank Interest Earned	0	565	0	539	0	558	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,662
TOTAL REVENUES	9,310	9,930	9,310	9,834	9,310	9,898	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	9,310	0	111,723	38,972,000	
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	0	10
Accounting Fee	156	150	156	150	156	150	156	150	156	0	156	0	156	0	156	0	156	0	156	0	156	0	156	0	1,872	600	
Management Fee	426	410	426	410	426	410	426	410	426	0	426	0	426	0	426	0	426	0	426	0	426	0	426	0	4,310	1,640	
Office	8	2	8	1	8	35	8	2	8	0	8	0	8	0	8	0	8	0	8	0	8	0	8	0	12	100	40
Postage	13	8	13	7	13	15	13	5	13	0	13	0	13	0	13	0	13	0	13	0	13	0	13	0	7	150	35
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	0	120	0
Legal General	175	175	175	175	175	175	175	0	175	0	175	0	175	0	175	0	175	0	175	0	175	0	175	0	2,100	525	
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	0
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	150	0	0	0	0	0	0	0	150	0	150	600	0
Water and Sewer	0	41	0	0	57	0	0	0	0	0	56	0	0	0	56	0	0	0	0	0	0	0	56	0	56	225	41
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	0	329	0	329	0	329	0	329	0	329	0	329	0	331	0	3,950	1,277	
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	0	1,464	0	1,464	0	1,464	0	1,464	0	1,464	0	1,464	0	1,466	0	17,570	5,857	
HVAC Repairs & Maintenance	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	350	702	0	702	0	702	0	702	0	702	0	702	0	702	0	698	0	8,420	2,203	
Insurance	0	0	3,014	2,846	0	0	0	0	3,014	0	0	0	0	3,014	0	0	0	0	0	3,014	0	0	0	0	12,056	2,846	
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	0
Property Tax	0	0	0	0	0	0	0	0	0	0	0	150	0	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	0
TOTAL EXPENSES	7,244	3,228	11,138	9,804	8,531	5,974	4,124	1,456	7,138	0	4,330	0	4,274	0	7,138	0	4,330	0	4,124	0	7,138	0	7,351	0	76,860	20,462	
EXCESS OF REVENUES OVER EXPENSES	2,066	6,702	(1,828)	30	779	3,924	5,186	7,854	2,172	0	4,980	0	5,036	0	2,172	0	4,980	0	5,186	0	2,172	0	1,959	0	34,860	18,510	
Transfer to Reserves	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	2,905	0	34,860	8,715	
Net Cash Flow	(839)	3,797	(4,733)	(2,875)	(2,126)	1,019	2,281	7,854	(733)	0	2,075	0	2,131	0	(733)	0	2,075	0	2,281	0	(733)	0	(946)	0	0	9,795	
EXCESS REVENUES or (LOSS) AFTER CAP	(839)	3,797	(4,733)	(2,875)	(2,126)	1,019	2,281	7,854	(733)	0	2,075	0	2,131	0	(733)	0	2,075	0	2,281	0	(733)	0	(946)	0	0	9,795	

Hearthstone of Ellicott Mills Condominium
12 Month Rolling Spread Actual/Budget
03/31/2020

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

	Actual Jan	Actual Feb	Actual Mar	Budget 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	9,310	9,310	9,310	9,310	9,310	9,310	9,310	9,310	9,310	111,690
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	0	0	0	0	0	0	0	0	0	1,662
TOTAL REVENUES	9,930	9,834	9,898	9,310	9,310	9,310	9,310	9,310	9,310	9,310	9,310	9,310	113,452
EXPENSES:													
5000 Bank Service Charge	10	0	0	0	0	0	0	0	0	0	0	0	10
5001 Accounting Fee	150	150	150	156	156	156	156	156	156	156	156	156	1,854
5002 Management Fee	410	410	410	426	426	426	426	426	426	426	426	431	5,069
5004 Office	2	1	35	8	8	8	8	8	8	8	8	12	114
5005 Postage	8	7	15	13	13	13	13	13	13	13	13	7	141
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	10	10	10	10	10	10	10	10	15	95
5065 Special Events	0	0	0	0	0	150	0	0	150	0	0	150	450
5100 Water and Sewer	41	0	0	0	0	56	0	0	56	0	0	56	209
5101 Public Electric-Clubhouse	104	102	83	70	70	70	70	70	70	70	70	75	924
5102 Public Electric-Street Lights	319	319	319	329	329	329	329	329	329	329	329	331	3,920
5203 Landscaping	0	1,920	0	758	758	758	758	758	758	758	758	762	8,746
5203 Landscaping-Contract	1,464	1,464	2,928	1,464	1,464	1,464	1,464	1,464	1,464	1,464	1,464	1,466	19,035
5205 HVAC Repairs & Maintenance	0	0	0	13	13	13	13	13	13	13	13	17	121
5206 On-Site Maintenance	545	400	908	702	702	702	702	702	702	702	702	698	8,167
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	4,124	7,138	4,330	4,274	7,138	4,330	4,124	7,138	7,351	68,953
EXCESS OF REVENUES OVER EXPEN	6,702	30	3,924	5,186	2,172	4,980	5,036	2,172	4,980	5,186	2,172	1,959	44,499
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	2,281	-733	2,075	2,131	-733	2,075	2,281	-733	-946	9,639
EXCESS REVENUES or (LOSS) AFT	3,797	-2,875	1,019	2,281	-733	2,075	2,131	-733	2,075	2,281	-733	-946	9,639