

## Hearthstone of Ellicott Mills Condominium

02/29/2020

### Monthly Financials

#### **Included Reports**

Balance Sheet  
Income Statement  
Budget Variance  
RM Delinquent by Entity  
RM Prepaid by Entity  
GL General Ledger  
Budget by Month Spread  
12 Month Rolling Spread Actual/Budget

#### **Copies**

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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	45,636.57	0.00	45,636.57
MOA Reserve MM	0.00	46,090.72	46,090.72
Mutual of Omaha Reserve CD mat 12/3/21	0.00	30,966.30	30,966.30
Mutual of Omaha CD#2 Mat 3/3/20	0.00	30,825.35	30,825.35
1st Internet Bank CD 7081 mat 11/11/19	0.00	46,266.04	46,266.04
1st Internet Bank CD 7099 mat 11/10/19	0.00	45,940.82	45,940.82
1st Internet CD 7106 mat 11/9/20	0.00	46,022.79	46,022.79
1st Internet CD 7114 11/9/21	0.00	46,160.79	46,160.79
1st Internet CD 7122 mat 11/9/22	0.00	46,395.24	46,395.24
Accounts Receivable	287.00	0.00	287.00
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Total Current Assets	45,923.57	338,668.05	384,591.62
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TOTAL ASSETS	45,923.57	338,668.05	384,591.62
	=====	=====	=====
LIABILITIES & FUND BALANCES			
CURRENT LIABILITIES			
Prepaid Assessments	3,272.40	0.00	3,272.40
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Total Current Liabilities	3,272.40	0.00	3,272.40
FUND BALANCES			
Excess of Rev Over Exp Operating	5,632.16	0.00	5,632.16
Excess of Rev Over Exp Reserves	0.00	1,100.08	1,100.08
Retained Earnings	42,829.01	0.00	42,829.01
Reserve Fund Balance	0.00	331,757.97	331,757.97
Transfer to Reserves	(5,810.00)	0.00	(5,810.00)
Transfer from Operating	0.00	5,810.00	5,810.00
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Total Fund Balances (Deficit)	42,651.17	338,668.05	381,319.22
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TOTAL LIABILITIES & FUND BALANCES	45,923.57	338,668.05	384,591.62
	=====	=====	=====

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	Operating Fund	Replacement Fund	Total
REVENUES:			
Condo Assessments	18,590.00	0.00	18,590.00
Late Fee	60.00	0.00	60.00
Bad Check	10.00	0.00	10.00
Bank Interest - Operations	3.82	0.00	3.82
Bank Interest - Reserves	0.00	1,100.08	1,100.08
	-----	-----	-----
TOTAL REVENUES	18,663.82	1,100.08	19,763.90
EXPENSES:			
Bank Service Charge	10.00	0.00	10.00
Accounting Fee	300.00	0.00	300.00
Management Fee	820.00	0.00	820.00
Office	3.00	0.00	3.00
Postage	14.65	0.00	14.65
Legal General	350.00	0.00	350.00
Snow Removal	1,617.50	0.00	1,617.50
Water and Sewer	40.70	0.00	40.70
Public Electric-Clubhouse	206.06	0.00	206.06
Public Electric-Street Lights	638.10	0.00	638.10
Landscaping	1,920.00	0.00	1,920.00
Landscaping-Contract	2,928.32	0.00	2,928.32
On-Site Maintenance	945.00	0.00	945.00
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	13,031.66	0.00	13,031.66
EXCESS OF REVENUES OVER EXPENSES	5,632.16	1,100.08	6,732.24
Transfer to Reserves	(5,810.00)	0.00	(5,810.00)
Transfer from Operating	0.00	5,810.00	5,810.00
Net Cash Flow	(177.84)	6,910.08	6,732.24
EXCESS REVENUES or (LOSS) AFTER TRANSFER	<u>(177.84)</u>	<u>6,910.08</u>	<u>6,732.24</u>

Hearthstone of Ellicott Mills Condominium  
Budget Variance  
02/29/2020

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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)	18,590.00	18,620	(30.00)	111,720
Late Fee	15.00	0	15.00	60.00	0	60.00	0
Bad Check	0.00	0	0.00	10.00	0	10.00	0
Bank Interest - Operations	1.82	0	1.82	3.82	0	3.82	0
Bank Interest - Reserves	537.01	0	537.01	1,100.08	0	1,100.08	0
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TOTAL REVENUES	9,833.83	9,310	523.83	19,763.90	18,620	1,143.90	111,720
EXPENSES:							
Bank Service Charge	0.00	0	0.00	10.00	0	(10.00)	0
Accounting Fee	150.00	156	6.00	300.00	312	12.00	1,872
Management Fee	410.00	426	16.00	820.00	852	32.00	5,117
Office	0.70	8	7.30	3.00	16	13.00	100
Postage	6.50	13	6.50	14.65	26	11.35	150
Coupons	0.00	0	0.00	0.00	120	120.00	120
Legal General	175.00	175	0.00	350.00	350	0.00	2,100
Audit & Tax Prep	0.00	0	0.00	0.00	0	0.00	1,200
Snow Removal	1,617.50	4,000	2,382.50	1,617.50	7,000	5,382.50	13,000
Pest Control	0.00	10	10.00	0.00	20	20.00	125
Special Events	0.00	0	0.00	0.00	0	0.00	600
Water and Sewer	0.00	0	0.00	40.70	0	(40.70)	225
Public Electric-Clubhouse	102.48	70	(32.48)	206.06	140	(66.06)	845
Public Electric-Street Lights	319.29	329	9.71	638.10	658	19.90	3,950
Landscaping	1,920.00	758	(1,162.00)	1,920.00	1,516	(404.00)	9,100
Landscaping-Contract	1,464.16	1,464	(0.16)	2,928.32	2,928	(0.32)	17,570
HVAC Repairs & Mainenance	0.00	13	13.00	0.00	26	26.00	160
On-Site Maintenance	400.00	702	302.00	945.00	1,404	459.00	8,420
Insurance	2,845.75	3,014	168.25	2,845.75	3,014	168.25	12,056
Federal Taxes	267.39	0	(267.39)	267.39	0	(267.39)	0
Property Tax	0.00	0	0.00	0.00	0	0.00	150
Miscellaneous	125.19	0	(125.19)	125.19	0	(125.19)	0
	-----	-----	-----	-----	-----	-----	-----
TOTAL EXPENSES	9,803.96	11,138	1,334.04	13,031.66	18,382	5,350.34	76,860
EXCESS OF REVENUES OVER EXPENSES	29.87	(1,828)	1,857.87	6,732.24	238	6,494.24	34,860
Transfer to Reserves	(2,905.00)	(2,905)	0.00	(5,810.00)	(5,810)	0.00	(34,860)
Transfer from Operating	2,905.00	0	2,905.00	5,810.00	0	5,810.00	0
EXCESS REVENUES or (LOSS) AFTER TRA	<u>29.87</u>	<u>(4,733)</u>	<u>4,762.87</u>	<u>6,732.24</u>	<u>(5,572)</u>	<u>12,304.24</u>	<u>0</u>

