

Hearthstone of Ellicott Mills Condominium

01/01/2020

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	49,321.71	0.00	49,321.71
MOA Reserve MM	0.00	43,171.62	43,171.62
Mutual of Omaha Reserve CD mat 12/3/21	0.00	30,895.11	30,895.11
Mutual of Omaha CD#2 Mat 3/3/20	0.00	30,764.68	30,764.68
1st Internet Bank CD 7081 mat 11/11/19	0.00	46,185.31	46,185.31
1st Internet Bank CD 7099 mat 11/10/19	0.00	45,862.48	45,862.48
1st Internet CD 7106 mat 11/9/20	0.00	45,951.60	45,951.60
1st Internet CD 7114 11/9/21	0.00	46,084.63	46,084.63
1st Internet CD 7122 mat 11/9/22	0.00	46,310.61	46,310.61
Accounts Receivable	843.00	0.00	843.00
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Total Current Assets	50,164.71	335,226.04	385,390.75
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TOTAL ASSETS	<u>50,164.71</u>	<u>335,226.04</u>	<u>385,390.75</u>
LIABILITIES & FUND BALANCES			
CURRENT LIABILITIES			
Prepaid Assessments	4,101.40	0.00	4,101.40
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Total Current Liabilities	4,101.40	0.00	4,101.40
FUND BALANCES			
Excess of Rev Over Exp Operating	6,139.30	0.00	6,139.30
Excess of Rev Over Exp Reserves	0.00	563.07	563.07
Retained Earnings	42,829.01	0.00	42,829.01
Reserve Fund Balance	0.00	331,757.97	331,757.97
Transfer to Reserves	(2,905.00)	0.00	(2,905.00)
Transfer from Operating	0.00	2,905.00	2,905.00
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Total Fund Balances (Deficit)	46,063.31	335,226.04	381,289.35
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TOTAL LIABILITIES & FUND BALANCES	<u>50,164.71</u>	<u>335,226.04</u>	<u>385,390.75</u>

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Ellicott City MD 21042

	Operating Fund	Replacement Fund	Total
REVENUES:			
Condo Assessments	9,310.00	0.00	9,310.00
Late Fee	45.00	0.00	45.00
Bad Check	10.00	0.00	10.00
Bank Interest - Operations	2.00	0.00	2.00
Bank Interest - Reserves	0.00	563.07	563.07
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TOTAL REVENUES	9,367.00	563.07	9,930.07
EXPENSES:			
Bank Service Charge	10.00	0.00	10.00
Accounting Fee	150.00	0.00	150.00
Management Fee	410.00	0.00	410.00
Office	2.30	0.00	2.30
Postage	8.15	0.00	8.15
Legal General	175.00	0.00	175.00
Water and Sewer	40.70	0.00	40.70
Public Electric-Clubhouse	103.58	0.00	103.58
Public Electric-Street Lights	318.81	0.00	318.81
Landscaping-Contract	1,464.16	0.00	1,464.16
On-Site Maintenance	545.00	0.00	545.00
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TOTAL EXPENSES	3,227.70	0.00	3,227.70
EXCESS OF REVENUES OVER EXPENSES	6,139.30	563.07	6,702.37
Transfer to Reserves	(2,905.00)	0.00	(2,905.00)
Transfer from Operating	0.00	2,905.00	2,905.00
Net Cash Flow	3,234.30	3,468.07	6,702.37
EXCESS REVENUES or (LOSS) AFTER TRANSFER	<u>3,234.30</u>	<u>3,468.07</u>	<u>6,702.37</u>

Hearthstone of Ellicott Mills Condominium Budget Variance 01/01/2020
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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

