

Draft Agenda for August 19, 2025 OHCA Board Meeting

Notice: The board meeting will be recorded.

1. Call to Order
2. Moment of Silence
3. Approval of Agenda (draft sent out previously)
4. Approval of Minutes for 7/15/25 Board Meeting (draft sent out previously)
5. Financial Reports for July/YTD FY2025 (sent out previously)
 - a. SCBD Accounts: Special Tax Treasurer Carol Swan
 - b. Piers & Harbors Account: Association Treasurer Stephanie Orr
6. President's Report
 - a. Social Committee: Michele Woolbert
 - b. Security Committee: Jody Tracey
 - c. Roads & Drainage Committee
 - d. Community Property Committee: Joe Matta
 - e. Beach Committee: John Maxwell
 - i. Geese on beach – Proposal for USDA removal next June
 - f. Piers & Harbors Committee: Barrett Hill
 - g. Grants Committee: John Maxwell
7. Update on Booker Pier Non-Conforming Use Registration: Haley Jurkowski
8. Other Old Business
9. New Business
10. County Conflict Resolution Center – conflict resolution training for board
11. Adjournment

**OHCA Board of Directors
Draft Minutes of Board Meeting, Tuesday July 15, 2025
Eastport Fire Station, 7:00 PM**

Board Members present:

- Keith Smith, Board Vice Chair
- Brandon Dall'Aqua, OHCA President
- Victoria Barron, Board Member (online)
- Arlene Jackson, Board Member
- Joe Matta, Board Member (online)
- Nancy Plaxico, Board Member and Board Secretary
- Trisha Thomas, Board Member and Corresponding Secretary

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OHCA Officers present:

- Carol Swan, Special Tax Treasurer

About a dozen OHCA residents attended in person or online.

Call to Order and Moment of Silence

Since Chair Barrett Hill was unable to attend, Vice Chair Keith Smith called the meeting to order at 7:03 pm and asked for a moment of silence.

Approval of Agenda

A draft agenda for the July 15 board meeting was sent to all board members prior to the meeting and no changes were requested.

**Trisha Thomas moved and Arlene Jackson seconded a motion to approve the draft agenda.
UNANIMOUSLY APPROVED BY VOICE VOTE.**

Approval of Minutes for June 17, 2025 Board Meeting

The draft minutes of the June 17 board meeting were sent to all board members prior to the meeting and the only change requested (correcting a name typo) was made in the draft minutes.

Trisha Thomas moved and Arlene Jackson seconded a motion to approve the minutes of the June 17, 2025 OHCA Board Meeting. UNANIMOUSLY APPROVED BY VOICE VOTE.

Financial Reports for June and FY2025 Year-to-Date

Special Community Benefit District (SCBD) Accounts: Special Tax Treasurer Carol Swan reported that the account balances as of June 30 were:

- Truist Checking \$27,633.20
- Truist Money Market \$163,152.43
- **Truist Total** **\$190,785.63**
- Morgan Stanley \$812,865.89
- **Total SCBD funds** **\$1,003,651.52**

She noted that a CD for \$100,000 will mature on 9/22 and reinvestment of those funds will be discussed at the next board meeting.

Piers & Harbors (P&H) Account: Carol Swan reported for Association Treasurer Stephanie Orr on the expenses and deposits in the P&H checking account in June, and noted that the balance in that account was \$32,784.55 at the end of June. She said that a CD in the P&H account for \$30,000 will mature on July 26 and a CD for \$45,000 will mature on November 26. She informed the board of the CD interest rates available at PNC for different terms, and the board decided on reinvestment of the funds from the CD maturing on July 26.

Nancy Plaxico moved and Trisha Thomas seconded a motion to reinvest the funds from the \$30,000 CD maturing on July 26 into a 7 month CD at PNC bank at a 3.93% interest rate. UNANIMOUSLY APPROVED BY VOICE VOTE.

President's Report

Roads & Drainage: Since stormwater drainage is one of the biggest complaints in the community, President Brandon Dall'Aqua proposed that we have the company Jet Blast clean out all the swales in the community and pipes under driveways. OHCA used Jet Blast a number of years ago to provide such a service. President Dall'Aqua did a ride-along through the community with a Jet Blast representative to point out the most difficult drainage areas. Jet Blast estimated that it will take their crew three to five days to complete the work, with the cost being about \$7200 a day. In addition to cleaning out the swales and pipes under driveways and hauling away all the debris, Jet Blast will examine the flapper valve at the north end of Shore Drive and let us know if it needs repairing.