EM

First Real Estate Management  
5304 Dorsey Hall Drive  
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Unit Lot No	R Type	Sts Type	Resident Co-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		287.00	281.00	6.00		
Entity Totals							Delinquent	287.00	281.00	6.00	0.00
							Prepays	0.00	0.00	0.00	0.00
							Net	287.00	281.00	6.00	0.00
Net Distribution											
CO Assmnt-Condo							Monthly	266.00	266.00	0.00	0.00
LF							Late Fee	21.00	15.00	6.00	0.00

EM

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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
<b>EM-1ESC - ELLICOTT MILLS I</b>											
4902	01	C	Richard Criste		10/13/2004		-24.00				-24.00
4903	01	C	Richard Marriott		10/25/2004		-25.00				-25.00
4906	01	C	Kathlyn Currie		10/13/2004		-24.00				-24.00
4909	01	C	Henry Miller		10/08/2004		-266.00			-266.00	
4912	01	C	Larry McDorman		02/19/2008		-266.00		-266.00		
4915	01	C	Jean Rosen		06/17/2004		-266.00		-266.00		
4917	01	C	Mary Boyce		11/14/2006		-266.00	-266.00			
4918	01	C	Joseph Strassner, Jr.		08/07/2017		-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			
<b>EM-1WGL - ELLICOTT MILLS 1</b>											
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		-250.00	-250.00			
			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
Entity Totals Delinquent							0.00	0.00	0.00	0.00	0.00
Prepays							-3,272.40	-2,113.00	-813.00	-266.00	-80.40
Net							-3,272.40	-2,113.00	-813.00	-266.00	-80.40
Net Distribution											
CO Assmnt-Condo Monthly							-3,272.40	-2,113.00	-813.00	-266.00	-80.40

General Ledger  
EM1 Ellicott Mills Condo  
For Dates 02/01/2020 to 02/29/2020

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			49,321.71
	JER	00002275	02/01/2020	EM1 Reserve Transfer		2,905.00	
	ACK	EM1O2-100028	02/03/2020	Columbia Groiunds Ma		3,537.50	
	JE	FREM124572	02/03/2020	FREM Feb 2020		567.20	
	RCP	00081965	02/03/2020	Direct Debit	1,596.00		
	RCP	00082154	02/03/2020	Lockbox	1,058.00		
	RCP	00082195	02/04/2020	Lockbox	798.00		
	ACK	EM1O2-001029	02/05/2020	BGE		319.29	
	ACK	EM1O2-100029	02/05/2020	Columbia Groiunds Ma		1,464.16	
	ACK	EM1O2-100030	02/05/2020	Nationwide		2,845.75	
	RCP	00082281	02/06/2020	Lockbox	266.00		
	RCP	00082327	02/07/2020	Lockbox	266.00		
	RCP	00082359	02/10/2020	Lockbox	798.00		
	RCP	00082401	02/11/2020	Lockbox	266.00		
	ACK	EM1O2-001030	02/12/2020	BGE		102.48	
	ACK	EM1O2-001031	02/12/2020	Richard Marriott		125.19	
	ACK	EM1O2-100031	02/12/2020	Davis Agnor Rapaport		175.00	
	ACK	EM1O2-001032	02/17/2020	Internal Revenue Ser		267.39	
	ACK	EM1O2-001033	02/18/2020	Robert Johnson		400.00	
	RCP	00082441	02/18/2020	Direct Debit	532.00		
	RCP	00082542	02/18/2020	Lockbox	532.00		
	RCP	00082575	02/19/2020	Lockbox	532.00		
	RCP	00082779	02/21/2020	Lockbox	532.00		
	RCP	00082836	02/24/2020	Lockbox	266.00		
	RCP	00082876	02/25/2020	Lockbox	266.00		
	RCP	00082906	02/26/2020	Lockbox	266.00		
	RCP	00082937	02/27/2020	Lockbox	250.00		
	RCP	00083193	02/28/2020	Lockbox	798.00		
	JBR	EM1O2-022920	02/29/2020	Bank Reconciliation	1.82		
				Account Total	9,023.82	12,708.96	-3,685.14
				Ending Balance			45,636.57
1100	Accounts Receivable			Beginning Balance			843.00
				Sub Ledger Activity		-556.00	
				Account Total	0.00	556.00	-556.00
				Ending Balance			287.00
1213	MOA Reserve MM			Beginning Balance			43,171.62
	JER	00002275	02/01/2020	EM1 Reserve Transfer	2,905.00		
	JBR	EM1R1-022920	02/29/2020	Bank Reconciliation	14.10		
				Account Total	2,919.10	0.00	2,919.10
				Ending Balance			46,090.72
1310	Mutual of Omaha Reserve CD mat 12/3/21			Beginning Balance			30,895.11
	JBR	EM1M1-022920	02/29/2020	Bank Reconciliation	71.19		
				Account Total	71.19	0.00	71.19
				Ending Balance			30,966.30
1311	Mutual of Omaha CD#2 Mat 3/3/20			Beginning Balance			30,764.68
	JBR	EM1M2-022920	02/29/2020	Bank Reconciliation	60.67		
				Account Total	60.67	0.00	60.67
				Ending Balance			30,825.35
1371	1st Internet Bank CD 7081 mat 11/11/19			Beginning Balance			46,185.31
	JBR	EM1F1-022920	02/29/2020	Bank Reconciliation	80.73		
				Account Total	80.73	0.00	80.73
				Ending Balance			46,266.04
1372	1st Internet Bank CD 7099 mat 11/10/19			Beginning Balance			45,862.48
	JBR	EM1F2-022920	02/29/2020	Bank Reconciliation	78.34		
				Account Total	78.34	0.00	78.34
				Ending Balance			45,940.82
1373	1st Internet CD 7106 mat 11/9/20			Beginning Balance			45,951.60
	JBR	EM1F3-022920	02/29/2020	Bank Reconciliation	71.19		
				Account Total	71.19	0.00	71.19
				Ending Balance			46,022.79
1374	1st Internet CD 7114 11/9/21			Beginning Balance			46,084.63
	JBR	EM1F4-022920	02/29/2020	Bank Reconciliation	76.16		
				Account Total	76.16	0.00	76.16
				Ending Balance			46,160.79
1375	1st Internet CD 7122 mat 11/9/22			Beginning Balance			46,310.61