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	9,310.00	9,310	0.00	111,720
Late Fee	45.00	0	45.00	45.00	0	45.00	0
Bad Check	10.00	0	10.00	10.00	0	10.00	0
Bank Interest - Operations	2.00	0	2.00	2.00	0	2.00	0
Bank Interest - Reserves	563.07	0	563.07	563.07	0	563.07	0
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TOTAL REVENUES	9,930.07	9,310	620.07	9,930.07	9,310	620.07	111,720
EXPENSES:							
Bank Service Charge	10.00	0	(10.00)	10.00	0	(10.00)	0
Accounting Fee	150.00	156	6.00	150.00	156	6.00	1,872
Management Fee	410.00	426	16.00	410.00	426	16.00	5,117
Office	2.30	8	5.70	2.30	8	5.70	100
Postage	8.15	13	4.85	8.15	13	4.85	150
Coupons	0.00	120	120.00	0.00	120	120.00	120
Legal General	175.00	175	0.00	175.00	175	0.00	2,100
Audit & Tax Prep	0.00	0	0.00	0.00	0	0.00	1,200
Snow Removal	0.00	3,000	3,000.00	0.00	3,000	3,000.00	13,000
Pest Control	0.00	10	10.00	0.00	10	10.00	125
Special Events	0.00	0	0.00	0.00	0	0.00	600
Water and Sewer	40.70	0	(40.70)	40.70	0	(40.70)	225
Public Electric-Clubhouse	103.58	70	(33.58)	103.58	70	(33.58)	845
Public Electric-Street Lights	318.81	329	10.19	318.81	329	10.19	3,950
Landscaping	0.00	758	758.00	0.00	758	758.00	9,100
Landscaping-Contract	1,464.16	1,464	(0.16)	1,464.16	1,464	(0.16)	17,570
HVAC Repairs & Maintenance	0.00	13	13.00	0.00	13	13.00	160
On-Site Maintenance	545.00	702	157.00	545.00	702	157.00	8,420
Insurance	0.00	0	0.00	0.00	0	0.00	12,056
Property Tax	0.00	0	0.00	0.00	0	0.00	150
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TOTAL EXPENSES	3,227.70	7,244	4,016.30	3,227.70	7,244	4,016.30	76,860
EXCESS OF REVENUES OVER EXPENSES	6,702.37	2,066	4,636.37	6,702.37	2,066	4,636.37	34,860
Transfer to Reserves	(2,905.00)	(2,905)	0.00	(2,905.00)	(2,905)	0.00	(34,860)
Transfer from Operating	2,905.00	0	2,905.00	2,905.00	0	2,905.00	0
EXCESS REVENUES or (LOSS) AFTER TRA	6,702.37	(839)	7,541.37	6,702.37	(839)	7,541.37	0

Delinquent Report EM1 Ellicott Mills Condo 01/31/2020

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
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EM-1ESC - ELLICOTT MILLS I

4908	01	C	Heung Lee		10/11/2004		291.00	25.00	266.00			
4910	01	C	Christopher Won		12/14/2018		546.00	15.00	281.00	250.00		
4919	01	C	William Frank		04/26/2010		6.00	6.00				
Entity Totals							843.00	46.00	547.00	250.00	0.00	
Delinquent												
Prepays							0.00	0.00	0.00	0.00	0.00	
Net							843.00	46.00	547.00	250.00	0.00	
Net Distribution												
CO Assmnt-Condo Monthly							782.00	0.00	532.00	250.00	0.00	
LF Late Fee							51.00	36.00	15.00	0.00	0.00	
RC Returned Check Fee							10.00	10.00	0.00	0.00	0.00	

Prepaid Report
EM1 Ellicott Mills Condo
01/31/2020

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
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			-532.00	-532.00			
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			-16.00	-16.00			

EM-1WGL - ELLICOTT MILLS 1

4910	01 C	Geraldine Marzette Sallee		11/03/2014			-15.00	-15.00			
<p style="background-color: #ffffcc; padding: 2px;">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.</p>											
4916	01 C	Cheryl Blanco		08/09/2016			-266.00	-266.00			
4920	01 C	John Miller Kenner		08/24/2004			-266.00	-266.00			
4924	01 C	Evelyn Tchiyuka		08/24/2004			-266.00	-266.00			
4928	01 C	Stephen Rhodesside		08/10/2004			-266.00	-266.00			
4930	01 C	Lorraine Johnson		08/10/2004			-266.00	-266.00			
4933	01 C	Marjorie Lindner		02/17/2005			-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			
<p style="background-color: #ffffcc; padding: 2px;">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</p>											
<p style="background-color: #ffffcc; padding: 2px;">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!</p>											

Entity Totals Delinquent	0.00	0.00	0.00	0.00	0.00
Prepays	-4,101.40	-3,755.00	-266.00	0.00	-80.40
Net	-4,101.40	-3,755.00	-266.00	0.00	-80.40

Net Distribution					
CO Assmnt-Condo Monthly	-4,101.40	-3,755.00	-266.00	0.00	-80.40