Brandon Dall'Aqua moved and Nancy Plaxico seconded a motion to approve Jet Blast cleaning out all the swales and pipes under driveways in the community, with the work not to exceed five days at a cost of \$7200 per day (maximum cost of \$36,000). UNANIMOUSLY APPROVED BY VOICE VOTE.

Information about the cleaning will be included in the next community newsletter, which will give the dates for the cleaning and other details. We will ask Jet Blast for commonly asked questions about the cleaning and will include the answers to those in the newsletter, along with a contact community members can call if they have additional questions.

Beach: Nancy Plaxico showed a sample of the composite decking material that the contractor, Erik Schubert, proposes to use for the new beach deck. The board agreed with use of that material, and agreed that the material can be ordered now to avoid a future price increase and stored at the lumber company until the new deck is built. The board asked that the new deck be built sometime between Labor Day and September 20 when we will have the OHCA 75th Anniversary Party on the beach.

The board agreed that the beach wall along Shore Drive should be raised about a foot to keep sand from blowing onto the road during storms. ProCom will get three bids for that work, including from Carroll Brothers who built the beach wall many years ago.

ProCom will ask LB Landscaping to reconnect the jellyfish net in the swimming area where it has become unattached. ProCom will also try to find out if there are any services available to keep geese off the beach.

Emergency Preparedness Presentation for the community: Nancy Plaxico noted that the County offers a free emergency preparedness presentation for communities and other organizations, and the board agreed that we should request such a presentation for the August 26 community meeting. Nancy Plaxico will make the request and report back to the board.

Conflict Resolution Training: Arlene Jackson reported that she contacted the County Conflict Resolution Center and they have agreed to provide OHCA with conflict resolution training. The board agreed that the first such training should be at the August 19 board meeting and then there should be training at a community meeting.

Old Business

There was no further Old Business.

New Business

President Dall'Aqua noted that he will soon need to appoint a Nominating Committee for the September annual election.

Adjournment

Nancy Plaxico moved and Arlene Jackson seconded a motion that the meeting be adjourned. The motion was unanimously approved and the board meeting was adjourned at 7:44 p.m.

Minutes drafted by Board Secretary Nancy Plaxico



INTERNET CENTER FOR WILDLIFE DAMAGE MANAGEMENT



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CANADA GEESE DAMAGE MANAGEMENT

PUBLIC HEALTH ISSUES

Canada geese (*Branta canadensis*) are a modern success story for wildlife management. At one time, numbers of Canada geese were in serious decline. However, the actions of various wildlife agencies have brought their numbers in North America to an estimated 5,600,600 (U.S. Fish and Wildlife Service 2009).

Unfortunately, this dramatic increase in population has resulted in some negative consequences.

First, large numbers of geese leave large quantities of feces. A single goose can defecate every 20 minutes (Bowen and Valiela 2004) up to 1.5 pounds of feces each day (French and Parkhurst 2009). This problem is magnified when we realize that approximately 67% of those geese are non-migratory or resident geese (Dolbeer 2006). In other words, land and lakes frequently do not get a sustained rest from geese presence. If large numbers of geese congregate, one must wonder if there is a health risk related to the feces left on ground and in the water. French and Parkhurst (2009) note that "beaches and other public areas littered with accumulated goose feces have been closed due to the contamination or the threat of personal injury resulting from falls as people lose footing on the slippery material." So concerns regarding goose droppings are not simply speculative.

Research has shown that the excrement of geese contains a wide variety of pathogens capable of infecting humans. (Diseases transmitted from animals to humans are known as zoonotic diseases). Yet geese can also be a means of transmitting (vector) other diseases in ways unrelated to their defecation. As goose numbers continue to increase, concerns have been raised regarding the negative impact Canada geese may have on water quality and disease transmission (Fallacara et al. 2001).

One of the significant challenges in surveying infectious diseases of Canada geese is distinguishing their having zoonotic diseases from the likelihood of their vectoring those diseases to humans (Bonner et al. 2004). As Smith et al. (1999) characterized the situation, "Transmission of disease or parasites from geese to humans has not been well documented, but the potential exists." This potential is in no small way related to the number of geese and their high mobility (Fallacara et al. 2001). In light of the gaps in our knowledge, we caution readers that presence of a disease does not necessarily translate into a threat to public health. Nevertheless, we advise caution as the research in this field continues to evolve.