For Accounts 1000 to 5999

First Real Estate Management

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
	JBR	EM1F5-022920	02/29/2020	Bank Reconciliation	84.63		
				Account Total	84.63	0.00	84.63
				Ending Balance			46,395.24
2100	Prepaid Assessments			Beginning Balance			-4,101.40
				Sub Ledger Activity	829.00		
				Account Total	829.00	0.00	829.00
				Ending Balance			-3,272.40
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			2,905.00
	JER	00002275	02/01/2020	EM1 Reserve Transfer	2,905.00		
				Account Total	2,905.00	0.00	2,905.00
				Ending Balance			5,810.00
3300.02	Transfer from Operating			Beginning Balance			-2,905.00
	JER	00002275	02/01/2020	EM1 Reserve Transfer		2,905.00	
				Account Total	0.00	2,905.00	-2,905.00
				Ending Balance			-5,810.00
4001	Condo Assessments			Beginning Balance			-9,310.00
	RMC	00082001	02/01/2020	RM Charges		5,586.00	
	RMC	00082002	02/01/2020	RM Charges		3,724.00	
	RCR	00082991	02/28/2020	RM Credits	30.00		
				Account Total	30.00	9,310.00	-9,280.00
				Ending Balance			-18,590.00
4010	Late Fee			Beginning Balance			-45.00
	RCR	00082321	02/07/2020	RM Credits	15.00		
	RLF	00082685	02/21/2020	RM Charges		30.00	
				Account Total	15.00	30.00	-15.00
				Ending Balance			-60.00
4012	Bad Check			Beginning Balance			-10.00
				Ending Balance			-10.00
4100	Bank Interest - Operations			Beginning Balance			-2.00
	JBR	EM1O2-022920	02/29/2020	Bank Reconciliation		1.82	
				Account Total	0.00	1.82	-1.82
				Ending Balance			-3.82
4101	Bank Interest - Reserves			Beginning Balance			-563.07
	JBR	EM1F1-022920	02/29/2020	Bank Reconciliation		80.73	
	JBR	EM1F2-022920	02/29/2020	Bank Reconciliation		78.34	
	JBR	EM1F3-022920	02/29/2020	Bank Reconciliation		71.19	
	JBR	EM1F4-022920	02/29/2020	Bank Reconciliation		76.16	
	JBR	EM1F5-022920	02/29/2020	Bank Reconciliation		84.63	
	JBR	EM1M1-022920	02/29/2020	Bank Reconciliation		71.19	
	JBR	EM1M2-022920	02/29/2020	Bank Reconciliation		60.67	
	JBR	EM1R1-022920	02/29/2020	Bank Reconciliation		14.10	
				Account Total	0.00	537.01	-537.01
				Ending Balance			-1,100.08
5000	Bank Service Charge			Beginning Balance			10.00
				Ending Balance			10.00
5001	Accounting Fee			Beginning Balance			150.00
	JE	FREM124572	02/03/2020	FREM Feb 2020	150.00		
				Account Total	150.00	0.00	150.00
				Ending Balance			300.00
5002	Management Fee			Beginning Balance			410.00
	JE	FREM124572	02/03/2020	FREM Feb 2020	410.00		
				Account Total	410.00	0.00	410.00
				Ending Balance			820.00
5004	Office			Beginning Balance			2.30
	JE	FREM124572	02/03/2020	FREM Feb 2020	0.70		
				Account Total	0.70	0.00	0.70



For Accounts 1000 to 5999

First Real Estate Management

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
				Ending Balance			3.00
5005	Postage			Beginning Balance			8.15
	JE	FREM124572	02/03/2020	FREM Feb 2020	6.50		
				Account Total	6.50	0.00	6.50
				Ending Balance			14.65
5015.2	Legal General			Beginning Balance			175.00
	AVC	00026454	02/12/2020	Davis Agnor Rapaport	175.00		
				Account Total	175.00	0.00	175.00
				Ending Balance			350.00
5055	Snow Removal			Beginning Balance			0.00
	AVC	00026307	02/03/2020	Columbia Grounds Ma	1,415.00		
	AVC	00026308	02/03/2020	Columbia Grounds Ma	202.50		
				Account Total	1,617.50	0.00	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			103.58
	AVC	00026298	02/03/2020	BGE	319.29		
	JE	00008477	02/03/2020	Public Electric recl		319.29	
	ACR	00000374	02/12/2020	BGE		102.00	
	AVC	00026429	02/12/2020	BGE	102.00		
	AVC	00026441	02/12/2020	BGE	102.48		
				Account Total	523.77	421.29	102.48
				Ending Balance			206.06
5102	Public Electric-Street Lights			Beginning Balance			318.81
	JE	00008477	02/03/2020	Public Electric recl	319.29		
				Account Total	319.29	0.00	319.29
				Ending Balance			638.10
5203	Landscaping			Beginning Balance			0.00
	AVC	00026309	02/03/2020	Columbia Grounds Ma	1,920.00		
				Account Total	1,920.00	0.00	1,920.00
				Ending Balance			1,920.00
5203.1	Landscaping-Contract			Beginning Balance			1,464.16
	AVC	00026358	02/05/2020	Columbia Grounds Ma	1,464.16		
				Account Total	1,464.16	0.00	1,464.16
				Ending Balance			2,928.32
5206	On-Site Maintenance			Beginning Balance			545.00
	AVC	00026479	02/14/2020	Robert Johnson	400.00		
				Account Total	400.00	0.00	400.00
				Ending Balance			945.00
5210	Insurance			Beginning Balance			0.00
	AVC	00026359	02/05/2020	Nationwide	2,845.75		
				Account Total	2,845.75	0.00	2,845.75
				Ending Balance			2,845.75
5300.1	Federal Taxes			Beginning Balance			0.00
	AVC	00026478	02/14/2020	Internal Revenue Ser	267.39		
				Account Total	267.39	0.00	267.39
				Ending Balance			267.39
5401	Miscellaneous			Beginning Balance			0.00
	AVC	00026425	02/11/2020	Richard Marriott	125.19		
				Account Total	125.19	0.00	125.19
				Ending Balance			125.19
				Entity Totals	26,470.08	26,470.08	0.00

February 10, 2020

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

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**BILLING SUMMARY**

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<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](mailto:accounting@darslaw.com).

