

**Hearthstone of Ellicott Mills Condominium**

06/30/2023

**Monthly Financials**

<u><i>Included Reports</i></u>	<u><i>Copies</i></u>
Balance Sheet	1
Income Statement	1
Budget Variance	1
RM Delinquent by Entity	1
RM Prepaid by Entity	1
GL General Ledger	1
Budget by Month Spread	1
12 Month Rolling Spread Actual/Budget	1

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

First Real Estate Management  
5304 Dorsey Hall Drive  
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	Operating Fund	Replacement Fund	Total
<b>CURRENT ASSETS</b>			
CIT Primary Operating Checking	39,681.61	0.00	39,681.61
CIT DEBIT CARD Account	991.07	0.00	991.07
Capital Bank Money Market Reserve	0.00	104,800.05	104,800.05
Capital Bank CD 1	0.00	50,000.00	50,000.00
Capital Bank CD 2	0.00	32,838.91	32,838.91
Capital Bank CD 0532	0.00	31,796.63	31,796.63
1st Internet Bank CD 7081 mat 11/20/2024	0.00	50,406.79	50,406.79
1st Internet Bank CD 7099 mat 11/09/23	0.00	49,203.48	49,203.48
1st Internet CD 7106 mat 11/10/23	0.00	48,486.75	48,486.75
1st Internet CD 7114 mat 5/10/23	0.00	48,609.19	48,609.19
1st Internet CD 7122 mat 11/20/2024	0.00	50,688.07	50,688.07
Income Taxes Recoverable	437.00	0.00	437.00
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<b>Total Current Assets</b>	<b>41,109.68</b>	<b>466,829.87</b>	<b>507,939.55</b>
<b>FIXED ASSETS</b>			
Prepaid Insurance	2,375.00	0.00	2,375.00
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<b>Total Fixed Assets</b>	<b>2,375.00</b>	<b>0.00</b>	<b>2,375.00</b>
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<b>TOTAL ASSETS</b>	<b>43,484.68</b>	<b>466,829.87</b>	<b>510,314.55</b>
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<b>LIABILITIES &amp; FUND BALANCES</b>			
<b>CURRENT LIABILITIES</b>			
Accounts Payable	1,498.07	0.00	1,498.07
Prepaid Assessments	4,237.40	0.00	4,237.40
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<b>Total Current Liabilities</b>	<b>5,735.47</b>	<b>0.00</b>	<b>5,735.47</b>
<b>FUND BALANCES</b>			
Excess of Rev Over Exp Operating	18,115.80	0.00	18,115.80
Excess of Rev Over Exp Reserves	0.00	5,049.09	5,049.09
Retained Earnings	36,953.41	0.00	36,953.41
Reserve Fund Balance	0.00	444,460.78	444,460.78
Transfer to Reserves	(19,500.00)	0.00	(19,500.00)
Transfer from Operating	0.00	19,500.00	19,500.00
Transfer from Reserves	2,180.00	0.00	2,180.00
Transfer to Operating	0.00	(2,180.00)	(2,180.00)
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<b>Total Fund Balances (Deficit)</b>	<b>37,749.21</b>	<b>466,829.87</b>	<b>504,579.08</b>
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<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>43,484.68</b>	<b>466,829.87</b>	<b>510,314.55</b>
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	Operating Fund	Replacement Fund	Total
