COUNCIL OF UNIT OWNERS OF MUTUAL 19B - CONDOMINIUM OF ROSSMOOR, INC. ZOOM CONFERENCE -WEDNESDAY, January 27, 2021

AGENDA

- 1. Call to Order (Dunn, Benefiel, Mastrorocco, Gervais, Goldsborough, Barr, Lewis)
- 2. Approval of The Agenda
- 3. Approval of Hearing Minutes December 30, 2020 Meeting
- 4. Approval of Minutes December 30, 2020 Meeting
- 5. General Manager's Report
- 6. Unit Owners and Residents Open Forum (30 Min.)
- 7. Treasurer's Report- (Attachment)
 - a. Approval of Invoices (Attachment)
- 8. Unfinished Business
 - a. Update on Surveillance Cameras
 - b. FloorMax- Elevator Carpet Proposal
 - c. McFall & Berry Proposal- Spring Flowers (Attachment)
- 9. New Business/Action Items
 - a. ABM- Eidman (Attachment)
 - b. Discussion of Fire Suppression Sprinkler Systems
 - c. PPD Maintenance Agreement 2021 (Attachment)
- 10. Correspondence
 - a. Makfinsky-Condo Fee Bldg. 91 (Attachment)
 - b. Nabliba- Condo Fee Bldg. 91 (Attachment)
- 11. Leisure World Board of Directors and Advisory Committee Reports
- 12. Building Representatives
- 13. Next Regular Board Meeting Wednesday- February 24th, 2021; 1PM- Zoom
- 14. Adjournment

EXECUTIVE SESSION MEETING BOARD OF DIRECTORS— COUNCIL OF UNIT OWNERS OF MUTUAL 19B WEDNESDAY, December 30, 2020

A closed session of the Board of Directors of the Council of Unit Owners of Mutual 19B – Condominium of Rossmoor, Inc. was held via Zoom on Wednesday, December 30, 2020 at 10:00 a.m.

DIRECTORS PRESENT: Mike Benefiel, Vice President; John Gervais, Treasurer; Rita Mastrorocco, Secretary; Clayton Lewis, Director; Regina Goldsborough, Director; John Barr, Director.

DIRECTORS ABSENT: Jack Dunn, President.

WITNESSES PRESENT: Barbara Cohn and Carole Chamberlain

Management: Alexa Cuque, Mutual Assistant.

- 1. <u>Call to Order</u> Mr. Benefiel called the meeting to order at 10:09 a.m.
- Section 11.113- Dispute Settlement and Mechanism

 Mr. Benefiel encouraged Ms. Cohn to present her case to the present Board members. Ms. Cohn shared that she had to put the dog down for health reasons on Monday, December 21, 2020. Ms. Chamberlain confirmed that she has not heard any barking since December 17, 2020.

The Board has established that the dog nuisance is no longer an issue but Ms. Cohn's daughter, Jennifer Cohn is still living in the unit without being registered and being underage. Mr. Barr encouraged the Board to seek legal opinion regarding the Fair Housing Act.

Upon motion duly made and seconded, the Board agreed, Mr. Barr opposed,

To schedule a hearing on March 31, 2021 after seeking legal counsel about bylaws that prohibits underage residents within the Mutual as well as to impose the \$200.00 lawyer fee invoice to Jennifer Cohn for the letter written by the lawyer.

2

Resolution #38, 12/30/2020

3. Adjournment – The closed meeting was adjourned at 10:52 a.m.

REGULAR MEETING – BOARD OF DIRECTORS COUNCIL OF UNIT OWNERS OF MUTUAL 19-B CONDOMINIUM OF ROSSMOOR, INC.

Zoom Conference – 1:00 P.M. WEDNESDAY, December 30, 2020

Res.

#39 - #47

A regular meeting of the Board of Directors of the Council of Unit Owners of Mutual 19-B – Condominium of Rossmoor, Inc., was held via Zoom conference call on Wednesday, December 30, 2020 at 1:00 p.m.

Directors Present:

Jack Dunn, President; Mike Benefiel, Vice President; John Gervais,

Treasurer; Rita Mastrorocco, Secretary; John Barr, Director; Regina

Goldsborough, Director.

Director Absent:

Clayton Lewis, Director.

Management:

Crystal Castillo, Asst. General Manager of Trust Services;

Alexa Cuque, Mutual Assistant;

Chris Hourigan, Project Manager Trust and Mutual Physical Properties

Dept.

Visitors:

Jane Gervais, Dennis Hawkins, JoAnn Fredenburg-Grant, Kenneth Sorkin, Katherine Hom, and ASL Interpreters: Mary K and Patty.

- 1. Call to Order Mr. Dunn called the meeting to order at 1:02 p.m.
- 2. Chris Hourigan- Building 91 Fire Update- Mr. Hourigan reported that some residents have been able to retrieve some personal items with the exception of the units that were severely impacted. The restoration company, Minkoff have done a great job at helping residents retrieve belongings and beginning the restoration process to the parts of the building that have been cleared by Montgomery County. Right now, the refrigerators have been removed and residents have been advised of the next steps. Leisure World is waiting on the approval of permits to begin the next phase of this process.
- 3. Approval of the Agenda The agenda was approved as amended with addition to the invoice list and 12. Update on Hearing.
- 4. Approval of Minutes of November 25, 2020 The November 25, 2020 Regular Board meeting minutes were approved as presented.
- 5. <u>Unit Owners and Residents Open Forum-</u> Reports were presented from the unit owners at the meeting:
 - Rita Mastrorocco, from 92-1H, inquired about the status of the lamp post in front of the building. The light is still out.

- General Manager's Report The December 2020 General Manager's Report
 was presented by Mrs. Castillo. All questions and comments were responded to
 by Mrs. Castillo.
- 7. <u>Treasurer's Report-</u> Mr. Gervais presented the Treasurer's report to the Board and all visitors.
- A. <u>Approval of Invoices-</u> Upon motion duly made and seconded, the Board agreed,

To approve payment of the following Invoice (s):

\$1,050.00 DHCA- Invoice #INV202116522- Annual CCOC fee. 07/01/2020-06/30/2021.

Resolution #39, 12/30/2020

\$1,067.00 Dynalectric Invoice #35930- Quarterly inspection second quarter Dated: 11/29/2020.

Resolution #40, 12/30/2020

\$1,067.00 Dynalectric Invoice #36244- Quarterly inspection fourth quarter Dated: 12/10/2020.

Resolution #41, 12/30/2020

\$3,122.00 USI Insurance Services LLC Invoice #3542391- Travelers Casualty & surety Co. of American policy renewal.

Resolution #42, 12/30/2020

Insurance Claim: Upon motion duly made and seconded, the board agreed,

To approve payment of the following insurance claim:

\$1,481.82 A&A Restoration- For the clean-up at 15300 Beaverbrook Court 88-3K. The cause of water was the disposal was broken and water went into unit below- 88-2K. Date of occurrence: 11/16/2020.

Resolution #43, 12/30/2020

Upon motion duly made and seconded, the board agreed,

To request reimbursement in the amount of \$1,481.82 from unit owner at 15300 Beaverbrook Ct. 88-3K (Molly/Muller) for the service of water clean-up completed by A&A Restoration; Date of Occurrence: 11/16/2020.