**Billing E-mail: [FREMIInvoices@PayablesLockBox.com](mailto: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	02/10/2020
Invoice No.	46864
DARS File No.	11826.0000
DARS Reference No.	3 - 3 - 3

February 10, 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. 46864**

**PROFESSIONAL FEES**

		<u>Amount</u>
01/28/2020	SRR Annual Comprehensive Retainer (Monthly Installment)	175.00
	<b>Total Professional Fees</b>	175.00
	<b>TOTAL NEW CHARGES</b>	175.00
	Previous Balance	\$175.00

**PAYMENTS**

01/16/2020	Payment (MasterCard) - Thank You!	-175.00
	<b>TOTAL NET AMOUNT DUE</b>	<u>\$175.00</u>
	<b>GRAND TOTAL DUE</b>	<u>\$175.00</u>

PO Box 2068  
Ellicott City, MD 21041

Date	Invoice #
1/22/2020	16446

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	2/6/2020

[illegible]

Columbia Grounds Management, Inc.

PO Box 2068  
Ellicott City, MD 21041

# Invoice

Date	Invoice #
1/23/2020	16518

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	2/7/2020

Services Performed	Rate	Amount
1/18/2020 Forecast for less than 1" snow at 7 AM never occurred. Sleet, rain, freezing rain after 11:30 AM. Freezing rain after 2:30 PM, rain after 5:30 PM. Salting of streets and parking lots to prevent ice. De-icer applied to some walks to prevent or treat ice.  Salting of streets and parking lots.	202.50	202.50
<b>Total</b>		<b>\$202.50</b>
Phone #	Fax #	E-mail
410-418-4808	410-418-4809	columbiagrounds@gmail.com



An Exelon Company

# CONTACT US

Customer Service:

Correspondence:

B 0 C 5 0 2  
8 0 7 3 5 2 5 8 (MD)  
TTY TT  
P.O. Box 1475 Baltimore, MD 21203

RECEIVED  
FEB 03 2020

BY: \_\_\_\_\_

Page 1 of 2

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: January 30, 2020

Previous Balance	8.8
Payments Received January 15, 2020	-\$31.1
BGE Outstanding Balance	\$0.00
Other charges and credits (See details)	\$319.29
<b>Total amount due by February 17, 2020</b>	<b>\$319.29</b>

Payment received after February 17, 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 ▶

Account # 4114351000

**Total amount due by Feb 17, 2020 \$319.29**

Payment Amount \$

0136316 01 AB 0 416 \*\*AUTO T4 0 2024 21042-7761 -C01-P36352-11



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

21411435100010000319294048200003238000

75598-6707-1 (W-107) XXXXXX 00 1 000000-6596809-01 506 U

## Other charges and credits

### ELECTRIC PRIVATE AREA LIGHTING CHARGES **\$319.29**

Commercial - Schedule 85PLC

Billing Period: December 31, 2019 - January 30, 2020

150w SV Mod/Col UG	11	x	11.88	128.48
14" Fiberglass Pole	11	x	15.68	172.26
Envir Srchg	834 kWh	x	.000143	0.09
Franchise Tax	834 kWh	x	.00062	0.39
State Tax			6%	18.07

<b>TOTAL</b>				<b>\$319.29</b>
--------------	--	--	--	-----------------

### 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](http://BGESmartEnergy.com).

Federal Tax Identification # 52-0280210

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\*\*  
**833.209.5246**

\*\*Fees may apply.





An Exelon Company

#### CONTACT US

Customer Service:

BGE.COM

800.685.0123

800.735.2258 (TTY-TDD)

Correspondence:

P.O. Box 1475 Baltimore, MD 21203

Page 1 of 2

BGE  
ELECTRIC  
DELIVERY



TAXES & FEES

#### ELECTRIC SUPPLY

XOOM Energy Maryland, LLC

xoomenergy.com

(888) 987-8879

Electric Choice ID: 8903580524

## Bill Summary

Hearthstone At Elliott Mills Condo soc

4900 Water-Grove Ln

Ellicott City, MD 21043

Account # 8903511000

Issued Date: February 4, 2020

Previous Balance	03 58
Payments Received January 23, 2020	\$1
BGE Outstanding Balance	\$0.00
Electric	\$102.48
<b>Total amount due by February 21, 2020</b>	<b>\$102.48</b>

Payment received after February 21, 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 ▶

0107398 01 AV 0.386 \*\*AUTO T7 0 2027 21042-7761-C01-P07405 11



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



Account # 8903511000

**Total amount due by Feb 21, 2020 \$102.48**

Payment Amount \$

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

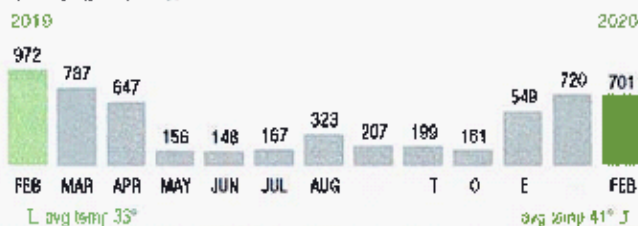
21890351100030000102488052600001048100

PDF GENERATED BY BGE INFORMATION SYSTEMS



## Electric details

### ANNUAL ELECTRIC USAGE



General Service - Schedule G

POLR Type I

Billing Period: Jan 3, 2020 - Feb 3, 2020

Days Billed: 31

Next Scheduled Reading: March 2, 2020

Meter #G155934876 Read on Feb 3

Current Reading	-	Previous Reading	=	<b>701</b>
<b>42101</b>		<b>41400</b>		<b>kWh used</b>

<b>ELECTRIC SUPPLY</b>				<b>\$56.11</b>
XOOM Energy Maryland, LLC				56.11
<b>Electric Delivery</b>				<b>\$41</b>
Customer Charge				12.40
EmPower MD Chg	701 kWh	x	.0082	5.75
Distribution Chg	701 kWh	x	.03312	23.22
<b>TAXES &amp; FEES</b>				<b>\$5.00</b>
MD Universal Svc Prog				1.85
Envir Srchg	701 kWh	x	.000143	0.10
Franchise Tax	701 kWh	x	.00062	0.43
State Tax			8%	2.62
<b>TOTAL</b>				<b>\$102.48</b>

## 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: Jan 3, 2020 - Feb 3, 2020

GENERATION & TRANS 701 KH x 0.0755	52.83
State Tax	18
<b>Total Electric Supplier</b>	<b>\$56.11</b>
All inquiries on above supplier billing should be directed to XOOM Energy Maryland, 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 money. For more information, including how to participate, go to [BGESmartEnergy.com](http://BGESmartEnergy.com).

Federal Tax Identification # 52-0280210

Adj Annual Usage Est 4,740 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<sup>SM</sup>  
and Western Union<sup>SM</sup>  
payment locations.