<b>REVENUES:</b>			
Condominium Assessments	57,960.00	0.00	57,960.00
Late Fee	30.00	0.00	30.00
Bad Check	10.00	0.00	10.00
Bank Interest - Operations	11.06	0.00	11.06
Bank Interest - Reserves	0.00	5,049.09	5,049.09
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<b>TOTAL REVENUES</b>	<b>58,011.06</b>	<b>5,049.09</b>	<b>63,060.15</b>
<b>EXPENSES:</b>			
Bank Service Charge	10.00	0.00	10.00
Accounting Fee	1,024.03	0.00	1,024.03
Management Fee	2,722.09	0.00	2,722.09
Office	145.50	0.00	145.50
Postage	41.37	0.00	41.37
Coupons	138.33	0.00	138.33
Administrative Fees	132.00	0.00	132.00
Legal General	1,050.00	0.00	1,050.00
Audit & Tax Prep	1,875.00	0.00	1,875.00
Clubhouse Miscellaneous	458.92	0.00	458.92
Snow Removal	248.00	0.00	248.00
Water and Sewer	81.40	0.00	81.40
Public Electric-Clubhouse	500.02	0.00	500.02
Public Electric-Street Lights	1,968.18	0.00	1,968.18
Landscaping	100.00	0.00	100.00
Landscaping-Contract	9,956.46	0.00	9,956.46
Landscape Projects	1,304.00	0.00	1,304.00
Clubhouse Maintenance	1,099.00	0.00	1,099.00
On-Site Maintenance	1,775.00	0.00	1,775.00
Insurance	8,112.96	0.00	8,112.96
State Taxes	45.00	0.00	45.00
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<b>TOTAL EXPENSES</b>	<b>32,787.26</b>	<b>0.00</b>	<b>32,787.26</b>
<b>EXCESS OF REVENUES OVER EXPENSES</b>	<b>25,223.80</b>	<b>5,049.09</b>	<b>30,272.89</b>
<b>RESERVE CONTRIBUTION</b>			
Transfer to Reserves	(19,500.00)	0.00	(19,500.00)
Transfer from Operating	0.00	19,500.00	19,500.00
<b>REIMBURSEMENT FOR CAPITAL WORK</b>			
Transfer to Operating	0.00	(2,180.00)	(2,180.00)
Transfer from Reserves	2,180.00	0.00	2,180.00
<b>Net Cash Flow Before Capital Expense</b>	<b>7,903.80</b>	<b>22,369.09</b>	<b>30,272.89</b>
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<b>CAPITAL EXPENDITURES</b>			
Capital Expenditures -Painting Clubhouse	7,108.00	0.00	7,108.00
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<b>TOTAL CAPITAL EXPENDITURES</b>	<b>7,108.00</b>	<b>0.00</b>	<b>7,108.00</b>
<b>NET GAIN or (LOSS)</b>	<b>795.80</b>	<b>22,369.09</b>	<b>23,164.89</b>
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Hearthstone of Ellicott Mills Condominium  
Budget by Month Spread  
06/30/2023

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	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	
<b>REVENUES:</b>																											
Condominium Assessments	9,654	9,660	9,654	9,660	9,654	9,660	9,654	9,660	9,654	9,660	9,654	9,660	9,654	9,660	9,654	0	9,654	0	9,654	0	9,654	0	9,648	0	115,842	67,620	
Late Fee	17	0	17	0	17	0	17	30	17	0	17	0	17	0	17	0	17	0	17	0	17	0	13	0	200	30	
Bad Check	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	
Contingency Surplus Funds Prev Yrs.	4,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,500	