Resolution #44, 12/30/2020

8. Unfinished Business-

A. <u>Comcast Cameras-</u> Mr. Dunn will reach out to Dave Merritt in the I.T. Department to obtain bids from companies that do not require the use internet to have security cameras placed in all buildings.

9. New Business/Action Items

- A. <u>Condo Fee- Building #91-</u> The Board agreed to create a draft letter to inform the homeowners of the decision made today with the following points:
 - · Late fees will not be assessed
 - The Board will not take action regarding monthly Condo fees until the Board understands specific details of each unit delinquencies
 - · Any payment made in the meantime is greatly appreciated
- B. ABM- Baker- Upon motion duly made and seconded, the Board agreed,

To approve Ms. Bakers ABM to replace one broken window with an enclosed patio with a sliding glass door at 15310 Beaverbrook Court 89-1G.

Resolution #45, 12/30/2020

- C. <u>FloorMax- Elevator Carpet Proposal Bldg #89-</u> After reviewing the proposal provided by FloorMax, the Board decided to inquire a proposal to include all seven buildings and postpone a decision until the proposal is received and revised.
- D. <u>Schindler Proposal 2021-</u> Upon motion duly made and seconded, the Board agreed,

To approve the Schindler contract from Jan. 1. 2021 through December 31, 2025 for elevator maintenance services for Mutual 19B for \$19,546.64 for 2021 (2.4% increase over 2020), \$20,133.04 for 2022 (3% increase), \$20,737.03 for 2023 (3% increase), for \$21,359.14 for 2024 and 2025 (3% increase for 2024 and 0% for 2025).

Resolution #46, 12/30/2020

E. <u>Mutual Safety Plan-</u> The Board is considering the possibility of creating an advisory committee for the Mutual to include patrols and/or safety monitors in the buildings.

10. Correspondence-

A. <u>Arnow Condo Fee Request-</u> Upon motion duly made and seconded, the Board agreed,

To deny the request to waive the condo fee for the late Mr. Arnow.

Resolution #47, 12/30/2020

11. Leisure World Board of Directors and Advisory Committee Reports-

- A. <u>LWCC Board-</u>Mr. Dunn reported that the motion to approve to sign the contractor to build a new Administration building failed. The Board raised health concerns about the safety of the employees in the building.
- B. <u>Budget & Finance:</u> Mr. Dunn reported that the committee made suggestions for 20212 but no action has been taken yet. The subcommittee will report next meeting with updates.
- C. <u>Security & Transportation:</u> Mr. Barr reported that the committee is considering the return of the handicap van. This decision is tabled until more information is surveyed.
- D. Restaurant-No report at this time.
- E. <u>E&R:</u> No report at this time.
- F. Tennis and Pickleball- No report at this time.
- 12. <u>Building Representatives</u> Reports were presented from the Building Representatives at the meeting.
- 13. <u>Update on Hearing</u>: Mr. Benefiel gave a brief summary to the Board members who were not present during the hearing and to the visitors. The dog was put down due to an illness and Ms. Cohn's daughter's age will be addressed in a meeting in March 2021.
- 14. Next Regular Board Meeting Wednesday, January 27th, 2021 at 1:00 p.m.- via Zoom
- 15. Adjournment The meeting adjourned at 3:06 p.m.

i yant guidh isgaith c Martin ann ann ann ann	Rita Mastrorocco

Mutual 19B - January 27, 2021 - Regular Monthly Meeting (Zoom)

Treasurer's Report

Balance Forward - 12/1/20 Total Receipts - December Total Disbursements - December Balance - 12/31/20	\$ 114,676. 122,329. (<u>125,808.</u> \$ 111,197.	.05 <u>25)</u>
Net Operating Expenses Year To Date - 12/31/20 Month of December - 2020	\$ 9,569 \$ -2,599	Under Budget Over Budget
Cash Investments Replacement Reserve Maintenance Reserve Insurance Deductible Reserve Other Total	12/31/20 \$1,691,183.56 202,072.92 22,690.90 170,940.83 \$2,086,888.21	1/1/20 \$1,720,144 164,647 33,337 164,623 \$2,082,751

Delinquent Report (as of January 16, 2021)

13 accounts (not from Bldg. #91) have charges of \$4,055.92 (\$577 of above amount are from 5 accounts with fees over 30 days old) There are 7 accounts from Bldg. #91 totaling \$3,245.00 1 account (Bldg. #89) has fee charges of \$10,573.00 - from 10/1/19 1 account (Bldg. #92) has lien/lawyer fees due of \$829.00 from 3/31/20 1 account (Bldg. #93) owes fees of \$13,073.00 starting from 12/1/18 Total Delinquent = \$31,775.92

Reserve Expenditures - \	YTD 12/31/20	To Reserves YTD 12/31/20
Replacement Reserve	\$ 245,071	
Maintenance Reserve	32,657	
Insurance/Legal	10,987	
Total	\$ 288,715	\$291,762

M19B COUNCIL OF UNIT OWNERS MUTUAL #19B Mutual Revenue And Expense Statement 12/31/2020