Pay-by-phone

a menu  
PAY 2020  
833-545-5455  
Press 1 to pay  
your bill





An Exelon Company

#### CONTACT US

Customer Service:

BGE.COM

800.685.0123

800.735.2258 (TTY-TDD)

Correspondence:

P.O. Box 1475 Baltimore, MD 21203

Page 1 of 2

BGE  
ELECTRIC  
DELIVERY



TAXES & FEES

#### ELECTRIC SUPPLY

XOOM Energy Maryland, LLC

xoomenergy.com

(888) 987-8879

Electric Choice ID: 8903580524

## Bill Summary

Hearthstone At Elliott Mills Condo soc

4900 Water-Grove Ln

Ellicott City, MD 21043

Account # 8903511000

Issued Date: February 4, 2020

Previous Balance	03 58
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Electric	\$102.48
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An Exelon Company

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See reverse side for more info ▶

0107398 01 AV 0.386 \*\*AUTO T7 0 2027 21042-7761-C01-P07405 11



Hearthstone At Elliott Mills Condo Assoc

C/O First Real Estate Management

5304 Dorsey Hall Dr

Ellicott City, MD 21042-7761



Account # 8903511000

**Total amount due by Feb 21, 2020 \$102.48**

Payment Amount \$

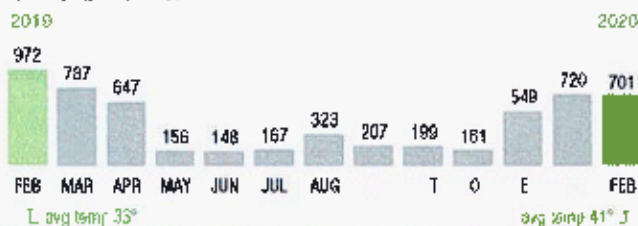
BGE  
P.O. Box 13070  
Philadelphia, PA 19101-3070

21890351100030000102488052600001048100

PDF GENERATED BY BGE INFORMATION SYSTEMS

## Electric details

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General Service - Schedule G

POLR Type I

Billing Period: Jan 3, 2020 - Feb 3, 2020

Days Billed: 31

Next Scheduled Reading: March 2, 2020

Meter #G155934876 Read on Feb 3

Current Reading: 42101  
Previous Reading: 41400  
= 701 kWh used

<b>ELECTRIC SUPPLY</b>				<b>\$56.11</b>
XOOM Energy Maryland, LLC				56.11
<b>ELT CD IVRY</b>				<b>\$41</b>
Customer Charge				12.40
EmPower MD Chg	701 kWh	x	.0082	5.75
Distribution Chg	701 kWh	x	.03312	23.22
<b>TAXES &amp; FEES</b>				<b>\$5.00</b>
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Federal Tax Identification # 52-0280210

Adj Annual Usage Els 4,740 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<sup>SM</sup>  
and Western Union<sup>SM</sup>  
payment locations.



Pay-by-phone

a menu  
PAY 209 5 45  
833 5 45  
Fees apply  
may vary



Columbia Grounds Management, Inc.

PO Box 2068  
Ellicott City, MD 21041

# Invoice

Date	Invoice #
1/28/2020	16538

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	2/12/2020

Services Performed	Rate	Amount
For: Additional landscape services per proposal dated 12/2/19.		
1/16/20 RO2: Winter of 2019. Cut back and remove Phragmites and debris.	1,920.00	1,920.00
<b>Total</b>		<b>\$1,920.00</b>
Phone #	Fax #	E-mail
410-418-4808	410-418-4809	columbiagrounds@gmail.com

Columbia Grounds Management, Inc.

PO Box 2068  
Ellicott City, MD 21041

# Invoice

Date	Invoice #
2/1/2020	16553

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
2/16/2020

			2/10/2020	
Services Performed			Rate	Amount
Landscape services provided during the month of February: 2nd of 12 monthly installments.			1,464.16	1,464.16





## Payable To:

ROBERTS HANDY MAN SERVICE

Address:

7420 SE 10th SW way

City :

CO24MB1A

State:

no

Zip:

21046

ASSOCIATION:

END

AMOUNT:

\$400.00

CHARGE ACCOUNT:

5206

DESCRIPTION:

DESCRIPTION: REPAIR ROOF WATER DAMAGE IN BEDROOM 4924  
(please attach original receipts if applicable)

Requested By:

Date:

02-12-20

Notes to accounting:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is a small blue mark near the top center and some faint smudges near the top right corner. The left edge of the paper appears slightly irregular, possibly from being torn from a notebook.

## **Robert's Handyman Services**

7420 Setting Sun Way Columbia MD 21046

443-802-4149

Below is the invoice for:

4924 Evening Sky Court

Ellicott City MD 21043

---

Repaired water stain in upstairs front bed room

Painted ceiling with Sherwin Williams shell white paint.

25<sup>00</sup>

Materials: Paint, roller, tape, plastic sheeting.

90.00

Total: 400.00

Thank you for the opportunity.

Robert Johnson

Invoice # 001003

## John Sheehy

---

**From:** rsmarriott1@verizon.net  
**Sent:** Monday, February 10, 2020 11:46 AM  
**To:** John Sheehy  
**Subject:** RE: Board Approval of Mr. Johnson

Hello John:

Thanks for the update.

Rich M.

---

**From:** John Sheehy <[jsheehy@fremilc.com](mailto:jsheehy@fremilc.com)>  
**Sent:** Monday, February 10, 2020 10:42 AM  
**To:** [rsmarriott1@verizon.net](mailto:rsmarriott1@verizon.net)  
**Cc:** [gerriebill@comcast.net](mailto:gerriebill@comcast.net); [joestrassner@yahoo.com](mailto:joestrassner@yahoo.com); Marlene CRISTE <[macriste38@gmail.com](mailto:macriste38@gmail.com)>  
**Subject:** RE: Board Approval of Mr. Johnson

Robert Johnson confirms this work was completed this past weekend.

---

**From:** John Sheehy  
**Sent:** Friday, February 7, 2020 9:42 AM  
**To:** [rsmarriott1@verizon.net](mailto:rsmarriott1@verizon.net)  
**Cc:** [gerriebill@comcast.net](mailto:gerriebill@comcast.net); [joestrassner@yahoo.com](mailto:joestrassner@yahoo.com)<sup>m</sup>; Marlene CRISTE <[macriste38@gmail.com](mailto:macriste38@gmail.com)>  
**Subject:** RE: Board Approval of Mr. Johnson

Just an update on this. Robert started the work Wednesday evening. His goal is to be completed by Saturday, February 8<sup>th</sup>.

---

**From:** John Sheehy  
**Sent:** Tuesday, February 4, 2020 1:32 PM  
**To:** [rsmarriott1@verizon.net](mailto:rsmarriott1@verizon.net)  
**Cc:** [gerriebill@comcast.net](mailto:gerriebill@comcast.net); [joestrassner@yahoo.com](mailto:joestrassner@yahoo.com); Marlene CRISTE <[macriste38@gmail.com](mailto:macriste38@gmail.com)>  
**Subject:** RE: Board Approval of Mr. Johnson

Board members –

Spoke with Robert Johnson a short while ago. He stated that he would have ceiling paint repairs completed in 4924 Evening Sky by weeks end.