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

First Real Estate Management

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
1000.5	MOA Primary Operating Checking			Beginning Balance			45,321.41
	JER	00002254	01/01/2020	EM1 Reserve Transfer		2,905.00	
	JE	FREM124470	01/02/2020	FREM Jan 2020		570.45	
	RCP	00080688	01/02/2020	Direct Debit	1,596.00		
	RCP	00080834	01/02/2020	Lockbox	532.00		
	RCP	00080896	01/03/2020	Lockbox	532.00		
	RCP	00080988	01/07/2020	Lockbox	1,861.00		
	ACK	EM1O2-001026	01/08/2020	BGE		318.81	
	ACK	EM1O2-100024	01/08/2020	Columbia Groiunds Ma		1,464.16	
	RRP	00081133	01/09/2020	Lee, Heung		266.00	
	ACK	EM1O2-100025	01/10/2020	Atlantic Maintenance		395.00	
	ACK	EM1O2-100026	01/10/2020	Davis Agnor Rapaport		175.00	
	ACK	EM1O2-100027	01/10/2020	Water/Sewer		40.70	
	RCP	00081108	01/10/2020	Lockbox	266.00		
	RCP	00081150	01/13/2020	Lockbox	266.00		
	ACK	EM1O2-001027	01/15/2020	BGE		103.58	
	RCP	00081187	01/15/2020	Direct Debit	532.00		
	RCP	00081552	01/16/2020	Lockbox	266.00		
	RCP	00081644	01/21/2020	Lockbox	1,345.00		
	RCP	00081777	01/23/2020	Lockbox	266.00		
	RCP	00081795	01/24/2020	Lockbox	532.00		
	RCP	00081836	01/27/2020	Lockbox	532.00		
	RCP	00081873	01/28/2020	Lockbox	532.00		
	ACK	EM1O2-001028	01/29/2020	Robert Johnson		150.00	
	RCP	00081937	01/30/2020	Lockbox	541.00		
	JBR	EM1O2-013120	01/31/2020	Bank Reconciliation	2.00		
	JBR	EM1O2-013120	01/31/2020	Bank Reconciliation		10.00	
	RCP	00082103	01/31/2020	Lockbox	798.00		
				Account Total	10,399.00	6,398.70	4,000.30
				Ending Balance			49,321.71
1100	Accounts Receivable			Beginning Balance			530.00
				Sub Ldger Activity	313.00		
				Account Total	313.00	0.00	313.00
				Ending Balance			843.00
1213	MOA Reserve MM			Beginning Balance			40,252.40
	JER	00002254	01/01/2020	EM1 Reserve Transfer	2,905.00		
	JBR	EM1R1-013120	01/31/2020	Bank Reconciliation	14.22		
				Account Total	2,919.22	0.00	2,919.22
				Ending Balance			43,171.62
1310	Mutual of Omaha Reserve CD mat 12/3/21			Beginning Balance			30,824.09
	JBR	EM1M1-013120	01/31/2020	Bank Reconciliation	71.02		
				Account Total	71.02	0.00	71.02
				Ending Balance			30,895.11
1311	Mutual of Omaha CD#2 Mat 3/3/20			Beginning Balance			30,704.12
	JBR	EM1M2-013120	01/31/2020	Bank Reconciliation	60.56		
				Account Total	60.56	0.00	60.56
				Ending Balance			30,764.68
1371	1st Internet Bank CD 7081 mat 11/11/19			Beginning Balance			46,099.17
	JBR	EM1F1-013120	01/31/2020	Bank Reconciliation	86.14		
				Account Total	86.14	0.00	86.14
				Ending Balance			46,185.31
1372	1st Internet Bank CD 7099 mat 11/10/19			Beginning Balance			45,778.89
	JBR	EM1F2-013120	01/31/2020	Bank Reconciliation	83.59		
				Account Total	83.59	0.00	83.59
				Ending Balance			45,862.48
1373	1st Internet CD 7106 mat 11/9/20			Beginning Balance			45,875.62
	JBR	EM1F3-013120	01/31/2020	Bank Reconciliation	75.98		
				Account Total	75.98	0.00	75.98
				Ending Balance			45,951.60
1374	1st Internet CD 7114 11/9/21			Beginning Balance			46,003.36
	JBR	EM1F4-013120	01/31/2020	Bank Reconciliation	81.27		
				Account Total	81.27	0.00	81.27
				Ending Balance			46,084.63
1375	1st Internet CD 7122 mat 11/9/22			Beginning Balance			46,220.32
	JBR	EM1F5-013120	01/31/2020	Bank Reconciliation	90.29		

