

**MUTUAL 19B
BUDGET - 2022**

APPROVAL SIGNATURE: *B. M. Rojas*

DATE: 12/2/21

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

	Acct #	2022 BUDGET		2021 BUDGET		2022 BUDGET vs. 2021 BUDGET	
I. INCOME							
1) ASSESSMENT INCOME	511000	1,557,312	1,431,312	8.80%	126,000		
2) INTEREST INCOME (RESERVES)	511100	5,665	38,803	-85.40%	-33,138		
3) PRIOR YEAR SURPLUS		7,610	7,610	0.00%	0		
TOTAL INCOME		1,570,587	1,477,725	6.28%	92,861		
II. OPERATING EXPENSES							
Administrative Expenses							
1) COMMON OWNERSHIP FEE	611200	1,050	1,050	0.00%	0		
2) AUDIT	611500	4,250	4,250	0.00%	0		
3) INCOME TAXES	611700		1,000	-100.00%	-1,000		
4) INSURANCE PROPERTY	611800.100001	149,341	53,050	181.51%	96,291		
5) INSURANCE/FIDELITY	611800.100003	3,300	3,300	0.00%	0		
6) PROPERTY MANAGEMENT INTERPRETER	612000 613800	11,201 2,500	11,201 2,000	0.00% 25.00%	0 500		
Total Administrative Expenses		171,642	75,851	126.29%	95,791		
Building Expenses							
1) BUILDING MAINTENANCE	620200	32,237	40,000	-19.41%	-7,763		
2) ELEVATOR CONTRACT	620400.100001	22,285	19,547	14.01%	2,738		
3) ELEVATOR OVERTIME	620400.100002	2,000	2,000	0.00%	0		
4) ELEVATOR INSPECTION	620400.100003	1,330	1,330	0.00%	0		
5) PEST CONTROL	620900	3,000	3,500	-14.29%	-500		
6) SPRINKLER CONTRACT	621100.100005	4,000	4,000	0.00%	0		
7) REPAIR SPRINKLER, FIRE ALARM	621100.100006	3,000	3,000	0.00%	0		
8) FIRE MARSHAL, PERMITS	621100.100007	400	400	0.00%	0		
9) FIRE ALARM INSPECTIONS	621100.100010	5,760	5,760	0.00%	0		
10) GROUNDS/LANDSCAPING	621400.100002	14,000	14,000	0.00%	0		
11) ELEVATOR TELEPHONES	622400	2,248	2,248	0.00%	0		
Total Building Expenses		90,260	95,785	-19.69%	-5,525		
Utility Expenses							
1) ELECTRIC COMMON AREA	630100.100098	33,000	36,000	-8.33%	-3,000		
2) 2020 OVERCOLLECTED ELECTRIC	630100.100096	-8,029	-1,789	348.80%	-6,240		
3) ELECTRIC MASTER	630100.100099	151,000	158,000	-4.43%	-7,000		
4) 2020 UNDERCOLLECTED ELECTRIC	630100.100097	16,231	-19,180	-184.62%	35,411		
5) WATER	630300.100099	151,802	142,790	6.31%	9,012		
Total Utility Expenses		344,004	315,821	8.92%	28,183		
Other Expenses							
1) ACTIVITIES/PROGRAMS	640100.100001	2,000	2,000	0.00%	0		
2) BAD DEBT	640300	8,000	8,000	0.00%	0		
Total Other Expenses		10,000	10,000	0.00%	0		
TOTAL OPERATING EXPENSES		615,906	497,457	23.81%	118,449		