Bank Interest Earned	502	785	502	716	502	789	502	771	502	917	502	1,083	502	0	502	0	502	0	502	0	502	0	498	0	6,020	5,060	
<b>TOTAL REVENUES</b>	<b>14,673</b>	<b>10,445</b>	<b>10,173</b>	<b>10,376</b>	<b>10,173</b>	<b>10,449</b>	<b>10,173</b>	<b>10,471</b>	<b>10,173</b>	<b>10,577</b>	<b>10,173</b>	<b>10,743</b>	<b>10,173</b>	<b>9,660</b>	<b>10,173</b>	<b>0</b>	<b>10,173</b>	<b>0</b>	<b>10,173</b>	<b>0</b>	<b>10,173</b>	<b>0</b>	<b>10,159</b>	<b>0</b>	<b>126,562</b>	<b>72,720</b>	
<b>EXPENSES:</b>																											
Bank Service Charge	1	0	1	0	1	0	1	10	1	0	1	0	1	0	1	0	1	0	1	0	1	0	2	0	13	10	
Accounting Fee	173	161	173	173	173	173	173	173	173	173	173	173	173	173	173	0	173	0	173	0	173	0	169	0	2,072	1,197	
Management Fee	457	439	457	457	457	457	457	457	457	457	457	457	457	457	457	0	457	0	457	0	457	0	452	0	5,479	3,179	
Office	17	29	17	3	17	90	17	5	17	7	17	12	17	2	17	0	17	0	17	0	17	0	13	0	200	148	
Postage	13	9	13	6	13	3	13	6	13	7	13	11	13	11	13	0	13	0	13	0	13	0	7	0	150	53	
Coupons	125	138	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	125	138
Administrative Fees	8	0	8	0	8	132	8	0	8	0	8	0	8	0	8	0	8	0	8	0	8	0	12	0	100	132	
Legal General	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	0	175	0	175	0	175	0	175	0	2,100	1,050	
Audit & Tax Prep	0	0	0	1,800	0	0	1,875	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,800	1,875
Clubhouse Miscellaneous	21	0	21	0	21	0	21	450	21	0	21	9	21	0	21	0	21	0	21	0	21	0	19	0	250	459	
Snow Removal	3,000	248	3,000	0	3,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,000	0	12,000	248	
Pest Control	0	0	0	0	0	0	125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	125	0	
Special Events	0	0	0	0	125	0	0	0	0	0	125	0	0	0	0	0	125	0	0	0	0	125	0	0	500	0	
Water and Sewer	57	41	0	0	0	0	56	41	0	0	0	56	0	0	0	0	0	0	56	0	0	0	0	0	225	81	
Public Electric-Clubhouse	108	0	108	176	108	128	108	102	108	46	108	48	108	0	108	0	108	0	108	0	108	0	112	0	1,300	500	
Public Electric-Street Lights	325	327	325	327	325	659	325	0	325	327	325	327	325	346	325	0	325	0	325	0	325	0	325	0	3,900	2,314	
Landscaping	0	0	0	0	0	0	0	0	0	0	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	
Landscaping-Contract	1,659	1,659	1,659	1,659	1,659	1,659	1,659	1,659	1,659	1,659	1,659	1,659	1,659	1,659	1,659	0	1,659	0	1,659	0	1,659	0	1,664	0	19,913	11,616	
Landscape Projects	475	493	475	0	475	0	475	0	475	460	475	351	475	0	475	0	475	0	475	0	475	0	475	0	5,700	1,304	
Clubhouse Maintenance	0	0	0	0	0	0	0	0	0	0	0	1,099	0	766	0	0	0	0	0	0	0	0	0	0	0	1,865	
HVAC Repairs & Maintenance	0	0	0	0	0	0	160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	160	0
On-Site Maintenance	1,125	0	1,125	0	1,125	350	1,125	1,175	1,125	0	1,125	250	1,125	0	1,125	0	1,125	0	1,125	0	1,125	0	1,125	0	13,500	1,775	