For Accounts 1000 to 5999

First Real Estate Management

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
				Account Total	90.29	0.00	90.29
				Ending Balance			46,310.61
2100	Prepaid Assessments			Beginning Balance			-3,022.40
				Sub Ledger Activity		-1,079.00	
				Account Total	0.00	1,079.00	-1,079.00
				Ending Balance			-4,101.40
3000	Retained Earnings	JE 00008402	01/01/2020	Beginning Balance			-38,954.01
				trans cap exp to res		3,875.00	
				Account Total	0.00	3,875.00	-3,875.00
				Ending Balance			-42,829.01
3001	Reserve Fund Balance	JE 00008402	01/01/2020	Beginning Balance			-335,632.97
				trans cap exp to res	3,875.00		
				Account Total	3,875.00	0.00	3,875.00
				Ending Balance			-331,757.97
3100.01	Transfer to Reserves	JER 00002254	01/01/2020	Beginning Balance			0.00
				EM1 Reserve Transfer	2,905.00		
				Account Total	2,905.00	0.00	2,905.00
				Ending Balance			2,905.00
3300.02	Transfer from Operating	JER 00002254	01/01/2020	Beginning Balance			0.00
				EM1 Reserve Transfer		2,905.00	
				Account Total	0.00	2,905.00	-2,905.00
				Ending Balance			-2,905.00
4001	Condo Assessments	RMC 00080457	01/01/2020	Beginning Balance			0.00
		RMC 00080458	01/01/2020	RM Charges		5,586.00	
				RM Charges		3,724.00	
				Account Total	0.00	9,310.00	-9,310.00
				Ending Balance			-9,310.00
4010	Late Fee	RLF 00081674	01/22/2020	Beginning Balance			0.00
				RM Charges		45.00	
				Account Total	0.00	45.00	-45.00
				Ending Balance			-45.00
4012	Bad Check	RCG 00081134	01/09/2020	Beginning Balance			0.00
				RM Charges		10.00	
				Account Total	0.00	10.00	-10.00
				Ending Balance			-10.00
4100	Bank Interest - Operations	JBR EM1O2-013120	01/31/2020	Beginning Balance			0.00
				Bank Reconciliation		2.00	
				Account Total	0.00	2.00	-2.00
				Ending Balance			-2.00
4101	Bank Interest - Reserves	JBR EM1F1-013120	01/31/2020	Beginning Balance			0.00
		JBR EM1F2-013120	01/31/2020	Bank Reconciliation		86.14	
		JBR EM1F3-013120	01/31/2020	Bank Reconciliation		83.59	
		JBR EM1F4-013120	01/31/2020	Bank Reconciliation		75.98	
		JBR EM1F5-013120	01/31/2020	Bank Reconciliation		81.27	
		JBR EM1M1-013120	01/31/2020	Bank Reconciliation		90.29	
		JBR EM1M2-013120	01/31/2020	Bank Reconciliation		71.02	
		JBR EM1R1-013120	01/31/2020	Bank Reconciliation		60.56	
				Bank Reconciliation		14.22	
				Account Total	0.00	563.07	-563.07
				Ending Balance			-563.07
5000	Bank Service Charge	JBR EM1O2-013120	01/31/2020	Beginning Balance			0.00
				Bank Reconciliation	10.00		
				Account Total	10.00	0.00	10.00
				Ending Balance			10.00
5001	Accounting Fee	JE FREM124470	01/02/2020	Beginning Balance			0.00
				FREM Jan 2020	150.00		
				Account Total	150.00	0.00	150.00
				Ending Balance			150.00
5002	Management Fee	JE FREM124470	01/02/2020	Beginning Balance			0.00
				FREM Jan 2020	410.00		
				Account Total	410.00	0.00	410.00

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

First Real Estate Management

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
				Ending Balance			410.00
5004	Office			Beginning Balance			0.00
		JE	FREM124470	01/02/2020	FREM Jan 2020	2.30	
					Account Total	2.30	0.00
					Ending Balance		2.30
5005	Postage			Beginning Balance			0.00
		JE	FREM124470	01/02/2020	FREM Jan 2020	8.15	
					Account Total	8.15	0.00
					Ending Balance		8.15
5015.2	Legal General			Beginning Balance			0.00
		AVC	00026044	01/10/2020	Davis Agnor Rapaport	175.00	
					Account Total	175.00	0.00
					Ending Balance		175.00
5100.2	Water and Sewer			Beginning Balance			0.00
		AVC	00026045	01/10/2020	Water/Sewer	40.70	
					Account Total	40.70	0.00
					Ending Balance		40.70
5101	Public Electric-Clubhouse			Beginning Balance			0.00
		AVC	00026068	01/13/2020	BGE	103.58	
					Account Total	103.58	0.00
					Ending Balance		103.58
5102	Public Electric-Street Lights			Beginning Balance			0.00
		AVC	00025996	01/08/2020	BGE	318.81	
					Account Total	318.81	0.00
					Ending Balance		318.81
5203.1	Landscaping-Contract			Beginning Balance			0.00
		AVC	00026015	01/08/2020	Columbia Groiunds Ma	1,464.16	
					Account Total	1,464.16	0.00
					Ending Balance		1,464.16
5206	On-Site Maintenance			Beginning Balance			0.00
		AVC	00026043	01/10/2020	Atlantic Maintenance	395.00	
		AVC	00026220	01/24/2020	Robert Johnson	100.00	
		AVC	00026220	01/24/2020	Robert Johnson	50.00	
					Account Total	545.00	0.00
					Ending Balance		545.00
				Entity Totals	24,187.77	24,187.77	0.00

January 7, 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: FREMinvoices@PayablesLockBox.com

Please Detach and Return This Portion With Your Remittance

Please remit to:

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

Amount Remitted _____
Check No. _____
Invoice Date 01/07/2020
Invoice No. 45697
DARS File # 11826.0000