> 3701 Rossmoor Blvd. Silver Spring MD 20906

118.551 VANAMANE	CURRENI PERIOD	1	101111111111111111111111111111111111111			QTX.	ALL ALL	
118.551 O S110 MASSEMENT	ACTUAL	BUDGET	VARIANCE			ACTUAL	BUDGET	VARIANCE
118,551 0 5110 Assessments 1422,612					INCOME			
2,809 (355) 5114 Inferent Income 33,66 33,782 0 3,276 5200 Transfers From Funded Reserve 288,715 0 28,782 0 3,276 5200 Transfers From Funded Reserve 288,715 0 0 97,045 3,428 TOTAL INCOME 1,164,612 2 0 82 G112 ADMINISTRATIVE EXPENSES 1,164,612 2 82 G115 Anomen Ownership Fee 4,250 1,164,612 2 175 G115 Anomen Ownership Fee 4,250 1,164,612 2 275 161 Anomen Taxes 6,323 2,100 1,164,612 2 275 161 Anomen Taxes 2,424 6,324 1,164,612 2 285 161 Anomen Taxes 2,424 5,534 3 3 162 161 Anomen Taxes 2,424 5,534 3 3 162 161 161 Property Mgmi Sevices 2	18,551	118,551	0	5110	Assessments	1,422,612	1,422,612	0
13.5 5114 Late Fees 1005 0 13.5 5114 Late Fees 1005 0 0 13.5 5114 Late Fees 1005 0 13.5 5104 Late Fees 1005 13.5	2,483	2,808	(325)	5111	Interest Income	33,666	33,762	(96)
1,000 3,72 5,200 Transfer F From Funded Reserves 288,715 0 20,7045 3,428 5,200 Transfer F From Funded Reserves 288,715 0 0 0 0 0 0 0 0 0	135	0	135	5114	Late Fees	1,005	0	1,005
1,045,14 342 3,428	3,276	0	3,276	5200	Transfers From Funded Reserve	288,715	0	288,715
97,045 3,428 TOTAL INCOME 2	23,971)	(24,314)	343	2800	Transfers To Funded Reserves	(291,535)	(291,762)	227
Second Common Ownership Fee	00,473	97,045	3,428		TOTAL INCOME	1,454,463	1,164,612	289,851
Common Ownership Fee 1050					ADMINISTRATIVE EXPENSES			
1,555 6117 Informe Taxes 4,250	88	82	(9)	6112	Common Ownership Fee	1 050	1 050	0
4,656 6117 Income Taxes 6,953 2,100 4,686 218 6118 01 Insurance Property 3,137 2,100 938 418 6120 Property Mgmt Services 6,240 11,201 0 (2,490) 6125 Miscellaneous 2,487 0 0 (2,490) 6120 Miscellaneous 2,487 0 0 (3,925) 6138 Interpreter 2,487 0 1,637 46 6204 02 Elevator Contract 19,089 19,274 1,637 46 6204 02 Elevator Contract 1,637 1,300 1,637 46 6204 02 Elevator Inspectines 1,530 1,330 1,637 46 6204 02 Elevator Inspectines 1,530 1,330 1,637 2,65 6209 06 Elevator Inspectines 1,530 1,330 2,66 6209 06 Elevator Inspections 1,530 1,330 2,60 2,61 07 Enewtor Inspections </td <td>0</td> <td>90</td> <td>0</td> <td>6115</td> <td>Audit</td> <td>4.250</td> <td>4.250</td> <td>0</td>	0	90	0	6115	Audit	4.250	4.250	0
4 686 218 6118 01 Insurance Property 54,249 55,344 275 16 6118 Property Mgmt Services 3,137 3,300 938 418 6120 Miscellaneous 6,240 11,201 0 (525) 6135 Miscellaneous 2,875 0 1,637 46 6204 OG General Maintenance 13,207 6,156 1,637 46 6204 OT Elevator Overtime 15,309 19,279 1,637 46 6204 OT Elevator Overtime 15,309 19,279 1,637 46 6204 OT Elevator Overtime 15,309 19,279 1,63 2,00 GE elevator Inspections 15,30 13,30 2,88 (65) 6209 Pest Control 1,63 2,50 250 6211 05 Sprinker FAA 3,500 2,60 250 6211 05 Fareker Control 3,59 3,7 3,60 22,10 1,63 20	1,730	175	(1.555)	6117	Income Taxes	6.953	2,100	(4.853)
275 15 6118 03 Insurance Fidelity 3 i37 3,300 938 418 6120 Property Mgmt Services 6,240 11,201 0 (2,490) 6125 fi138 Miscellaneous 2,487 0 0 (526) 6138 Interpreter 2,487 0 1,656 (3,925) TOTAL ADMINISTRATIVE EXPENSES 81,241 77,245 8UILDING EXPENSES 81,241 77,245 0 1,637 6200 06 General Maintenance 19,089 19,279 163 6204 01 Elevator Contract 2,077 3,000 163 6204 02 Elevator Contract 6,687 2,007 3,500 169 6204 03 Elevator Inspections 2,077 3,500 1,330 250 621 05 Faminker Contract 3,199 3,000 3,000 37 1,197 621 05 Faminker Contract 3,199 3,000 480 621 10 File Marsilli, Permit 6,340	4,468	4,686	218	6118	01 Insurance Property	54.249	55,344	1,095
938 418 6120 Property Mgmt Services 6,240 11,201 0 (528) 6125 Interpreter 2,875 0 0 (528) 6138 Interpreter 2,487 0 2,500 (616) 6202 6 General Maintenance 2,487 0 1,637 46 6204 0 Elevator Contract 19,089 19,279 1,637 46 6204 0 Elevator Contract 19,089 19,279 1,637 46 6204 0 Elevator Contract 1,530 1,530 2,88 (65) 6209 Pest Control 1,530 1,330 2,88 (65) 6209 Pest Control 2,077 3,900 337 (1,797) 6211 10 FM anshill, Permit 6,940 5,760 480 6211 10 FM inspections 2,172 3,951 4,000 37 3,621 10 FM inspections 2,172 2,186 1,163 1,163 6224 1	260	275	15	6118	03 Insurance Fidelity	3,137	3,300	163
0 (2490) 6125 Miscellaneous 2,875 0 6,156 (3925) TOTAL ADMINISTRATIVE EXPENSES 81,241 77,245 2,500 (616) 6202 06 General Maintenance 19,089 19,279 1,537 46 6204 02 Elevator Contract 6,887 2,000 1,63 16,5 6204 02 Elevator Overtime 6,887 2,007 1,99 6204 02 Elevator Overtime 6,887 2,007 3,500 1,99 6204 02 Elevator Overtime 6,887 2,007 3,500 1,99 6204 02 Elevator Overtime 6,887 2,007 3,500 2,00 337 6211 05 Spinikler FIA 3,199 3,000 2,00 37 6211 07 Fire Marshill, Permit 6,940 5,760 480 480 6211 10 F/A Inspections 2,172 2,186 1,63 6214 02 Ficurins Landscaping 2,172 2,186 1,63 6224	520	938	418	6120	Property Mamt Services	6.240	11,201	4.961