■ John

John E. Sheehy, CMCA®, AMS®, PCAM®  
Community Manager  
First Real Estate Management, LLC  
5304 Dorsey Hall Drive  
Ellicott City, MD 21042



41 - 0 9 31 1006  
w f | com  
w . rem l .  
[jsheehy@fremllc.com](mailto:jsheehy@fremllc.com)

---

**From:** John Sheehy  
**Sent:** Wednesday, January 29, 2020 1:33 PM  
**To:** [rsmarriott1@verizon.net](mailto:rsmarriott1@verizon.net)  
**Cc:** [gerriebill@comcast.net](mailto:gerriebill@comcast.net); [joestrassner@yahoo.com](mailto:joestrassner@yahoo.com); Marlene CRISTE <[macriste38@gmail.com](mailto:macriste38@gmail.com)>  
**Subject:** RE: Board Approval of Mr. Johnson

Thank you.

---

**From:** [rsmarriott1@verizon.net](mailto:rsmarriott1@verizon.net) <[rsmarriott1@verizon.net](mailto:rsmarriott1@verizon.net)>  
**Sent:** Wednesday, January 29, 2020 1:22 PM  
**To:** John Sheehy <[jsheehy@fremllc.com](mailto:jsheehy@fremllc.com)>  
**Cc:** [gerriebill@comcast.net](mailto:gerriebill@comcast.net); [joestrassner@yahoo.com](mailto:joestrassner@yahoo.com); Marlene CRISTE <[macriste38@gmail.com](mailto:macriste38@gmail.com)>; Rich Marriott <[rsmarriott1@verizon.net](mailto:rsmarriott1@verizon.net)>  
**Subject:** Board Approval of Mr. Johnson

Hello John:

The Board has given its unanimous approval of Robert Johnson to perform the work.

Thanks for your help and diligence,

Rich M.



**Nationwide®**  
is on your side

HEARTHSTONE OF ELLICOTT MILLS  
5304 DORSEY HALL DRIVE  
ELLICOTT CITY MD 21042-7761

## YOUR BILLING STATEMENT

HEARTHSTONE OF ELLICOTT MILLS

Page 1 of 2

Date prepared January 27, 2020

Billing account 934331883

For Questions Contact:

Billing 888.508.8622

Claims 800.421.3535

Policy 410.647.9540

Access your account online at [nationwide.com](http://nationwide.com)

PAID 03 20 20  
BY

331

Please pay \$2,845.75 by  
February 15, 2020

### Payment options

Current full account balance	\$2,845.75
Minimum amount due	\$2,845.75

Thank you for your recent payment(s) of \$2,845.75 received since your last statement.

Manage your business  
account anytime,  
anywhere. Sign up for  
online account access at  
[NWsignup.com](http://NWsignup.com)

### Other adjustments

Installment Fee for Processing this Payment	\$ 0
---	------

Policy	Coverage period	Balance	Installment
Premier Businessowners ACP BPHK 2444417763	05/15/19 - 05/15/20	\$2,840.75	\$2,840.75



**Nationwide®**  
is on your side

HEARTHSTONE OF ELLICOTT MILLS  
5304 DORSEY HALL DRIVE  
ELLICOTT CITY, MD 21042-7761

Account Number 934331883

Your Agent Jack Hutchison Insurance Agency Inc  
8638 VETERANS HWY  
MILLERSVILLE MD 21108-1422  
STE 200  
410.647.9540

Please pay by	February 15, 2020
Full Balance	\$2,845.75
Monthly Installment	\$2,845.75
Amount enclosed	\$

Make your check payable to NATIONWIDE

### Ways to pay

- Log onto [nationwide.com](http://nationwide.com)
- Use your mobile device
- Send a check with this coupon



NATIONWIDE  
PO BOX 10479  
DES MOINES, IA 50306-0479

19000000 934331883 0000000000 27 000284575 000284575 200656

13739001520012



Department of the Treasury  
Internal Revenue Service  
Ogden, UT 84201-0039

**RECEIVED**  
**FEB 03 2020**

BY: .....

076635.890708.481661.27945 1 AB 0.419 864



HEARTHSTONE OF ELLIOTT MILLS  
CONDOMINIUM INC  
5304 DORSEY HALL DR  
ELLICOTT CITY MD 21042-7761

Notice	February 3, 2020
Tax period	December 31, 2018
Notice date	February 3, 2020
Employer ID number	55-0871119
To contact us	Phone 800-829-0115
Your Caller ID	526250

Page 1 of 6

076635

You have an unpaid balance for December 31, 2018

**Amount due: \$267.39**

Our records show you have an unpaid balance  
for December 31, 2018 (Form 1120).

### Billing Summary

Tax you owed	\$679.00
Payments you made	-873.00
Failure-to-file penalty	210.00
Failure-to-pay penalty	30.55
Failure to pay proper estimated tax penalty	194.00
Interest charges	26.84
<b>Amount due by February 24, 2020</b>	<b>\$267.39</b>

Continued on back...



HEARTHSTONE OF ELLIOTT MILLS  
CONDOMINIUM INC  
5304 DORSEY HALL DR  
ELLICOTT CITY MD 21042-7761

Notice	CP161
Notice date	February 3, 2020
Employer ID number	55-0871119

### Payment

- Make your check or money order payable to the United States Treasury.
- Write your Employer ID number (55-0871119), the tax period (December 31, 2018), and the form number (1120) on your payment and any correspondence.

OGDEN, UT 84201-0039

**Amount due by  
February 24, 2020**

**\$267.39**



550871119 AA HEAR 02 2 201812 670 00000026739

Notice	CP161
Tax period	December 31, 2018
Notice date	February 3, 2020
Employer ID number	55-0871119
Page 2 of 6	

## What you need to do immediately

### Pay immediately

- You must pay the full balance you owe by February 24, 2020, to avoid additional interest charges.
- Pay online or by phone, or mail a check or money order with the attached payment stub. **You can pay online now at [www.efps.gov](http://www.efps.gov).**
- If you can't pay the amount due, pay as much as you can now and call us at 800-829-0115 to discuss your options for paying the remaining balance.

### If you think there's been a mistake

- Call 800-829-0115 within 10 days from the date of this notice to review your account with a representative. Be sure to have your account information available when you call. You can also contact us by mail. Fill out the Contact information section, detach, and send it to us with any correspondence or documentation.



