

**MUTUAL 19B  
BUDGET - 2024**

APPROVAL SIGNATURE: *Bmc / [Signature]*

DATE: 12/15/23

NUMBER OF UNITS 210  
BILLING UNITS 2520  
E-RATING 2,070,399 Not Final

	Acct #	2024 BUDGET	2023 BUDGET	2024 BUDGET vs. 2023 BUDGET	
<b>I. INCOME</b>					
1) ASSESSMENT INCOME	511000	1,874,689	1,815,449	3.26%	59,240
2) INTEREST INCOME (RESERVES)	511100	38,475	15,000	156.50%	23,475
3) PRIOR YEAR SURPLUS				100.00%	0
<b>TOTAL INCOME</b>		<b>1,913,164</b>	<b>1,830,449</b>	<b>4.52%</b>	<b>82,715</b>
<b>II. OPERATING EXPENSES</b>					
<b>Administrative Expenses</b>					
1) COMMON OWNERSHIP FEE	611200	1,365	1,208	13.00%	157
2) AUDIT	611500	6,120	5,100	20.00%	1,020
3) INCOME TAXES	611700	0	0	100.00%	0
4) INSURANCE PROPERTY	611800.100001	94,260	177,897	-47.01%	-83,637
5) INSURANCE/FIDELITY	611800.100003	3,528	3,432	2.80%	96
6) PROPERTY MANAGEMENT INTERPRETER	612000 613800	0 1,500	0 700	100.00% 114.29%	0 800
<b>Total Administrative Expenses</b>		<b>106,773</b>	<b>188,337</b>	<b>-43.31%</b>	<b>-81,564</b>
<b>Building Expenses</b>					
1) BUILDING MAINTENANCE	620200	35,172	35,172	0.00%	0
2) ELEVATOR CONTRACT	620400.100001	22,947	22,947	0.00%	0
3) ELEVATOR OVERTIME	620400.100002	2,500	2,000	25.00%	500
4) ELEVATOR INSPECTION	620400.100003	3,700	2,115	74.94%	1,585
5) PEST CONTROL	620900	6,000	4,000	50.00%	2,000
6) SPRINKLER CONTRACT	621100.100005	500	4,716	-69.40%	-4,216
7) REPAIR SPRINKLER, FIRE ALARM	621100.100006	4,000	3,000	33.33%	1,000
8) FIRE MARSHAL, PERMITS	621100.100007	1,400	0	100.00%	1,400
9) FIRE ALARM INSPECTIONS	621100.100010	10,000	10,000	0.00%	0
10) GROUNDS/LANDSCAPING	621400.100002	24,000	24,000	0.00%	0
11) ELEVATOR TELEPHONES	622400	3,811	3,750	1.63%	61
<b>Total Building Expenses</b>		<b>114,030</b>	<b>111,700</b>	<b>2.09%</b>	<b>2,330</b>
<b>Utility Expenses</b>					
1) ELECTRIC COMMON AREA	630100.100098	38,108	52,000	-26.72%	-13,892
2) 2022 UNDERCOLLECTED ELECTRIC	630100.100096	12,873	(7,360)	-274.90%	20,233
3) ELECTRIC MASTER	630100.100099	199,803	266,849	-25.20%	-67,246
4) 2022 UNDERCOLLECTED ELECTRIC	630100.100097	58,585	(10,838)	-640.55%	69,423
5) WATER	630300.100099	138,372	155,000	-10.73%	-16,628
<b>Total Utility Expenses</b>		<b>447,541</b>	<b>455,651</b>	<b>-1.78%</b>	<b>-8,110</b>
<b>Other Expenses</b>					
1) ACTIVITIES/PROGRAMS	640100.100001	2,000	2,000	0.00%	0
2) BAD DEBT	640300	8,000	8,000	0.00%	0
<b>Total Other Expenses</b>		<b>10,000</b>	<b>10,000</b>	<b>0.00%</b>	<b>0</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>678,344</b>	<b>765,688</b>	<b>-11.41%</b>	<b>-87,344</b>