Painting	0	0	0	0	0	0	0	1,563	0	(1,563)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Insurance	0	0	4,000	0	0	3,322	0	0	4,000	4,791	0	0	0	0	4,000	0	0	0	0	0	4,000	0	0	0	16,000	8,113	
Federal Taxes	0	0	0	0	0	0	413	0	0	0	413	0	0	0	0	0	412	0	0	0	0	0	412	0	1,650	0	
State Taxes	0	0	0	0	0	0	75	0	0	0	75	45	0	0	0	0	75	0	0	0	0	0	75	0	300	45	
<b>TOTAL EXPENSES</b>	<b>7,739</b>	<b>3,719</b>	<b>11,557</b>	<b>2,975</b>	<b>9,482</b>	<b>7,149</b>	<b>5,386</b>	<b>7,690</b>	<b>8,557</b>	<b>6,538</b>	<b>5,170</b>	<b>4,716</b>	<b>4,613</b>	<b>3,415</b>	<b>8,557</b>	<b>0</b>	<b>5,169</b>	<b>0</b>	<b>4,613</b>	<b>0</b>	<b>8,557</b>	<b>0</b>	<b>8,162</b>	<b>0</b>	<b>87,562</b>	<b>36,202</b>	
<b>EXCESS OF REVENUES OVER EXPENSES</b>	<b>6,934</b>	<b>6,726</b>	<b>(1,384)</b>	<b>7,401</b>	<b>691</b>	<b>3,300</b>	<b>4,787</b>	<b>2,780</b>	<b>1,616</b>	<b>4,039</b>	<b>5,003</b>	<b>6,027</b>	<b>5,560</b>	<b>6,245</b>	<b>1,616</b>	<b>0</b>	<b>5,004</b>	<b>0</b>	<b>5,560</b>	<b>0</b>	<b>1,616</b>	<b>0</b>	<b>1,997</b>	<b>0</b>	<b>39,000</b>	<b>36,518</b>	
Transfer to Reserves	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	0	3,250	0	3,250	0	3,250	0	3,250	0	3,250	0	39,000	19,500	
<b>Net Cash Flow</b>	<b>3,684</b>	<b>3,476</b>	<b>(4,634)</b>	<b>4,151</b>	<b>(2,559)</b>	<b>50</b>	<b>1,537</b>	<b>(470)</b>	<b>(1,634)</b>	<b>789</b>	<b>1,753</b>	<b>2,777</b>	<b>2,310</b>	<b>6,245</b>	<b>(1,634)</b>	<b>0</b>	<b>1,754</b>	<b>0</b>	<b>2,310</b>	<b>0</b>	<b>(1,634)</b>	<b>0</b>	<b>(1,253)</b>	<b>0</b>	<b>0</b>	<b>17,018</b>	
<b>CAPITAL EXPENDITURES</b>																											
Capital Expenditures -Painting Club	0	0	0	0	0	617	0	0	0	6,491	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,108
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>617</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,491</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7,108</b>	
<b>EXCESS REVENUES or (LOSS) AFTER CAP</b>	<b>3,684</b>	<b>3,476</b>	<b>(4,634)</b>	<b>4,151</b>	<b>(2,559)</b>	<b>(567)</b>	<b>1,537</b>	<b>(470)</b>	<b>(1,634)</b>	<b>(5,703)</b>	<b>1,753</b>	<b>2,777</b>	<b>2,310</b>	<b>6,245</b>	<b>(1,634)</b>	<b>0</b>	<b>1,754</b>	<b>0</b>	<b>2,310</b>	<b>0</b>	<b>(1,634)</b>	<b>0</b>	<b>(1,253)</b>	<b>0</b>	<b>0</b>	<b>9,910</b>	

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	Actual Jan	Actual Feb	Actual Mar	Actual Apr	Actual May	Actual Jun	Budget Jul	Budget Aug	Budget Sep	Budget Oct	Budget Nov	Budget Dec	Total Projected
<b>REVENUES:</b>													
4001 Condominium Assessments	9,660	9,660	9,660	9,660	9,660	9,660	9,654	9,654	9,654	9,654	9,654	9,648	115,878
4010 Late Fee	0	0	0	30	0	0	17	17	17	17	17	13	128
4012 Bad Check	0	0	0	10	0	0	0	0	0	0	0	0	10
Bank Interest Earned	785	716	789	771	917	1,083	502	502	502	502	502	498	8,068
<b>TOTAL REVENUES</b>	<b>10,445</b>	<b>10,376</b>	<b>10,449</b>	<b>10,471</b>	<b>10,577</b>	<b>10,743</b>	<b>10,173</b>	<b>10,173</b>	<b>10,173</b>	<b>10,173</b>	<b>10,173</b>	<b>10,159</b>	<b>124,084</b>