January 7, 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. 45697

PROFESSIONAL FEES

		<u>Amount</u>
12/28/2019	SRR Annual Comprehensive Retainer (Monthly Installment)	175.00
	Total Professional Fees	175.00
	TOTAL NEW CHARGES	175.00
	Previous Balance	\$175.00

PAYMENTS

12/18/2019	Payment (MasterCard) - Thank You!	-175.00
	TOTAL NET AMOUNT DUE	<u>\$175.00</u>
	GRAND TOTAL DUE	<u>\$175.00</u>

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



WATER & SEWER BILL

Account # 211010738632
Invoice # 201000992406

Property Location : 4900 WATER GROVE LN

HEARTHSTONE @ ELLICOTT MILLS
FIRST REAL ESTATE MGMT
5304 DORSEY HALL DR
ELLCOTT 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	PRESENT READING DATE	NUMBER OF DAYS	TOTAL GALLONS	AVG. DAILY CONS. (GALLONS)	
09/26/2019	12/3/20	94	0	0	
(USAGE = CONSUMPTION x RATE)	PREVIOUS READING	PRESENT READING	CONSUMPTION (100 CUBIC FEET)	RATE	AMOUNT CHARGED
	6				0.00
Balance Forward					0.00
Water Usage - Summer		6	0	2.150	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
NET AMOUNT					7
AFTER 02/03/2020					\$ 44.77

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

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

0
Account # 2110738632

WATER AND SEWER BILL
MAKE CHECKS PAYABLE TO
DIRECTOR OF FINANCE, HOWARD COUNTY
PLEASE WRITE ACCOUNT # ON CHECK

Property Location: 4900 WATER GROVE LN

Billing Correction on Back

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

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

GROSS AMOUNT AFTER 02/03/2020 \$ 44.77	
<input type="checkbox"/>	Enroll for Round Up
<input type="checkbox"/>	One time Donation to Election Fund \$ _____
<input type="checkbox"/>	\$3.00 Donation to Citizens' Election Fund

*See back for details on donations

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

211010738632 020320 0000004070 0

ATTENTION

Water/Sewer charges are billed on a quarterly basis:

1. Charges are based on metered water usage. However, there is an account user charge based on meter size even if there is no water usage. A flat rate is charged for sewer only accounts.
2. Payments must be received in the Department of Finance on or before the net due date to avoid late fees.
3. A 10% late fee is assessed to the unpaid balance if payment is not received in the Department of Finance by the net due date.

If payment has not reached the Department of Finance on or before the due date the gross amount will be applicable and a "Past Due Notice" will be issued. Failure to pay the "Past Due Notice" will result in discontinuance of service. Turn-off and turn-on charges will then be assessed.

Bills are not forwarded. All forwarding addresses must be submitted to the Department of Finance. The forwarding addresses with the postal service do not allow the water/sewer bills to be forwarded. Water/Sewer charges are a property lien. The property owner is responsible for payment of this water and sewer bill. Howard County does not pro-rate between buyer/seller or landlord/tenant.

If you enroll in Round Up, your bill will be rounded up to the nearest dollar when you are billed. You may cancel enrollment at any time on your bill or by contacting the Division of Water and Sewer Billing. You can also make a one-time donation on your bill stub. These donations fund the Help 2 Others (H₂O) Fund. For more information see our web site.

The Citizens' Election Fund creates a voluntary program for small donor financing of County Executive and County Council candidate campaigns. Donations made to the Citizens' Election Fund go toward Maryland State Board of Elections certified candidates who opt to participate in the program. For more information call 410-313-2061.

If your sewer line has a blockage call the Bureau of Utilities Office (410) 313-4900 before calling a plumber.

PAYMENT METHODS:

- **Cashier's Office or After Hours Drop Box** -the cashier's office is located on the first floor of the George Howard Building at 3430 Court House Drive, Ellicott City, MD 21043. The drop box is located to the left of the main entrance.
- **Direct Debit** -Is one of the most convenient ways to pay your Water/Sewer bill. Howard County's direct debit automatically transfers funds from your bank account on your bill's due date. Visit our website at www.howardcountymd.gov or call for an application today! 410-313-2058.
- **By credit card/debit card or electronic check** via our customer portal at <https://utili.howardcountymd.gov> or through our free app. Download it by searching "Howard County Utility" in you App store.
- By calling **1-800-263-1923** to pay over the phone

Water Quality Report - go to <http://www.howardcountymd.gov> and search for "Water Quality Report" or type in: <https://www.howardcountymd.gov/Departments/Public-Works/Bureau-Of-Utilities/Customer-Service-Division/Bureau-of-Utilities-Water-Quality>



Billing Information.... (410) 313-2058 Maintenance, Repair or Emergencies.... (410)313-4900