M19B 91

### Leisure World of Maryland Corp. 2024 Payment Schedule Council Unit owners M19B

Annual CF	617,173.00	Annual Water	138,372.00	Addtl Charge	1,875,455.30
Annual Electric	309,169.00	Annual Common Area	809,975.00	Addtl Charge 2	1,874,689.00
Monthly CF	51,431.08	Monthly Water	11,531.00		
Monthly Electric	25,764.08	Monthly Common Area	67,497.92		
CF p.u.p.m.	\$ 244.91		54.9095		

Total Annual Condo Fee  
Total Annual Budget

Model Type	Add-On Code	Add-On Units	Number of Units	Factor	E-Rating	E-rating usage	Electric	Water	Common Area	CF	Addtl Charge	Addtl Chg	Total Carrying Charge	Prior Year Charge
ELLI			36	0.00551603	25060	0.012103947	260.42	54.91	372.32	244.91	0.00	0.00	932.56	907.22
			48	0.00551603	0	0	35.40	54.91	372.32	244.91	0.00	0.00	707.54	679.99
HIGH			3	0.00360502	17295	0.008353462	179.73	54.91	243.33	244.91	0.00	0.00	722.88	705.87
HIGH1			4	0.00360502	0	0	35.40	54.91	243.33	244.91	0.00	0.00	578.55	558.66
WARA			6	0.00466711	22174	0.010710013	230.43	54.91	315.02	244.91	0.00	0.00	845.27	823.58
			8	0.00466711	0	0	35.40	54.91	315.02	244.91	0.00	0.00	650.24	626.09
WARF			45	0.00424837	21158	0.010219286	219.87	54.91	286.76	244.91	0.00	0.00	806.45	786.53
WARF1			60	0.00424837	0	0	35.40	54.91	286.76	244.91	0.00	0.00	621.98	599.51
Balcony	EA		16		500	0.000241499	6.22						6.22	5.15
Balcony	EB		37		800	0.000386599	9.96						9.96	8.24
Heat Pumps	HB		1		-1500	-0.000724498	-18.67						-18.67	-15.46
Sl Doors	SF		3		-600	-0.000289799	-7.47						-7.47	-6.18
Windows	WB		1		-200	-9.65997E-05	-2.49						-2.49	-2.06
Windows	WG		1		-700	-0.000338099	-8.71						-8.71	-7.21
Windows	WJ		1		-1000	-0.000482999	-12.44						-12.44	-10.30
Windows	WL		1		-1200	-0.000579598	-14.93						-14.93	-12.37
			61	210	1.00000005	2070399	25,764.08	11,531.00	67,497.92	51,431.08			156,287.94	151,287.68
													12	
													1,875,455.30	1,815,452.20
													156,287.94	
													1,875,455.30	

Total Annual Condo Fee  
Total Annual Budget

Mutual 19B

<b>2023 Final Budget Unit Fees Compared To 2024 Final Dated 12/4/23</b>	<b>1 BR Highland 853 sq. ft.</b>	<b>2 BR Warfield 1,030 sq. ft.</b>	<b>2 BR + Warfield Deluxe 1,122 sq. ft.</b>	<b>3 BR Ellicott 1,340 sq. ft.</b>
<b>2024 Individual Meter Buildings # 91, 92, 93, 94</b>	\$578.55	\$621.98	\$650.24	\$707.54
<b>2023 Individual Meter</b>	\$558.66	\$599.51	\$626.09	\$679.99
<b>Increase Amount</b>	\$19.89	\$22.47	\$24.15	\$27.55
<b>Percent Increase</b>	3.56%	3.75%	3.86%	4.05%
<b>2024 Master Meter * Buildings #88, 89, 90</b>	\$722.88	\$806.45	\$845.27	\$932.56
<b>2023 Master Meter *</b>	\$705.87	\$786.53	\$823.58	\$907.22
<b>Increase Amount</b>	\$17.01	\$19.92	\$21.69	\$25.34
<b>Percent Increase</b>	2.41%	2.53%	2.63%	2.79%
<b>* DOES NOT TAKE INTO ACCOUNT ADD-ON CODE ADJUSTMENTS</b>				