0 (525) 6138 Interpreter 2,487 0 6,156 (3,925) TOTAL ADMINISTRATIVE EXPENSES 81,241 77,245 2,500 (616) 6202 06 General Maintenance 19,089 19,274 30,000 1,637 46 6204 01 Elevator Contract 19,089 19,274 30,000 163 6204 02 Elevator Overtime 6,687 2,000 19,330 163 6204 02 Elevator Overtime 1,530 19,330 19,279 286 (65) 6209 02 Elevator Overtime 1,530 19,279 288 (65) 6204 02 Elevator Overtime 1,530 19,279 288 (65) 6209 02 Elevator Overtime 1,530 1,330 288 (65) 6209 05 Elevator Overtime 1,530 1,330 280 621 05 Repair Sprinker, Contract 2,077 3,500 37 7,148 621 07 Fire Marshill, Permit 2,077 3,500 </td <td>2,490</td> <td>0</td> <td>(2.490)</td> <td>6125</td> <td>Miscellaneous</td> <td>2.875</td> <td>0</td> <td>(2.875)</td>	2,490	0	(2.490)	6125	Miscellaneous	2.875	0	(2.875)
6,156 (3,925) TOTAL ADMINISTRATIVE EXPENSES 81,241 77,245 2,500 (616) 6202 06 General Maintenance 1,637 46 6204 01 Elevator Contract 6,687 2,000 109 6204 03 Elevator Inspections 1,530 1,340 1,330 1	525	0	(525)	6138	Interpreter	2.487	0	(2.487)
6,156 (3,925) TOTAL ADMINISTRATIVE EXPENSES 81,241 77,245 2,500 (616) 6202 06 General Maintenance 1,637 46 6202 06 General Maintenance 1,637 46 6204 01 Elevator Contract 1,637 6204 02 Elevator Overtime 1,09 109 6204 02 Elevator Overtime 1,09 109 6204 03 Elevator Overtime 1,09 109 6204 03 Elevator Overtime 1,09 109 6209 Pest Control 228 (65) 6209 Pest Control 230 1,797 6211 05 Sprinkler Contract 240 250 6211 06 Repair Sprinkler Contract 250 250 6211 06 Repair Sprinkler, FIA 251 07 Fire Marshil, Permit 252 20 250 6211 06 FAI inspections 253 6214 10 FAI inspections 2540 2250 22,328 14,000 25,172 22,328 25,186 27,148 (226) TOTAL BUILDING EXPENSES 27,172 21,186 27,172 21,186 27,172 31,695 96 Electric Com Area 27,172 316 6301 99 Electric Com Area 27,172 0 143,895 162,456 27,971 36,000 27,971 36,000 27,172 316 6301 99 Electric Pr Yr CA 27,173 0 112,823 13,1473	-				The second secon			
2,500 (616) 6202 06 General Maintenance 1,637 46 6204 02 Elevator Contract 1,637 6204 02 Elevator Contract 1,637 6204 02 Elevator Contract 1,637 6204 02 Elevator Overtime 1,9089 19,279 1,908 6204 02 Elevator Overtime 1,530 1,330 288 (65) 6209 Pest Control 3,37 (1,797) 6211 05 Sprinkler Contract 3,37 (1,797) 6211 06 Repair Sprinkler Contract 3,37 (1,797) 6211 06 Repair Sprinkler, F/A 3,7 (211 07 Fire Marshil, Permit 480 6211 10 F/A Inspections 1,163 6214 02 Grounds Landscaping 1,163 6214 02 Grounds Landscaping 1,163 (226) TOTAL BUILDING EXPENSES 2,172 2,186 7,148 (226) TOTAL BUILDING EXPENSES 4,320 1,812 6301 98 Electric Com Area 3,199 3,000 3,792 19,495 874 6301 99 Electric Master (75) (76) 6301 97 Electric Pr Yr MM 112,833 131,473 10,518 (364) 6303 99 Water	10,081	6,156	(3,925)			81,241	77,245	(3,996)
2,500 (616) 6202 06 General Maintenance 34,274 30,000 1,637 46 6204 01 Elevator Contract 19,089 19,279 163 163 6204 02 Elevator Overtime 6,687 2,000 109 6204 03 Elevator Overtime 1,530 1,330 288 (65) 6209 Pest Control 2,077 3,500 280 250 250 250 4,000 3,951 4,000 337 (1,797) 6211 05 Finkler Contract 3,199 3,000 400 480 6211 07 Fire Marshil, Permit 0 400 400 6,940 5,760 480 6211 10 F/A Inspections 22,328 14,000 2,172 2,186 163 6214 02 Grounds Landscaping 22,328 14,000 2,186 7,148 (226) TOTAL BUILDING EXPENSES 102,247 85,455 (7,186 4,320 1,812 6301 99 Electric Pr Yr CA					BUILDING EXPENSES			
1,637 46 6204 01 Elevator Contract 19,089 19,279 163 163 6204 02 Elevator Inspections 2,000 1,530 1,630 2,600 2,077 3,600	3,116	2,500	(616)	6202	06 General Maintenance	34,274	30,000	(4,274)
163 163 6204 02 Elevator Overtime 6,687 2,000 109 6204 03 Elevator Inspections 1,530 1,330 288 (65) 6209 Pest Control 2,077 3,600 280 6204 03 Elevator Inspections 2,077 3,500 250 250 6211 05 Sprinkler, F/A 3,600 37 6211 07 Fire Marshil, Permit 0 400 480 6211 07 Fire Marshil, Permit 6,940 5,760 1,163 6214 02 Grounds Landscaping 22,328 14,000 1,163 6214 02 Grounds Landscaping 22,328 14,000 1,163 6224 Telephone 2,172 2,186 7,148 (226) TOTAL BUILDING EXPENSES 102,247 85,455 (7 7,148 (226) TOTAL BUILTY EXPENSES 27,971 36,000 3,792 8 6301 96 Electric Com Area 0 0 0 0 1	1,591	1,637	46	6204	01 Elevator Contract	19,089	19,279	190
109 109 6204 03 Elevator Inspections 1,530 1,330 288 (65) 6209 Pest Control 2,077 3,500 250 250 6211 06 Repair Sprinkler Contract 3,591 4,000 37 6211 06 Repair Sprinkler, F/A 3,090 3,000 480 480 6211 10 F/A Inspections 6,940 5,760 1,163 6214 02 Grounds Landscaping 22,328 14,000 1,163 6214 02 Grounds Landscaping 22,328 14,000 1,163 6224 Telephone 2,186 7,148 (226) TOTAL BUILDING EXPENSES 102,247 85,455 (7 4,320 1,812 6301 98 Electric Com Area 27,971 36,000 316 6301 99 Electric Master 0 3,792 (76) (75) 6303 99 Water 71,473 112,823 131,473	0	163	163	6204	02 Elevator Overtime	6,687	2,000	(4,687)