III. COMMUNITY FACILITIES

	Acct #	2022 BUDGET	2021 BUDGET	2021 BUDGET vs. 2020 BUDGET	
1) ADMINISTRATION	710000.100010	98,533	90,291	9.13%	8,242
2) EDUCATION & RECREATION	710000.100020	31,046	34,196	-9.21%	-3,150
3) CLUB HOUSE II	710000.100021	28,879	28,249	2.23%	630
4) LW NEWS	710000.100022	-378	-580	-34.83%	202
5) FOOD SERVICE	710000.100025	2,369	1,487	59.31%	882
6) MEDICAL CENTER	710000.100030	-176	-655	-73.13%	479
7) PPD MANAGEMENT	710000.100040	7,762	3,931	97.46%	3,831
8) GROUNDS	710000.100041	19,429	19,127	1.58%	302
9) TRASH	710000.100043	22,327	22,075	1.14%	252
10) TV	710000.100058	156,240	152,082	2.73%	4,158
11) TRANSPORTATION	710000.100060	13,381	13,230	1.14%	151
13) SECURITY	710000.100065	59,648	61,362	-2.79%	-1,714
14) STREET LIGHTS	710000.100070	6,728	6,527	3.08%	201
15) GOLF COURSE	710000.100080	11,441	12,424	-7.91%	-983
16) PRO SHOP	710000.100081	2,495	2,722	-8.34%	-227
17) COMMUNITY CALL SYSTEM	710000.100085	328	328	0.00%	0
18) SNOW RESERVE	710000.100090	3,704	2,218	67.00%	1,486
19) PROPERTY MAINTENANCE RESERVE	710000.100092	47,300	45,083	4.92%	2,217
20) CONTINGENCY RESERVE	710000.100093	10,382	10,382	0.00%	0
22) REPLACEMENT RESERVE	710000.100095	16,708	15,397	8.51%	1,311
23) SALARY ADJUSTMENT	710000.100098	7,888	3,150	150.41%	4,738
TOTAL COMMUNITY FACILITIES		546,034	523,026	4.40%	23,008

IV. MUTUAL OPERATING

1) ADMINISTRATION	760000.100001	69,277	62,480	10.88%	6,797
2) GROUNDS	760000.100041	60,468	59,398	1.80%	1,070
3) COMMUNITY SERVICES	760000.100044	2,268	2,394	-5.26%	-126
4) JANITORIAL	760000.100050	51,000	50,000	2.00%	1,000
5) AFTER HOURS	760000.100052	1,411	1,361	3.67%	50
6) SALARY ADJUSTMENT	760000.100100	2,772	1,109	149.95%	1,663
TOTAL MUTUAL OPERATING		187,196	176,742	5.91%	10,454

V. RESERVES

1) REPLACEMENT RESERVE		140,913	185,000	-23.83%	-44,087
2) MAINTENANCE RESERVE		68,000	68,000	0.00%	0
3) LEGAL/INSURANCE RESERVE		10,000	5,000	100.00%	5,000
4) RESERVE INTEREST		1,627	19,203	-91.53%	-17,576
5) OTHER RESERVE INTEREST		910	3,297	-72.40%	-2,387
TOTAL RESERVES		221,450	280,500	-21.05%	-59,050
TOTAL EXPENSES		1,570,587	1,477,725	6.28%	92,861