HEARTHSTONE OF ELIOTT M LLS  
CONDOMINIUM INC  
5304 DORSEY HALL DR  
ELICOTT CITY MD 21042-7761

Notice	CP161
Notice date	February 3, 2020
Employer ID number	55-0871119

## Contact information

INTERNAL REVENUE SERVICE  
OGDEN, UT 84201-0039

If your address has changed, please call 800-829-0115 or visit [www.irs.gov](http://www.irs.gov).

- ☐ Please check here if you've Included any correspondence. Write your Employer ID number (55-0871119), the tax period (December 31, 2018), and the form number (1120) on any correspondence.

Primary Phone \_\_\_\_\_ Best time to call ☐ a.m. ☐ p.m. Secondary Phone \_\_\_\_\_ Best time to call ☐ a.m. ☐ p.m.



<b>Notice</b>	CP161
<b>Tax period</b>	December 31, 2018
<b>Notice date</b>	February 3, 2020
<b>Employer ID number</b>	55-0871119
<b>Page 3 of 6</b>	

**Payments credited to your account for the tax period ending on December 31, 2018**

The total amount of your tax payments is shown below. Please call 800-829-0115 if any information is incorrect or missing.

Date received	Amount
December 17, 2019	\$873.00
<b>Total payments</b>	<b>\$873.00</b>

**Penalties**

We are required by law to charge any applicable penalties.

**Failure-to-file**

Description	Amount
<b>Total failure-to-file</b>	<b>\$210.00</b>

We assess a 5% monthly penalty for filing your return late for each month or part of a month the return is late, for up to 5 months.

When a penalty for paying late applies for the same month, the amount of the penalty for filing late for that month is reduced by the amount of the penalty for paying late for that month. The penalty for paying late is 1/2% for each month or part of a month. We base the monthly penalty for filing late on the tax required to be shown on the return that you didn't pay by the original return due date, without regard to extensions. We base the monthly penalty for paying late on the net unpaid tax at the beginning of each penalty month following the payment due date for that tax.

When an income tax return is more than 60 days late, the minimum penalty is \$210 or 100% of the amount of tax required to be shown on the return that you didn't pay on time, whichever is less. (Internal Revenue Code section 6651)

For a detailed calculation of your penalty charges, call 800-829-0115.

**Failure to pay proper estimated tax**

Description	Amount
<b>Total failure to pay proper estimated tax</b>	<b>\$194.00</b>

We charged a penalty for not estimating your tax correctly. This penalty applies when the corporation owes \$500 or more in tax and the total payments made on time are less than the required amounts.

The procedure for reasonable cause doesn't apply to corporate estimated tax penalties. For more information on when the estimated tax penalty may be reduced or removed, see Form 2220 and its instructions for your tax year. (Internal Revenue Code section 6655)

For a detailed calculation of your penalty charges, call 800-829-0115.

**Failure-to-pay**

Date	Months late	Unpaid amount	Penalty rate	Amount
01/15/2020	09	679.00	0.50%	30.55



Notice	CP161
Tax period	December 31, 2018
Notice date	December 10, 2018
Employer ID number	611820
Page 4 of 6	Page 4 of 6

**Total failure-to-pay**

**\$30.55**

We assess a 1/2% monthly penalty for not paying the tax you owe by the due date. We base the monthly penalty for paying late on the net unpaid tax at the beginning of each penalty month following the payment due date for that tax. This penalty applies even if you filed the return on time. We charge the penalty for each month or part of a month the payment is late; however, the penalty can't be more than 25% in total.

- The due date for payment of the tax shown on a return generally is the return due date, without regard to extensions.
- The due date for paying increases in tax is within 21 days of the date of our notice demanding payment (10 business days if the amount in the notice is \$100,000 or more).

If we issue a Notice of Intent to Levy and you don't pay the balance due within 10 days of the date of the notice, the penalty for paying late increases to 1% per month. For sole proprietors who filed on time, the penalty decreases to 1/4% per month while an approved installment agreement with the IRS is in effect for payment of that tax. (Internal Revenue Code Section 6651)

## Removal or reduction of penalties

We understand that circumstances—such as a serious illness or injury, a family member's death, or loss of financial records due to natural disaster—may make it difficult for you to meet your taxpayer responsibility in a timely manner.

We can generally process your request for penalty removal or reduction quicker if you contact us at the number listed above with the following information:

- Identify which penalty charges you would like us to reconsider (e.g., 2016 late filing penalty).
- For each penalty charge, explain why you believe it should be reconsidered.

If you write us, include a signed statement and supporting documentation for penalty abatement request.

We'll review your request and let you know whether we accept your explanation as reasonable cause to reduce or remove the penalty charge(s).

## Removal of penalties due to erroneous written advice from the IRS

If you were penalized based on written advice from the IRS, we will remove the penalty if you meet the following criteria:

- You wrote us asking for written advice on a specific issue
- You gave us adequate and accurate information
- You received written advice from us
- You reasonably relied on our written advice and were penalized based on that advice

To request removal of penalties based on erroneous written advice from us, submit a completed Claim for Refund and Request for Abatement (Form 843) to the address shown above. For a copy of the form, go to [www.irs.gov](http://www.irs.gov) or call 800-TAX-FORM (800-829-3676).

Notice	CP161
Tax period	December 31, 2018
Notice date	February 3, 2020
Employer ID number	55-0871119
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## Interest charges

Description	Amount
<b>Total interest</b>	<b>\$26.84</b>

We are required by law to charge interest when you do not pay your liability on time. Generally, we calculate interest from the due date of your return (regardless of extensions) until you pay the amount you owe in full, including accrued interest and any penalty charges. Interest on some penalties accrues from the date we notify you of the penalty until it is paid in full. Interest on other penalties, such as failure to file a tax return, starts from the due date or extended due date of the return. Interest rates are variable and may change quarterly. (Internal Revenue Code section 6601)

The table below shows the rates used to calculate the interest on your unpaid amount due. For a detailed calculation of your interest, call 800-829-0115.

Period	Interest rate
April 1, 2018 through December 31, 2018	5%
January 1, 2019 through June 30, 2019	6%
Beginning July 1, 2019	5%

Beginning January 1, 1999, the interest rate we pay on overpayment of taxes, except for corporate taxes, is the same as the rate of interest we charge on the underpayment of taxes. The law requires us to determine these interest rates quarterly.

Effective January 1, 1995, we pay a reduced rate of interest on corporate overpayments that exceed \$10,000. This reduced rate is the short-term federal interest rate plus 1/2%.

**Corporate Interest-** If you are a C corporation, and you underpaid your tax by more than \$100,000 for any taxable period, we charge additional interest of 2% if the full amount shown as due on a notice isn't paid within 30 days of the notice date. If you don't pay within 30 days, interest at the higher rate begins on the 31st day after the notice date. Once the additional 2% rate begins to apply, we charge the additional interest on all underpayments for that type of tax and that tax period until you pay your balance in full.