288 (65) 6209 Pest Control 337 (1,797) 6211 05 Sprinkler Contract 3,951 4,000 250 250 6211 06 Repair Sprinkler, F/A 3,951 4,000 37 250 6211 07 Fire Marshll, Permit 0 400 480 480 6211 10 F/A Inspections 1,163 6,940 5,760 1,163 1,163 6214 02 Grounds Landscaping 22,328 14,000 184 3 6224 Telephone 2,172 2,186 7,148 (226) TOTAL BUILDING EXPENSES 102,247 85,455 1,812 6301 98 Electric Com Area 27,971 36,000 316 8301 96 Electric Pr Yr CA 143,895 162,456 16,495 874 6301 99 Electric Pr Yr MM 0 (967) 10,518 (364) 6303 99 Water 0 (967)	0	109	109	6204	03 Elevator Inspections	1,530	1,330	(200)
337 (1,797) 6211 05 Sprinkler Contract 3,951 4,000 250 6211 06 Repair Sprinkler, F/A 3,199 3,000 37 621 07 Fire Marshll, Permit 0 400 480 6211 10 F/A Inspections 6,940 5,760 1,163 6214 10 Grounds Landscaping 22,328 14,000 184 3 6224 Telephone 2,172 2,186 7,148 (226) TOTAL BUILDING EXPENSES 102,247 85,455 (7) 4,320 1,812 6301 96 Electric Com Area 27,971 36,000 316 6301 96 Electric Pr Yr CA 143,895 162,456 19,495 6301 97 Electric Pr Yr MM 0 96,75 10,518 (76) 6301 99 Vater 112,823 134,73	353	288	(65)	6209	Pest Control	2,077	3,500	1,423
250 250 6211 06 Repair Sprinkler, F/A 37 37 6211 07 Fire MarshII, Permit 0 400 480 6211 10 F/A Inspections 6,940 5,760 1,163 6214 10 E/A Inspections 14,000 1,163 6214 02 Grounds Landscaping 22,328 14,000 184 3 6224 Telephone 2,172 2,186 7,148 (226) TOTAL BUILDING EXPENSES 102,247 85,455 (7 4,320 1,812 6301 98 Electric Com Area 27,971 36,000 316 6301 96 Electric Com Area 143,895 162,456 19,495 874 6301 99 Electric Pr Yr MM 0 967) 10,518 (76) 6301 99 Water 0 967) 10,518 (364) 6303 99 Water 0 967)	2,134	337	(1,797)	6211	05 Sprinkler Contract	3,951	4,000	49
37 37 6211 07 Fire MarshII, Permit 0 400 480 480 6211 10 F/A Inspections 6,940 5,760 1,163 6214 02 Grounds Landscaping 22,328 14,000 184 3 6224 Telephone 2,172 2,186 7,148 (226) TOTAL BUILDING EXPENSES 102,247 85,455 (7) 4,320 1,812 6301 98 Electric Com Area 27,971 36,000 316 6301 96 Electric Pr Yr CA 143,895 162,456 19,495 874 6301 97 Electric Pr Yr MM 112,823 131,473 10,518 (76) 6303 99 Water 112,823 131,473	0	250	250	6211	06 Repair Sprinkler F/A	3,199	3,000	(199)
480 480 6211 10 F/A Inspections 1,163 6214 02 Grounds Landscaping 1,163 6224 Telephone T,148 (226) 7,148 (226) TOTAL BUILDING EXPENSES 4,320 1,812 6301 98 Electric Com Area 316 6301 96 Electric Pr Yr CA 19,495 874 6301 97 Electric Pr Yr MM (76) 6303 99 Water (76) 6303 99 Water (76) 6303 99 Water	0	37	37	6211	07 Fire Marshll, Permit	0	400	400
1,163 6214 02 Grounds Landscaping 22,328 14,000 184 3 6224 Telephone 7,148 (226) TOTAL BUILDING EXPENSES 4,320 1,812 6301 98 Electric Com Area 316 6301 96 Electric Pr Yr CA 19,495 874 6301 97 Electric Pr Yr MM (76) 6301 97 Electric Pr Yr MM (364) 6303 99 Water (10,518 (364) 6303 99 Water	0	480	480	6211	10 F/A Inspections	6.940	5.760	(1,180)
184 3 6224 Telephone 2,172 2,186 7,148 (226) TOTAL BUILDING EXPENSES 102,247 85,455 (226) 4,320 1,812 6301 98 Electric Com Area 27,971 36,000 316 6301 96 Electric Com Area 0 3,792 19,495 874 6301 99 Electric Master 143,895 162,456 (76) 6301 97 Electric Pr Yr MM 0 (967) 10,518 (364) 6303 99 Water 131,473	0	1,163	1,163	6214	02 Grounds Landscaping	22,328	14,000	(8,328)
7,148 (226) TOTAL BUILDING EXPENSES 102,247 85,455 (16 UTILITY EXPENSES 4,320 1,812 6301 98 Electric Com Area 316 6301 96 Electric Pr Yr CA 19,495 874 6301 97 Electric Pr Yr MM (76) 6301 97 Electric Pr Yr MM (76) 6303 99 Water 10,518 (364) 6303 99 Water	181	184	8	6224	Telephone	2,172	2,186	41
4,320 1,812 6301 98 Electric Com Area 27,971 36,000 8 3,792 3 316 6301 99 Electric Pr Yr CA 0 3,792 3 19,495 874 6301 99 Electric Master (76) 6301 97 Electric Pr Yr MM (76) 6303 99 Water 10,518 (364) 6303 99 Water	7,374	7,148	(226)			102,247	85,455	(16,792)
316 316 6301 96 Electric Pr Yr CA 0 3,792 3 19,495 874 6301 99 Electric Master 143,895 162,456 18 (76) 6301 97 Electric Pr Yr MM 0 (76) 6303 99 Water 10,518 (364) 6303 99 Water	2,508	4,320	1,812	6301	UTILITY EXPENSES 98 Electric Com Area	27,971	36,000	8,029
19,495 874 6301 99 Electric Master 143,895 162,456 18 (76) 6301 97 Electric Pr Yr MM 0 10,518 (364) 6303 99 Water 12,823 131,473 18	0	316	316	6301	96 Electric Pr Yr CA	0	3,792	3,792
10,518 (364) 6303 99 Water 112,823 131,473 18	18,621	19,495	874	6301	99 Electric Master	143,895	162,456	18,561
	10,882	10,518	(364)	6303	97 Electric FLTT MINI 99 Water	112.823	(967)	18,650