NET REVENUE (SURPLUS / DEFICIT)		0	0		
PERCENTAGE INCREASE	0.0880				
AVERAGE INCREASE PER UNIT	50.00				

Leisure World of Maryland Corp. Mutual 91 Payment Schedule 2022

Model Type	Add-On Code	Number of Add-On Units	Number of Units	Factor	E-Rating	Electric	Water	Common	Comm Fac	Additional Charge 1	Additional Charge 2	Total Carrying Charge	PRIOR CARRYING CHARGE
ELLI		0	36	0.00551603	25060	168.68	60.24	306.73	216.68	0.00	0.00	\$752.33	\$676.57
ELLI		0	48	0.00551603	0	17.34	60.24	306.73	216.68	0.00	0.00	\$600.99	\$560.30
HIGH		0	3	0.00360502	17295	116.41	60.24	200.46	216.68	0.00	0.00	\$593.79	\$538.84
HIGH1		0	4	0.00360502	0	17.34	60.24	200.46	216.68	0.00	0.00	\$494.72	\$465.95
WARA		0	6	0.00466711	22174	149.25	60.24	259.52	216.68	0.00	0.00	\$685.69	\$618.53
WARA1		0	8	0.00466711	0	17.34	60.24	259.52	216.68	0.00	0.00	\$553.78	\$518.38
WARF		0	45	0.00424837	21158	142.42	60.24	236.24	216.68	0.00	0.00	\$655.58	\$592.18
WARF1		0	60	0.00424837	0	17.34	60.24	236.24	216.68	0.00	0.00	\$530.50	\$497.71
BALCONY	EA	16	0	0.00000000	500	3.37	0.00	0.00	0.00	0.00	0.00	\$3.37	\$2.79
BALCONY	EB	37	0	0.00000000	800	5.38	0.00	0.00	0.00	0.00	0.00	\$5.38	\$4.47
Heat Pumps	HIB	1	0	0.00000000	-1500	(10.10)	0.00	0.00	0.00	0.00	0.00	(\$10.10)	(\$8.38)
SL DOORS	SF	3	0	0.00000000	-600	(4.04)	0.00	0.00	0.00	0.00	0.00	(\$4.04)	(\$3.35)
WINDOWS	WB	1	0	0.00000000	-200	(1.35)	0.00	0.00	0.00	0.00	0.00	(\$1.35)	(\$1.12)
WINDOWS	WG	1	0	0.00000000	-700	(4.71)	0.00	0.00	0.00	0.00	0.00	(\$4.71)	(\$3.91)
WINDOWS	WJ	1	0	0.00000000	-1000	(6.73)	0.00	0.00	0.00	0.00	0.00	(\$6.73)	(\$5.59)
WINDOWS	WL	1	0	0.00000000	-1200	(8.08)	0.00	0.00	0.00	0.00	0.00	(\$8.08)	(\$6.70)
Annual CF	\$546,033.60	61	210	1.000000	2070399	16,016.80	12,650.40	55,607.02	45,502.80	0.00	0.00	\$129,777.02	\$119,274.44
Annual Electric	\$192,201.60	Annual Water	Additional Charge 1	Additional Charge 2	Total Annual Condo fee -	Total Annual Budget -	Total Annual Prior Condo Fees						
					\$151,804.80	\$667,284.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,557,324.24	\$1,557,324.24
													\$1,431,293.28

BMD

MUTUAL 19B

Planned Capital Expenditures from Replacement Reserve during 2022

Property Site Elements

2 Elevator modernization project 500,000

Total Planned Reserve Expenditures 500,000

Estimated balance at 1/1/22 1,864,003

Add Receipts:

Members' assessments 140,913
Estimated interest income 1,627

142,540

2,006,544

less: 2022 planned expenditures (500,000)

Estimated balance at 12/31/22 1,506,544

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

3701 Rossmoor Blvd., Silver Spring, MD 20906

301-598-1000

December 6, 2021

Dear Mutual 19B Unit Owner:

Our Board approved the enclosed budget for 2022 (dated 12/2/21). We decided to lower the average monthly condo fee increase in 2022 from \$67.49 to \$50.00. As my November 8 letter explained, the large increase in our property insurance premium forced us to raise condo fees. No one is happy with this, but we must keep our homes insured.

Our Board members balanced both M19B's long-term and short-term needs. The future needs of our property require us to make annual additions to our replacement reserves. The immediate need of our owners and residents to pay higher condo fees in 2022 require us to lower them as much as we can.

At our regular Board meeting on December 1, 2021, we chose to reduce the amount we collect in 2022 for M19B's future capital costs. This lowered our average monthly condo fee increase. Capital costs include, for example, repaving our parking lots, an expensive project we completed in 2020.

Our Board conducted an energetic, factual, civil, and respectful debate before approving the enclosed 2022 M19B budget. We listened to owners and residents who objected to the steep condo fee increase in the October 13 preliminary budget. We also listened to experienced and concerned voices who cautioned us against reducing the amount for our reserves. Our decision balanced both views. The compromise produced by honest dialogue is one we all can accept, I believe.

I thank our elected Board members for giving their time and attention to governance and management of our neighborhood. No Board member receives any payment for his or her services to M19B. I also thank the many residents and neighbors who complained loudly and repeatedly about condo fee increases. They reminded Board members that any increase would be a hardship. I know that most of us will find even a smaller condo fee increase a difficult and painful expense.

Sincerely,



Michael Benefiel, President
Mutual 19B, Board of Directors

Enclosed: Approved 2022 Budget dated 12/2/21, showing average monthly condo fee increase of \$50.00