Name & Address Correction

Name _____
 Street # _____
 City _____ State _____ Zip _____
 Phone _____ Email _____

Reason for Name/Address Change:



An Exelon Company

CONTACT US **BGE.COM**
 Customer Service: 800.685.0123
 800.735.2268 (TTY-TTD)
 Correspondence: P.O. Box 1475 Baltimore, MD 21203

**BGE
ELECTRIC
DELIVERY**



TAXES & FEES

ELECTRIC SUPPLY
 XOOM Energy Maryland, LLC
 xoomenergy.com
 (888) 997-6979
 Electric Choice ID: 8903580524

Bill Summary

Hearthstone At Elliott Mills Condo Assoc
 4900 Water-Grove Ln
 Ellicott City, MD 21043
 Account # 8903511000
 Issued Date: January 6, 2020

Previous Balance	\$82.04
Payments Received December 18, 2019	-\$82.04
BGE Outstanding Balance	\$0.00
Electric	\$103.58
Total amount due by January 23, 2020	\$103.58

Payment received after January 23, 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 1.6% 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 # 8903511000

Total amount due by Jan 23, 2020	\$103.58
---	-----------------

Payment Amount \$

010999101 AV 0 380 00000 TO 0 2007 21042 2020 C01-P10000-11



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

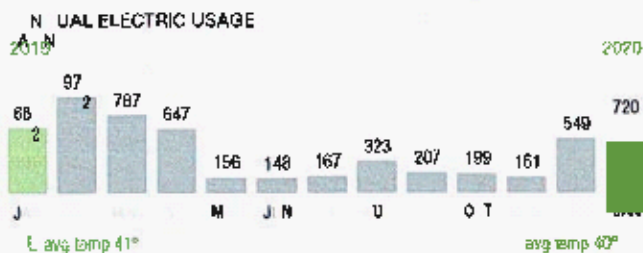


BGE
 P.O. Box 13070
 Philadelphia, PA 19101-3070

21890351100080000103583023400001057200

01099910101AV03800000TO02007210422020C01P1000011

Electric details



General Service - Schedule G POLR Type I
 Billing Period: Dec 3, 2019 - Jan 3, 2020 Days Billed: 31
 Next Scheduled Reading: January 31, 2020

Meter #G155934978 Read on Jan 3

Current Reading **41400** - Previous Reading **40680** = **720 kWh used**

ELECTRIC SUPPLY				\$57.62
XOOM Energy Maryland, LLC				57.62
DELIVERY				\$40.00
Customer Charge	0.45 mos	x	12.10	5.45
	0.55 mos	x	12.40	6.82
EmPower MD Chg	720 kWh	x	.0082	5.90
Distribution Chg	325.18 kWh	x	.02996	9.71
	394.84 kWh	x	.03295	13.01
ERI Initiative Chg	325.18 kWh	x	.00021	0.07
TAXES & FEES				\$5.00
MD Universal Svc Prog				1.85
Envir Srchg	720 kWh	x	.000143	0.10
Franchise Tax	720 kWh	x	.00062	0.45
State Tax			8%	2.60
TOTAL				\$103.58

BGE SUPPLY PRICE COMPARISON INFORMATION

BGE Supply Price Comparison Information: The current price for Standard Offer Service (SOS) electricity is 6.712 cents/kWh, effective through May 31, 2020. SOS electricity will cost 6.880 cents/kWh beginning June 1, 2020 through September 30, 2020. The weighted average price of SOS electricity will be 6.804 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: Dec 3, 2019 - Jan 3, 2020

GENERATION & TRANS 720 KH x 0.0755	54.36
State Tax	3.26
Total Electric Supplier	\$57.62

All inquiries on above supplier billing should be directed to XOOM Energy Maryland, LLC at 888.987.8979

IMPORTANT INFORMATION ABOUT YOUR BILL

► This bill reflects new Delivery Service rates as authorized by the Public Service Commission.

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.

Federal Tax Identification # 62-0260210

Adj Annual Usage Ele 5,036 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**
833.209.5246

**Fees may apply.





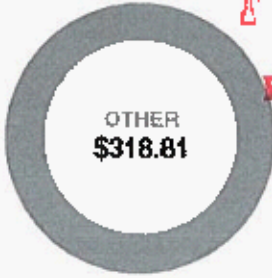
An Exelon Company

331
EMI

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

RECEIVED
JAN 06 2020

OTHER
CHARGES
AND
CREDITS



BY:
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: December 31, 2019

Previous Balance	\$31 ^{B.} ₄ ⁸
Payments Received December 10, 2019	-
BGE Outstanding Balance	\$ 0 ⁰
Other charges and credits (See details)	\$318.81
Total amount due by January 17, 2020	\$318.81

Payment received after January 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.