M19B COUNCIL OF UNIT OWNERS MUTUAL #19B Mutual Revenue And Expense Statement 12/31/2020

> 3701 Rossmoor Blvd. Silver Spring MD 20906

32 010 34,573 2,563 TOTAL UTILITY EXPENSES 284,688 32,754 40,006 462 163 (177) 6403 OTHER EXPENSES 2,66 2,000 (1,726) 462 326 (177) 6403 OTHER EXPENSES 3,965 4,000 1,755 462 326 (1,726) TOTAL OTHER EXPENSES 3,965 4,000 1,755 462 326 (1,726) TOTAL OTHER EXPENSES 3,965 4,000 1,755 462 328 (1,726) TOTAL OTHER EXPENSES 3,966 4,000 1,755 462 328 (1,726) TOTAL OTHER EXPENSES 3,327 4,000 1,755 10 0 0 0 0 0 0 0 0 0 10 0 <th>32,010 122 340 49,928 0 0 2,000 712 305 0 0 0 2,59</th> <th>34,573 163 163 326 48,203</th> <th>0</th> <th>The same of the sa</th> <th></th> <th></th> <th></th> <th></th>	32,010 122 340 49,928 0 0 2,000 712 305 0 0 0 2,59	34,573 163 163 326 48,203	0	The same of the sa				
163 41 6401 OTHER EXPENSES 246 2,000 326 (177) 6403 Badbells 3,740 2,000 326 (178) TOTAL OTHER EXPENSES 3,985 4,000 326 (1725) TOTAL OPERATING EXPENSES 3,985 4,000 0	122 340 462 49,928 0 0 2,000 712 305 0 0 0 0 259	163 163 326 48,203	2,563			284,688	332,754	48,066
49.203 (136) TOTAL OPERATING EXPENSES 3.965 4,000 49.203 (1,725) TOTAL OPERATING EXPENSES 472,160 499,454 2 0 0 6900 01 RR Concrete 23,324 0 (23,324 0 0 0 9900 01 RR Concrete 23,324 0 0 0 0 0 9900 11 RR Dainage 7,490 0	462 49,928 0 0 2,000 712 305 0 0 0 0 0 0 0 259	326 48,203	41 (177)	6401 6403		245 3,740	2,000	1,755 (1,740)
48,203 (1,725) TOTAL OPERATING EXPENSES 472,160 499,454 7 0 0 6900 01 RR Concrete 223,725 0 (224,40) 0 0 0 6900 01 RR Concrete 223,725 0 0 0 0 6900 11 RR Deniage 7,490 0 0 0 0 6900 15 RR Pounbing 2,200 0 0 0 0 6900 15 RR Pounbing 2,200 0 0 0 0 6900 16 RR Public 2,200 0 0 0 0 6900 18 RR Public 3,267 0 0 0 0 6900 18 RR Building Maint 2,414 0 0 0 0 18 RR Elevation 2,844 0 0 0 0 6900 14 RR Elevation 2,414 0 0 0 0 0 0 0 <td< td=""><td>2,000 2,000 712 305 0</td><td>48,203</td><td>(136)</td><td></td><td></td><td>3,985</td><td>4,000</td><td>15</td></td<>	2,000 2,000 712 305 0	48,203	(136)			3,985	4,000	15
RESERVE EXPENSES C23,725 O	2,000 712 305 0		(1,725)			472,160	499,454	27,294
0 0 6900 01 RR Concrete 223,725 0 0 0 0 6900 11 RR Drainage 7,490 0 <td>2,000 2,000 712 305 0 0</td> <td></td> <td></td> <td></td> <td>RESERVE EXPENSES</td> <td></td> <td></td> <td>DATE N</td>	2,000 2,000 712 305 0 0				RESERVE EXPENSES			DATE N
Comparison of the Paramage Comparison of	2,000 712 305 0 0 259	0 0	00	0069	01 RR Concrete	223,725	00	(223,725)
0 6500 12 RP Plumbing 9,532 0 0 (7200) 6900 12 RR Plumbing 2,000 0 0 (7200) 6900 03 MR Electrical 6,532 0 0 (305) 6900 05 MR Plumbing 1,223 0 0 6900 05 MR Plumbing 1,223 0 0 6900 05 MR Quiters 4,233 0 0 6900 10 MR Other 2,980 0 0 6900 10 MR Dulling Maint 2,414 0 0 6900 10 MR Dulling Maint 2,414 0 0 6900 14 MR Painting Maint 2,414 0 0 6900 14 MR Siding Maint 2,414 0 0 6900 <td< td=""><td>2,000 712 305 0 0 0 0 259</td><td>0 0</td><td>00</td><td>0069</td><td>US KK Elevator</td><td>7,490</td><td>00</td><td>(7.490)</td></td<>	2,000 712 305 0 0 0 0 259	0 0	00	0069	US KK Elevator	7,490	00	(7.490)
0 (2,000) 6900 15 RR Roofs 0 0 (3712) 6900 03 MR Electrical 6,959 0 0 (305) 6900 08 MR HVAC 0 0 0 0 0 6900 10 MR Guters 2,960 0 0 0 0 6900 10 MR Painting 2,960 0 0 0 0 6900 21 MR Painting 2,860 0 0 0 0 6900 21 MR Painting 2,843 0 0 0 0 6900 21 MR Painting 2,843 0 0 0 0 6900 21 MR Painting 2,414 0 0 0 0 0 6900 21 MR Painting 2,414 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 <td< td=""><td>2,000 712 305 0 0 0 259</td><td>0</td><td>00</td><td>0069</td><td>12 RR Plumbing</td><td>9,532</td><td>0</td><td>(9,532)</td></td<>	2,000 712 305 0 0 0 259	0	00	0069	12 RR Plumbing	9,532	0	(9,532)
0 (712) 6900 03 MR Pleacrical 3.267 0 0 (305) 6900 05 MR Plumbing 1.223 0 0 0 6900 08 MR HVAC 4.233 0 0 0 6900 0 MR Cutters 2.980 0 0 0 0 9500 1 MR Danting Maint 9.502 0 0 0 0 9500 1 MR Panting 863 0 0 0 0 9900 1 MR Baniding Maint 2.444 0 0 0 0 9900 1 MR Baniding Maint 2.444 0 0 0 0 9900 1 MR Baniding Maint 2.444 0 0 0 0 9900 1 MR Baniding Maint 2.444 0 0 0 0 9900 1 MR Baniding Maint 2.444 0 0 0 0 0 1 LR Insurance/Legal 1.0.189 0 0	712 305 0 0 259	0	(2,000)	0069	_	2,000	0	(2,000)
0 (3.276) (3.2	259 259	00	(712)	0069		6,959	00	(6,959)
0 6900 99 MR Gutters 4,233 0 0 6900 10 MR Other 9,502 0 0 6900 12 MR Building Maint 2,414 0 0 6900 14 MR Painting 863 0 0 6900 21 MR Revators 10,987 0 0 6900 14 MR Painting 863 0 0 6900 21 MR Siding Repairs 10,987 0 0 6900 11 LR Insurance/Legal 10,987 0 0 6900 10 Administration 10,987 10,744 1,70 1,710 22 LW News 1,744	0 0 259	0 0	(202)	6900		1,223	0 0	(1.223)
0 0 6900 10 MR Other 2,980 0 0 0 6900 14 MR Painting Maint 2,414 0 0 0 6900 21 MR Elevators 12,14 0 0 0 6900 21 MR Elevators 12,18 0 0 0 6900 21 MR Elevators 16,987 0 0 0 0 0 11,714 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 <td< td=""><td>259</td><td>0</td><td>0</td><td>0069</td><td>_</td><td>4,233</td><td>0</td><td>(4,233)</td></td<>	259	0	0	0069	_	4,233	0	(4,233)
0 (259) 6900 12 MR Building Maint 9,502 0 0 0 6900 21 MR Painting 2,414 0 0 0 0 6900 21 MR Painting 0 0 0 6900 28 MR Siding Repairs 1,218 0 0 0 6900 28 MR Siding Repairs 1,218 0 0 0 6900 28 MR Siding Repairs 1,218 0 0 0 6900 28 MR Siding Repairs 1,218 0 0 0 6900 21 LM Repairs 0 1,218 0 0 0 6900 21 LM Repairs 0 1,744 0 0 0 0 60 Conmunity 22 Contract 22 Contract 288,715 0 0 0 0 0 20 Contract 0 22 LW News 1,744 1,744 1,745 1,745 1,740 25 Food Service 1,742 1,856 1,742 </td <td>259</td> <td>0</td> <td>0</td> <td>0069</td> <td>_</td> <td>2,980</td> <td>0</td> <td>(2,980)</td>	259	0	0	0069	_	2,980	0	(2,980)
0 0 6900 14 MR Painting 2,414 0 0 0 6900 21 MR Elevators 1,218 0 0 0 6900 28 MR Siding Repairs 1,218 0 0 0 6900 21 MR Elevators 10,987 0 0 0 6900 0.1 LR Insurance/Legal 10,987 0 0 0 6900 0.1 LR Insurance/Legal 0 0 0 0 6900 0.1 LR Insurance/Legal 0 0 0 0 0 0.1 LR Insurance/Legal 0 0 0 0 0.1 LR Insurance/Legal 0 0 0 0 0 0.1 LR Insurance/Legal 0 0 0 0 0 0 0.1 LR Insurance/Legal 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	•	0	(259)	0069	_	9,502	0	(9,502)