## Additional Interest Charges

If the amount you owe is \$100,000 or more, please make sure that we receive your payment within 10 business days from the date of this notice. If the amount is less than \$100,000, please make sure that we receive your payment within 21 calendar days from the date of this notice. If we don't receive full payment within these time frames, the law requires us to charge additional interest until you pay the full amount you owe.

<b>Notice</b>	CP161
<b>Tax period</b>	December 31, 2018
<b>Notice date</b>	February 3, 2020
<b>Employer ID number</b>	55-0871119
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## Additional information

- Visit [www.irs.gov/cp161](http://www.irs.gov/cp161).
- For tax forms, instructions, and publications, visit [www.irs.gov/forms-pubs](http://www.irs.gov/forms-pubs) or call 800-TAX-FORM (800-829-3676).
- Review Publications:
  - 594, The IRS Collection Process
  - 1, Your Rights as a Taxpayer
- If you believe your small business has experienced excessive compliance or enforcement actions from any federal agency, you have the right to file a complaint with the Small Business Administration ombudsman. To learn more about your options and the Small Business Regulatory Enforcement Fairness Act, visit [www.sba.gov](http://www.sba.gov) and search for keyword: "ombudsman."
- Keep this notice for your records.

If you need assistance, please don't hesitate to contact us.







## Payable To:

RICHARD MARRIOTT

Address:

403 Evening Sky Count

City :

ELLICOTT CITY

State:

MO

Zip:

21043

ASSOCIATION:

cm.

AMOUNT:

\$125.19

CHARGE ACCOUNT:

DESCRIPTION:

Flowers for Funeral. Approved By BUI  
(original receipts if applicable)

(please attach original receipts if applicable)

Requested By:

11

Date:

02-11-20

Notes to accounting:

[illegible]

## John Sheehy

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**From:** rsmarriott1@verizon.net  
**Sent:** Tuesday, February 11, 2020 2:23 PM  
**To:** John Sheehy  
**Cc:** gerriebill@comcast.net; joestrassner@yahoo.com; Marlene CRISTE; Rich Marriott  
**Subject:** FW: E-Receipt Of Your Floral Order 02112020012750

Hello John:

Please process the enclosed invoice for payment.

Many thanks,

Rich M.

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**From:** RUTLAND BEARD FLORIST <support@rutlandbeard.com>  
**Sent:** Tuesday, February 11, 2020 1:28 PM  
**To:** RICHARD MARRIOTT <rsmarriott1@verizon.net>  
**Subject:** E-Receipt Of Your Floral Order 02112020012750

## WI-HIDE'S FLORIST [LOCTEK]

WE APPRECIATE YOUR BUSINESS. PLEASE REFER TO ORDER NUMBER 01829075  
IF YOU HAVE ANY QUESTIONS ABOUT YOUR ORDER, PLEASE CALL (410)730-5400 AND  
REFER TO ORDER NUMBER 01829075

Order Ref: **01829075**

**Billing Information:**

RICHARD MARRIOTT  
4903 EVENING SKY CT  
ELLCOTT CITY MD 21043  
Ordered by:

Payment Type: credit card  
Customer Number: XXXX5167  
**Order Total: \$125.19**

Points Balance: 104

**Delivery Information:**

DONALD CONELIUS  
STERLING-ASHTON-SCHWAB-  
WITZKE  
1630 EDMONDSON AVE VISITATION  
CATONSVILLE MD 21228

Delivery Date: **01/16/2020**

**Card Message:**

WITH DEEPEST SYMPATHY

Ellicott Mills

Community Association

(410) 730-5400

(410) 730-5400

First Real Estate Management

5304 Dorsey Hall Drive  
Ellicott City, MD 231042

# Invoice

Date	Invoice #
2/3/2020	124572

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
			2/3/2020			
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			0.70	0.70
	Postage	Postage			6.50	6.50

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

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

	Actual Jan	Actual Feb	Budget 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	0	0	0	0	0	0	0	0	0	0	60
4012 Bad Check	10	0	0	0	0	0	0	0	0	0	0	0	10
Bank Interest Earned	565	539	0	0	0	0	0	0	0	0	0	0	1,104
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TOTAL REVENUES	9,930	9,834	9,310	9,310	9,310	9,310	9,310	9,310	9,310	9,310	9,310	9,310	112,864
EXPENSES:													
5000 Bank Service Charge	10	0	0	0	0	0	0	0	0	0	0	0	10
5001 Accounting Fee	150	150	156	156	156	156	156	156	156	156	156	156	1,860
5002 Management Fee	410	410	426	426	426	426	426	426	426	426	426	431	5,085
5004 Office	2	1	8	8	8	8	8	8	8	8	8	12	87
5005 Postage	8	7	13	13	13	13	13	13	13	13	13	7	139
5015 Legal General	175	175	175	175	175	175	175	175	175	175	175	175	2,100
5015 Audit & Tax Prep	0	0	0	0	0	0	1,200	0	0	0	0	0	1,200
5055 Snow Removal	0	1,618	3,000	0	0	0	0	0	0	0	0	3,000	7,618
5060 Pest Control	0	0	10	10	10	10	10	10	10	10	10	15	105
5065 Special Events	0	0	150	0	0	150	0	0	150	0	0	150	600
5100 Water and Sewer	41	0	57	0	0	56	0	0	56	0	0	56	266
5101 Public Electric-Clubhouse	104	102	70	70	70	70	70	70	70	70	70	75	911
5102 Public Electric-Street Lights	319	319	329	329	329	329	329	329	329	329	329	331	3,930
5203 Landscaping	0	1,920	758	758	758	758	758	758	758	758	758	762	9,504
5203 Landscaping-Contract	1,464	1,464	1,464	1,464	1,464	1,464	1,464	1,464	1,464	1,464	1,464	1,466	17,570
5205 HVAC Repairs & Maintenance	0	0	13	13	13	13	13	13	13	13	13	17	134
5206 On-Site Maintenance	545	400	702	702	702	702	702	702	702	702	702	698	7,961
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
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TOTAL EXPENSES	3,228	9,804	7,331	4,124	7,138	4,330	5,474	7,138	4,330	4,124	7,138	7,351	71,510
EXCESS OF REVENUES OVER EXPEN	6,702	30	1,979	5,186	2,172	4,980	3,836	2,172	4,980	5,186	2,172	1,959	41,354
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	-926	2,281	-733	2,075	931	-733	2,075	2,281	-733	-946	6,494
=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
EXCESS REVENUES or (LOSS) AFT	3,797	-2,875	-926	2,281	-733	2,075	931	-733	2,075	2,281	-733	-946	6,494