0135436-0085/44-00000001 01 00000004-C01-011-2003-35451



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 Jan 17, 2020 \$318.81

Payment Amount \$

0135436 01 AB 0 409 **AUTO** T2 0 2003 21042-7761 -C01-P35451-1



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

21411435100000000318811017100003233100

Other charges and credits

LECT I	RIV TEAR	IGHTING CH R S		\$318.81
E m	RCP A a	EA L	A GE	
g me id ched le 5P 019		e 3, 2 9		
C n c S v er C - December 1 0				
ig SV/oo C mb 27		1 1 6 8294118		75.12
8i e d/ o UG 2		1 x		52.90
g M		1 x 4 094188		172.28
15 a hr l s oe		k 1 8 0 .		0.09
h T c B l		83 W1 x - 0 6		0.39
an s a		4 k 1 00 143		18.06
14 c S g x		63 Wh x . 0		
h o ea		4 h x 062		
				\$318.81

IMPORTANT INFORMATION ABOUT YOUR BILL

- ▶ This bill reflects new Delivery Service rates as authorized by the Public Service Commission.
- ▶ 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.

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.



Columbia Grounds Management, Inc.

PO Box 2068
Ellicott City, MD 21041

Invoice

Date	Invoice #
1/1/2020	16375

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
1/16/2020

Services Performed	Rate	Amount
Landscape services provided during the month of January: 1st 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		



6710-F Ritchie Highway
 Unit 470
 Glen Burnie, MD 21061

Invoice

Date	Invoice #
12/30/2019	36446

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

Terms	Project
Net 30	8701 TM =Ellicott Mills Condominium I

Description	Quantity	U/M	Rate	Amount
4924 Evening Sky Court				
Investigation of potential water intrusion. While on site our Tech observed faulty shingles that was allowing water to access the unit and the vent pipe was leaking. The Tech made necessary repairs while onsite.			395.00	395.00

REVISED INVOICE	Total	\$395.00
	Payments/Credits	\$0.00
	Balance Due	\$395.00

Robert's Handyman Service

7420 Setting Sun Way

Columbia MD 21046

Cell: 443-802-4149

Invoice #00100

Date 01/15/20

Hearthstone at Ellicott Mills

Water Grove Lane

Ellicott City Maryland

Description	Amount
Repaired drywall cracks at club house.	10.00
Replaced GFCI outlet next to sink in club house.	50.00

Thank you for the opportunity

Total 150.00

John Sheehy

From: rsmarriott1@verizon.net
Sent: Friday, January 24, 2020 1:44 PM
To: John Sheehy
Cc: gerriebill@comcast.net; joestrassner@yahoo.com; Marlene CRISTE; Rich Marriott
Subject: Authorization to Reimburse Robert Johnson

Hello John:

In spite of the fact that Mr. Johnson lacks the requested documentation (1099, etc.), the HOA Board authorizes FREM to pay Mr. Johnson for the repairs to the Clubhouse. Do not hesitate to contact me if need be.

Thanks,

Rich Marriott

First Real Estate Management

5304 Dorsey Hall Drive
Ellicott City, MD 231042

Invoice

Date	Invoice #
1/1/2020	124470

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
			1/1/2020			
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			2.30	2.30
	Postage	Postage			8.15	8.15
					Total	\$570.45