0 6900 21 MR Elevators 1,218 0 0 0 6900 28 MR Siding Repairs 10,987 0 0 0 6900 0 1 LR Insurance/Legal 10,987 0 0 0 6900 0 1 LR Insurance/Legal 288,715 0 0 0 0 6900 0 1 LR Insurance/Legal 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	o	0	0	0069	_	2,414	0	(2,414)
0 0 6900 28 MR Siding Repairs 1,218 0 0 0 6900 01 ILR Insurance/Legal 10,987 0 0 (3,276) TOTAL RESERVE EXPENSES 288,715 0 (288,715 7,094 (788) 7100 10 Administration 31,617 32,584 2,226 (1) 7100 20 Education & Recreation 24,712 26,712 2,226 (1) 7100 22 LW News 1,714 25,531 26,712 1470 16 7100 25 Food Service 1,744 1,744 (158) (158) 7100 25 Food Service 1,744 (158) (710) 26 Food Service 1,742 1,856 1,714 1,552 0 7100 40 PPD Management 18,623 18,623 16,041 1,745 36 7100 43 Trash 147,657 21,338 20,941 1,074 37100 65 Security 66 Security 64,124 63,505 <td>0</td> <td>0</td> <td>0</td> <td>0069</td> <td>_</td> <td>863</td> <td>0 (</td> <td>(863)</td>	0	0	0	0069	_	863	0 ((863)
0 6900 01 ILR Insurance/Legal 10,987 0 0 (3,276) TOTAL RESERVE EXPENSES 288,715 0 (28,715) 0 7,094 (788) 7100 10 Administration 32,584 0 (27,226) 2,715 43 7100 22 LUb House II 25,531 26,712 1,70 16 7100 22 LW News 1,744 1,50 100 25 Food Service 1,744 (158) 7100 30 Medical Center 1,856 1,552 0 7100 40 PPD Management 1,856 1,552 0 7100 40 PPD Management 18,623 1,745 (36) 7100 43 Trash 147,652 1,745 (36) 7100 64,174 12,365 1,079 (37) 7100 65 Security 64,124 63,605	0	0	0	0069	•,	1,218	0	(1,218)
7,094 (788) 7100 10 Administration 2,715 43 7100 10 Administration 31,617 32,584 2,226 (1) 7100 20 Education & Recreation 25,531 26,712 2,226 (1) 7100 21 Club House II 25,531 26,712 (170) 16 7100 22 LW News 1,714 25,531 26,712 (170) 16 7100 22 LW News 1,714 1,714 (158) 7100 25 Food Service 1,714 1,714 (158) 7100 25 Food Service 1,714 1,856 1,714 (158) 7100 40 PPD Management 9,871 3,604 1,745 (36) 7100 40 PPD Management 18,623 18,623 1,745 (36) 7100 41 Grounds 21,338 20,941 12,306 23 7100 43 Trash 147,397 147,672 1,079 (34) 7100 65 Security 64,124 63,605	0	0	0	0069	_	10,987	0	(10,987)
7,094 (788) 7100 10 Administration 2,715 43 7100 20 Education & Recreation 31,617 32,584 2,726 (1) 7100 20 Education & Recreation 25,531 26,712 2,226 (1) 7100 21 Club House II 26,712 (170) (16) 7100 25 Food Service 1,714 (158) 7100 25 Food Service 1,744 (158) 7100 40 PPD Management 1,856 1,714 1,552 0 7100 41 Grounds 18,623 18,623 1,745 (36) 7100 43 Trash 147,672 147,672 12,306 23 7100 60 Transportation 65 Security 64,124 63,605	3,276	0	(3,276)		TOTAL RESERVE EXPENSES	288,715	0	(288,715)
7,094 (788) 7100 10 Administration 2,715 43 7100 20 Education & Recreation 31,617 32,584 2,226 (1) 7100 21 Club House II 25,71 26,712 (170) 16 7100 22 LW News 1,714 297 (2,041) (170) 16 7100 25 Food Service 1,714 1,856 1,714 (158) 7100 25 Food Service (742) (1,890) 300 (257) 7100 40 PPD Management 18,623 18,623 1,552 0 7100 41 Grounds 18,623 18,623 1,745 (36) 7100 43 Trash 147,337 147,672 1,079 (34) 7100 65 Transportation 65 Security 65 Security					COMMUNITY FACILITIES			
2,715 43 7100 20 Education & Recreation 31,617 32,584 2,226 (1) 7100 21 Club House II 25,531 26,712 (170) 16 7100 22 LW News 1,856 1,714 (158) 7100 25 Food Service 1,742 (1,890) (158) 7100 30 Medical Center (742) (1,890) 300 (257) 7100 40 PPD Management 18,623 18,623 1,552 0 7100 41 Grounds 18,623 18,623 1,745 (36) 7100 43 Trash 147,338 20,941 12,306 23 7100 58 TV 147,397 147,672 1,079 (34) 7100 65 Security 65 Security 64,124 63,605	7,882	7,094	(788)	7100	10 Administration	88,563	85,124	(3,439)
2,226 (1) 7100 21 Club House II 25,531 26,712 (170) 16 7100 22 LW News 297 (2,041) (158) 7100 25 Food Service 1,714 (158) 7100 30 Medical Center (742) (1,890) 300 (257) 7100 40 PPD Management 9,871 3,604 1,552 0 7100 41 Grounds 18,623 18,623 1,745 (36) 7100 43 Trash 147,338 20,941 12,306 23 7100 60 Transportation 13,619 12,953 5,300 (637) 7100 65 Security 64,124 63,605	2,672	2,715	43	7100	20 Education & Recreation	31,617	32,584	296
(170) 16 7100 22 LW News 297 (2,041) 143 (5) 7100 25 Food Service 1,714 (158) 7100 30 Medical Center (742) (1,890) 300 (257) 7100 40 PPD Management 9,871 3,604 1,552 0 7100 41 Grounds 18,623 18,623 1,745 (36) 7100 43 Trash 21,338 20,941 12,306 23 7100 58 TV 147,397 147,672 1,079 (34) 7100 65 Security 65 Security 64,124 63,605	2.227	2,226	£	7100	21 Club House II	25,531	26,712	1,181
143 (5) 7100 25 Food Service 1,714 (158) 7100 30 Medical Center (742) (1,890) 300 (257) 7100 40 PPD Management 9,871 3,604 1,552 0 7100 41 Grounds 18,623 18,623 1,745 (36) 7100 43 Trash 21,338 20,941 12,306 23 7100 58 TV 147,397 147,672 1,079 (34) 7100 65 Security 65 Security 64,124 63,605	(186)	(170)	16	7100	22 LW News	297	(2,041)	(2,338)
(158) (710) 30 Medical Center (742) (1,890) 300 (257) 7100 40 PPD Management 9,871 3,604 1,552 0 7100 41 Grounds 18,623 18,623 1,745 (36) 7100 43 Trash 21,338 20,941 12,306 23 7100 58 TV 147,397 147,672 1,079 (34) 7100 65 Security 65 Security 63,605	148	143	(2)	7100	25 Food Service	1,856	1,714	(142)
300 (257) 7100 40 PPD Management 9,871 3,604 1,552 0 7100 41 Grounds 18,623 18,623 1,745 (36) 7100 43 Trash 21,338 20,941 12,306 23 7100 58 TV 147,397 147,672 1,079 (34) 7100 60 Transportation 65 Security 64,124 63,605	0	(158)	(158)	7100	30 Medical Center	(742)	(1,890)	(1,148)
1,552 0 7100 41 Grounds 18,623 18,623 1,745 (36) 7100 43 Trash 21,338 20,941 12,306 23 7100 58 TV 147,397 147,672 1,079 (34) 7100 60 Transportation 13,619 12,953 5,300 (637) 7100 65 Security 64,124 63,605	557	300	(257)	7100	40 PPD Management	9,871	3,604	(6,267)
1,745 (36) 7100 43 Trash 21,338 20,941 12,306 23 7100 58 TV 147,397 147,672 1,079 (34) 7100 60 Transportation 13,619 12,953 5,300 (637) 7100 65 Security 64,124 63,605	1,552	1,552	0	7100	41 Grounds	18,623	18,623	0
12,306 23 7100 58 TV 147,672 1,079 (34) 7100 60 Transportation 13,619 12,953 5,300 (637) 7100 65 Security 64,124 63,605	1,781	1,745	(36)	7100	43 Trash	21,338	20,941	(397)
1,079 (34) 7100 60 Transportation 13,619 12,953 5,300 (637) 7100 65 Security 64,124 63,605	12,283	12,306	23	7100	58 TV	147,397	147,672	275
5,300 (637) 7100 65 Security 63,605	1,113	1,079	(34)	7100	60 Transportation	13,619	12,953	(999)
	5,937	5,300	(637)	7100	65 Security	64,124	63,605	(213)