MUTUAL 19B

Planned Capital Expenditures from Replacement Reserve during 2024

**Property Site Elements**

Elevator improvements, Roof Replacement, Submeters,  
and Video Cameras. 360,000

Total Planned Reserve Expenditures 360,000

Estimated balance at 1/1/24 1,493,248

Add Receipts:

Members' assessments 175,000  
Estimated interest income 33,016  
208,016

1,701,264

less: 2024 planned expenditures (360,000)

**Estimated balance at 12/31/24 1,341,264**

**Council of Unit Owners of Mutual 19-B -  
Condominium of Rossmoor, Inc.**

3701 Rossmoor Blvd., Silver Spring, MD 20906

301-598-1000

December 7, 2023

Dear Member of the Council of Unit Owners of Mutual 19B Condominium of Rossmoor, Inc.:

Our condo fees will increase beginning in January 2024. The average monthly increase for each unit will be \$23.51 (3.3%). I enclose our 2024 budget, dated 12/4/23.

The Leisure World Community Corporation (LWCC) approved raising our monthly community facilities (CF) fee in 2024 by \$7.66 (3.2%) to \$244.91. Each unit owner pays this CF fee each month. As shown in the 2024 budget, the CF fee pays for many of the services we need and enjoy as members of the Leisure World community. (Budget III. Community Facilities)

The annual cost of our annual Management and Operating (M&O) Agreement for 2024 with the Leisure World of Maryland Corporation (LWMC) increased to \$303,872.00 (25.6%) as the costs for accounting services and our mutual office were included. (Budget IV. Mutual Operating)

Our Treasurer, Mr. John Gervais, has also prepared the information needed to estimate your own monthly condo fee for 2024. Condo fees vary depending on the size and location of your unit.

The Board voted on Nov. 29, 2023, to adopt our 2024 budget after allowing a 30-day period for comment by the members of the Council of Unit Owners of Mutual 19B.

Mr. Clayton Lewis resigned from the Board on November 6, 2023. We invite members interested in offering to serve until our May 2024 annual meeting to submit statements explaining their qualifications to join the Board of Directors for this vacancy.

I thank our elected Board members and volunteer Building Representatives for giving their time and attention to governance and management of our neighborhood. No Board member or building representative receives any payment for his or her services to Mutual 19B. I also thank the many residents who took an active part in helping neighbors and promoting a better community for all of us.

Sincerely,

  
Michael Benefiel, President  
Mutual 19B, Board of Directors

Enclosed: 2024 Budget dated 10/30/23, showing a 4.5% increase from 2023  
Monthly Condo Fee Comparison, 2023 and 2024

**Council of Unit Owners of Mutual 19-B -  
Condominium of Rossmoor, Inc.**

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3701 Rossmoor Boulevard • Silver Spring, Maryland 20906

301-598-1000

December 7, 2023

Dear Unit Owner:

As required by law, you are hereby notified of the Insurance Deductible and the responsibility of the unit owner.

Effective October 1, 2021, Under Section 11-114 of the Maryland Condominium Act. If the cause of any damage to or destruction of any portion of the condominium originates from the common elements or an event outside of the condominium units and common elements, the council of unit owners' property, insurance deductible is a common expense. If the cause of any damage to or destruction of any portion of the condominium originates from a unit, where the cause of the damage or destruction originated is responsible for the council of unit owners' property insurance deductible not to exceed \$10,000.00.

The deductible for the master insurance policy for Leisure World is \$50,000, which means the unit owner will be charged the first \$10,000 and Mutual 19B will be responsible for up to \$40,000 of the full deductible for damage incurred. This provision supersedes any provision in a condominium's bylaws regarding payment for repair after a casualty loss.

It would be prudent for you, as a unit owner, in view of the mandatory nature of Section 11-114 as amended, to make certain that you have an individual unit HO6 policy (or equivalent) that will reimburse you for some or all of the assessment for the master policy deductible. The Board of Directors also recommends that the unit owner review the scope of any such policy with their individual insurance agent with respect to payment of the amount of the property insurance deductible.

Sincerely,

  
Mutual 19B Board of Directors