Hearthstone of Ellicott Mills Condominium
Budget by Month Spread
01/01/2020

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	9,310	9,310	0	9,310	0	9,310	0	9,310	0	9,310	0	9,310	0	9,310	0	9,310	0	9,310	0	9,310	0	111,720	18,620		
Late Fee	0	45	0	(15)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	
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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	565	
TOTAL REVENUES	9,310	9,930	9,310	9,295	9,310	0	9,310	0	9,310	0	9,310	0	9,310	0	9,310	0	9,310	0	9,310	0	9,310	0	9,310	0	111,720	19,225		
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	0	156	0	156	0	156	0	156	0	156	0	156	0	156	0	156	0	156	0	1,872	300		
Management Fee	426	410	426	410	426	0	426	0	426	0	426	0	426	0	426	0	426	0	426	0	426	0	431	0	5,117	820		
Office	8	2	8	1	8	0	8	0	8	0	8	0	8	0	8	0	8	0	8	0	8	0	12	0	100	3		
Postage	13	8	13	7	13	0	13	0	13	0	13	0	13	0	13	0	13	0	13	0	13	0	7	0	150	15		
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	0	175	0	175	0	175	0	175	0	175	0	175	0	175	0	175	0	175	0	175	0	2,100	175		
Audit & Tax Prep	0	0	0	0	0	0	0	0	0	0	0	0	1,200	0	0	0	0	0	0	0	0	0	0	0	0	0	1,200	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	0	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	150	0	0	0	0	0	150	0	150	0	600	0	
Water and Sewer	0	41	0	0	57	0	0	0	0	0	56	0	0	0	0	56	0	0	0	0	0	0	0	56	0	225	41	
Public Electric-Clubhouse	70	104	70	319	70	0	70	0	70	0	70	0	70	0	70	0	70	0	70	0	70	0	75	0	845	423		
Public Electric-Street Lights	329	319	329	0	329	0	329	0	329	0	329	0	329	0	329	0	329	0	329	0	329	0	331	0	3,950	319		
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	0	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	2,928		
HVAC Repairs & Maintenance	13	0	13	0	13	0	13	0	13	0	13	0	13	0	13	0	13	0	13	0	13	0	17	0	160	0		
On-Site Maintenance	702	545	702	0	702	0	702	0	702	0	702	0	702	0	702	0	702	0	702	0	702	0	698	0	8,420	545		
Insurance	0	0	3,014	2,846	0	0	0	0	3,014	0	0	0	0	0	3,014	0	0	0	0	0	3,014	0	0	0	12,056	2,846		
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		
TOTAL EXPENSES	7,244	3,228	11,138	8,734	7,331	0	4,124	0	7,138	0	4,330	0	5,474	0	7,138	0	4,330	0	4,124	0	7,138	0	7,351	0	76,860	11,962		
EXCESS OF REVENUES OVER EXPENSES	2,066	6,702	(1,828)	561	1,979	0	5,186	0	2,172	0	4,980	0	3,836	0	2,172	0	4,980	0	5,186	0	2,172	0	1,959	0	34,860	7,263		
Transfer to Reserves	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	2,905	0	2,905	0	34,860	2,905		
Net Cash Flow	(839)	3,797	(4,733)	561	(926)	0	2,281	0	(733)	0	2,075	0	931	0	(733)	0	2,075	0	2,281	0	(733)	0	(946)	0	0	4,358		
EXCESS REVENUES or (LOSS) AFTER CAP	(839)	3,797	(4,733)	561	(926)	0	2,281	0	(733)	0	2,075	0	931	0	(733)	0	2,075	0	2,281	0	(733)	0	(946)	0	0	4,358		

Hearthstone of Ellicott Mills Condominium
12 Month Rolling Spread Actual/Budget
01/01/2020

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	Budget 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	9,310	9,310	9,310	9,310	9,310	9,310	9,310	9,310	9,310	9,310	9,310	111,720
4010 Late Fee	45	0	0	0	0	0	0	0	0	0	0	0	45
4012 Bad Check	10	0	0	0	0	0	0	0	0	0	0	0	10
Bank Interest Earned	565	0	0	0	0	0	0	0	0	0	0	0	565
TOTAL REVENUES	9,930	9,310	9,310	9,310	9,310	9,310	9,310	9,310	9,310	9,310	9,310	9,310	112,340
EXPENSES:													
5000 Bank Service Charge	10	0	0	0	0	0	0	0	0	0	0	0	10
5001 Accounting Fee	150	156	156	156	156	156	156	156	156	156	156	156	1,866
5002 Management Fee	410	426	426	426	426	426	426	426	426	426	426	426	5,101
5004 Office	2	8	8	8	8	8	8	8	8	8	8	8	94
5005 Postage	8	13	13	13	13	13	13	13	13	13	13	13	145
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	4,000	3,000	0	0	0	0	0	0	0	0	3,000	10,000
5060 Pest Control	0	10	10	10	10	10	10	10	10	10	10	10	115
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	70	70	70	70	70	70	70	70	70	70	70	879
5102 Public Electric-Street Lights	319	329	329	329	329	329	329	329	329	329	329	329	3,940
5203 Landscaping	0	758	758	758	758	758	758	758	758	758	758	758	8,342
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	1,464	17,570
5205 HVAC Repairs & Maintenance	0	13	13	13	13	13	13	13	13	13	13	13	147
5206 On-Site Maintenance	545	702	702	702	702	702	702	702	702	702	702	698	8,263
5210 Insurance	0	3,014	0	0	3,014	0	0	3,014	0	0	3,014	0	12,056
5300 Property Tax	0	0	0	0	0	0	150	0	0	0	0	0	150
TOTAL EXPENSES	3,228	11,138	7,331	4,124	7,138	4,330	5,474	7,138	4,330	4,124	7,138	7,351	72,844
EXCESS OF REVENUES OVER EXPEN	6,702	-1,828	1,979	5,186	2,172	4,980	3,836	2,172	4,980	5,186	2,172	1,959	39,496
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	-4,733	-926	2,281	-733	2,075	931	-733	2,075	2,281	-733	-946	4,636
EXCESS REVENUES or (LOSS) AFT	3,797	-4,733	-926	2,281	-733	2,075	931	-733	2,075	2,281	-733	-946	4,636