M19B COUNCIL OF UNIT OWNERS MUTUAL #19B Mutual Revenue And Expense Statement 12/31/2020

3701 Rossmoor Blvd. Silver Spring MD 20906

VARIANCE	1.916	(802)	16	0	0	0	0	7.484	0	(3,777)		(4,743)	0	(2,561)	836	0	(1,715)	(3,191)	(1,707)	(1,150)	(2,412)	(1,113)	2,673	(15,084)	(280,282)	6)269
YTD BUDGET	11,416	1,814	328	2.974	56,196	1.562	15,397	7.484	454	514,080		58,605	57,667	0	3,322	45,809	753	0	0	0	0	0	2,673	168,829	1,182,363	(17,751)
ACTUAL	9,500	2,616	312	2.974	56,196	1,562	15,397	0	454	517,857		63,348	27,667	2,561	2,486	45,809	2,468	3,191	1,707	1,150	2,412	1,113	0	183,913	1,462,645	(8,182)
	80 Golf Course	81 Pro Shop	85 Comm Call System	90 Snow Reserve	92 Prop Maint Rsv	93 Conta Rsv	95 Repl Rsv	98 Salary Adjustment	99 Deficit	TOTAL COMMUNITY FACILITIES	MUTUAL OPERATING	10 Administration	41 Grounds	42 Special Projects	44 Community Services	50 Janitorial	52 After Hours	53 Electrical Maint	54 Plumbing Maint	55 Building Maint	56 HVAC	57 Appliance Maint	100 Salary Adjustment	TOTAL MUTUAL OPERATING	TOTAL EXPENSES	INCOME/DEFICIT
	7100	7100	7100	7100	7100	7100	7100	7100	7100			2600	2600	2000	7600	2000	2600	2600	2600	2600	2600	2600	2600			
VARIANCE	951	262	-	0	0	0	0	624	0	55		(754)	0	0	54	0	(11)	(186)	(148)	(223)	(37)	0	223	(1,082)	(6,027)	(2,599)
BUDGET	951	151	27	248	4,683	130	1,283	624	38	42,838		4,884	4,806	0	277	3,817	63	0	0	0	0	0	223	14,070	105,111	(8,066)
CURRENI PERIOD ACTUAL	0	(111)	26	248	4,683	130	1,283	0	38	42,783		5,638	4,806	0	223	3,817	74	186	148	223	37	0	0	15,152	111,138	(10,665)

1

MUTUAL 19B CASH INVESTMENTS December 31, 2020

NOITUTION	YIELD RATE	PAR VALUE	MATURITY DATE	REPLACEMENT RESERVE	MAINTENANCE RESERVE	INS DEDUCTIBLE RESERVE	OTHER	TOTAL
UNALLOCATED FUNDS:								
BANK OF AMERICA							111,197.29	111,197.29
MONEY MARKET ATLANTIC UNION BANK AXOS BANK	0.10%						10,102.84 50,028.04	10,102.84 50,028.04
ALLOCATED FUNDS:		,						
MONEY MARKETS ATLANTIC UNION BANK 100003 AXOS BANK 100028 PACIFIC NATIONAL BANK	0.03% 0.30% 0.65%			0.00 105,783.36 100,186.20	51,081.91 20,535.19 131,458.53	3,898.04 1,391.37 17,401.49		54,979.95 127,709.92 249,046.22
CERTIFICATES OF DEPOSIT			1					
	2.00%	153,278.59 150,000.00	12/22/2020	165,177.88 154,714.75				165,177.88 154,714.75
100039 CAPITAL BANK 100033 CONGRESSIONAL BANK	0.85%	150,000.00	09/24/2021	150,000.00				150,000.00
	2.15%	150,000.00	11/12/2021	154,728.44				154,728.44
	%±6:0	155,357.73	07/17/2022	156,004.18				156,004.18
100024 FIRST INTERNET BANK	0.75%	95,000.00	09/18/2022	95,000.00				95,000.00
	1.29%	127,308.17	05/01/2023	127,308.17				127,308,17
100038 GATEWAY FIRST BANK	1.00%	111,070.54	08/31/2023	111,439.20				111,439.20
100040 CAPITAL BANK	1.00%	100,000.00	10/15/2023	100,000.00				100,000.00
DUE TO FROM:				1,390.05	(1,002.71)	0.00	(387.34)	
TOTAL				1,691,183.56	202,072.92	22,690.90	170,940.83	2,086,888.21

P



General Manager's Report

January 2021

January 8, 2021

Upcoming Office Closures:

- January 18– Martin Luther King Day
- February 15—
 President's Day

President's D

LWMC Zoom Accounts

LWMC currently has 3 Zoom accounts for use by LWCC Board, Executive Committee, LW Advisory Committees, Mutual Boards of Directors, and Mutual Advisory Committees. Two of our accounts can accommodate up to 500 participants and the last account can accommodate up to 100 participants. Due to increasing demand, we will be adding an additional account.

Community Financials

Financial statements for the period ending December 31, 2020, will be published the week of 1/18/2021.

As of November 30, 2020, year-to-date, net operating expenses were \$611,600 over budget.

Property Transfers

In the month of December, there were 42 property transfers, which totaled \$199,500 in transfer fees.

In 2020, there were a total of 381 property transfers, which totaled \$1,643,700 in transfer fees.

Clubhouse I/ Admin Bldg. Site Plan Amendment Update

At its special meeting on December 18th, the LWCC board of directors voted on a motion to engage in a contract with a construction company for the new Administration Building and Clubhouse I improvements project as part of the Facilities Enhancement Plan.

The motion did not receive the required number of votes for approval.

As a result, at their January 26th meeting, the LWCC Board will be reviewing several resolutions relative to evaluating the current Administration Building, Clubhouse I, and next steps.

2021 LWCC Executive Committee

The LWCC Board of Directors held its Organizational Meeting on Friday, January 8, 2021 at 9:30am.

The following persons were elected to the Executive Committee:

Philip Marks, Chair

David Polinsky, Vice Chair

Henry Jordan, Executive Secretary/Treasurer

Linda Wacha, At-Large

John VanDyke, At-Large

Jack Dunn, At-Large

Patricia Hempstead, At-Large

Update: Gate Access Project

Following COVID related delays, the contract with Gate Logic Security was signed in December 2020. This project will improve both resident and visitor access to the community. The LW News will be following this project's progress, so stay tuned for additional information and updates.

HR Corner

In the month of December, there were 4 new hires and 4 terminations.

LWMC has the following open positions:

- Building Engineer PPD/HVAC
- Maintenance Technician PPD/Special Projects
- Security Guard Security
- Plumbing Department (I Foreman position & 2 Service Plumber positions) PPD