<b>EXPENSES:</b>													
5000 Bank Service Charge	0	0	0	10	0	0	1	1	1	1	1	2	17
5001 Accounting Fee	161	173	173	173	173	173	173	173	173	173	173	169	2,058
5002 Management Fee	439	457	457	457	457	457	457	457	457	457	457	452	5,459
5004 Office	29	3	90	5	7	12	17	17	17	17	17	13	244
5005 Postage	9	6	3	6	7	11	13	13	13	13	13	7	113
5006 Coupons	138	0	0	0	0	0	0	0	0	0	0	0	138
5015 Administrative Fees	0	0	132	0	0	0	8	8	8	8	8	12	184
5015 Legal General	175	175	175	175	175	175	175	175	175	175	175	175	2,100
5015 Audit & Tax Prep	0	0	0	1,875	0	0	0	0	0	0	0	0	1,875
5054 Clubhouse Miscellaneous	0	0	0	450	0	9	21	21	21	21	21	19	583
5055 Snow Removal	248	0	0	0	0	0	0	0	0	0	0	3,000	3,248
5065 Special Events	0	0	0	0	0	0	0	0	125	0	0	125	250
5100 Water and Sewer	41	0	0	41	0	0	56	0	0	56	0	0	193
5101 Public Electric-Clubhouse	0	176	128	102	46	48	108	108	108	108	108	112	1,152
5102 Public Electric-Street Lights	327	327	659	0	327	327	325	325	325	325	325	325	3,918
5203 Landscaping	0	0	0	0	0	100	0	0	0	0	0	0	100
5203 Landscaping-Contract	1,659	1,659	1,659	1,659	1,659	1,659	1,659	1,659	1,659	1,659	1,659	1,664	19,915
5203 Landscape Projects	493	0	0	0	460	351	475	475	475	475	475	475	4,154
5204 Clubhouse Maintenance	0	0	0	0	0	1,099	0	0	0	0	0	0	1,099
5206 On-Site Maintenance	0	0	350	1,175	0	250	1,125	1,125	1,125	1,125	1,125	1,125	8,525
5206 Painting	0	0	0	1,563	-1,563	0	0	0	0	0	0	0	0
5210 Insurance	0	0	3,322	0	4,791	0	0	4,000	0	0	4,000	0	16,113
5300 Federal Taxes	0	0	0	0	0	0	0	412	0	0	0	412	824
5300 State Taxes	0	0	0	0	0	45	0	0	75	0	0	75	195
<b>TOTAL EXPENSES</b>	<b>3,719</b>	<b>2,975</b>	<b>7,149</b>	<b>7,690</b>	<b>6,538</b>	<b>4,716</b>	<b>4,613</b>	<b>8,557</b>	<b>5,169</b>	<b>4,613</b>	<b>8,557</b>	<b>8,162</b>	<b>72,458</b>
<b>EXCESS OF REVENUES OVER EXPEN</b>	<b>6,726</b>	<b>7,401</b>	<b>3,300</b>	<b>2,780</b>	<b>4,039</b>	<b>6,027</b>	<b>5,560</b>	<b>1,616</b>	<b>5,004</b>	<b>5,560</b>	<b>1,616</b>	<b>1,997</b>	<b>51,626</b>
3100 Transfer to Reserves	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	39,000
<b>Net Cash Flow</b>	<b>3,476</b>	<b>4,151</b>	<b>50</b>	<b>-470</b>	<b>789</b>	<b>2,777</b>	<b>2,310</b>	<b>-1,634</b>	<b>1,754</b>	<b>2,310</b>	<b>-1,634</b>	<b>-1,253</b>	<b>12,626</b>
<b>CAPITAL EXPENDITURES</b>													
6540 Capital Expenditures -Paintin	0	0	617	0	6,491	0	0	0	0	0	0	0	7,108
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>0</b>	<b>0</b>	<b>617</b>	<b>0</b>	<b>6,491</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7,108</b>
<b>EXCESS REVENUES or (LOSS) AFT</b>	<b>3,476</b>	<b>4,151</b>	<b>-567</b>	<b>-470</b>	<b>-5,703</b>	<b>2,777</b>	<b>2,310</b>	<b>-1,634</b>	<b>1,754</b>	<b>2,310</b>	<b>-1,634</b>	<b>-1,253</b>	<b>5,518</b>