Canada geese presence at parks and golf courses raised the question of the potential of disease transmission to humans via contact with goose droppings (Converse et al. 1999). The droppings of Canada geese have been found to carry a significant number of diseases, however, only a few are of significant concern to humans.

PARASITES

Cryptosporidium.

Cryptosporidium is a parasite that causes an enteric disease called cryptosporidiosis. As few as 30 oocysts are needed to cause infection (Kassa et al. 2004). While healthy people usually recover following a bout of diarrhea, the infection can endanger immune-compromised individuals, such as those suffering with AIDS ((Corso et al. 2003). Canada geese have been found to be carriers of cryptosporidium (Kassa et al. 2004) but not in all surveys (Fallacara et al. 2001). However, the genotypes of the human-borne infections and the geese's potential in contaminating water sources is considered low (Zhou et al. 2004).



Many have raised concerns about the diseases found in the droppings of Canada geese. Photo Stephen M. Vantassel.



Cryptosporidium. Image: CDC

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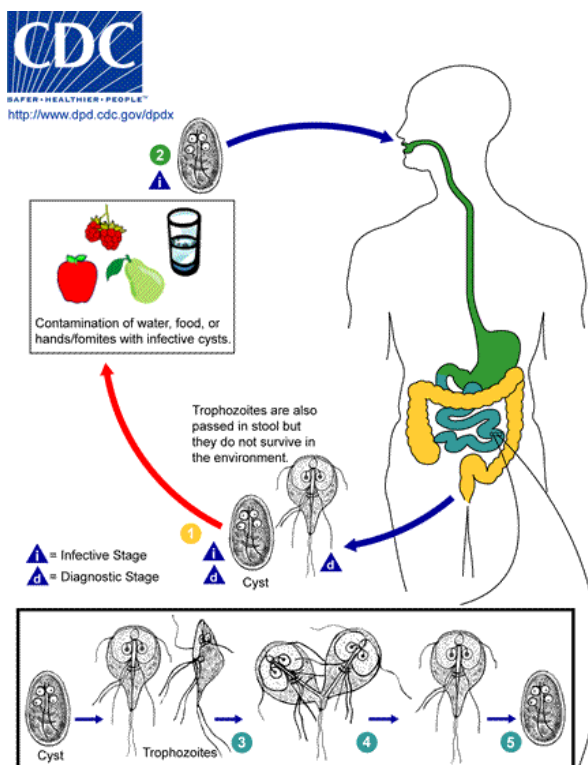
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Despite the insignificant role geese may play in the transmission of human-infectious cryptosporidium, protection of water purity remains important. A chief concern lies in cryptosporidium's ability to remain viable after traditional chlorination practices (Corso et al. 2003). The cyst stage of the organism is relatively resistant to normal disinfection procedures and tends to persist even in dry environments (Brown et al. 1999; Kassa et al. 2004). People have become infected even when they swam in chlorinated water (Kassa et al. 2004). Although no confirmed reports of cryptosporidiosis has been reported from direct contact (as opposed to contact with focally contaminated water) with goose feces (Zhou et al. 2004), individuals exposed to geese feces should take reasonable precautions. These include, avoid swallowing contaminated water, washing hands thoroughly and drying with disposable paper towels, scrubbing contaminated shoes and clothing with disinfectant, and keeping hands away from mouth and face until showering. Although geese have been shown to transmit infectious cysts (Graczyk et al. 1998), they are merely mechanical carriers of cysts as geese do not become infected (Jellison et al. 2004).

Giardia. The cysts of giardia have been found in the feces of Canada geese (Graczyk et al. 1998; Kassa et al. 2004, Centers for Disease Control Giardia Factsheet). Giardia is a protozoan parasite that causes gastrointestinal infection in humans (Centers for Disease Control Giardia Factsheet). Giardia infection is of particular concern due to the organism's ability to survive various environments including its resistance to waste water treatment (Brown et al. 1999). For example, giardia can survive in salt water for up to 21 days and longer in freshwater (Brown et al. 1999). It is important not to consider all geese infected as this is not true (Fallacara et al. 2001).



Giardia lifecycle. Image: CDC.

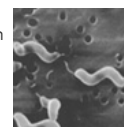
Toxoplasmosis. *Toxoplasma gondii* infection has been found in a single Canada goose (Dubey et al. 2004). Humans typically become infected through eating undercooked meat containing the parasite or by drinking contaminated water (Dubey et al. 2004). Human exposure to the organism does not necessarily lead to infection. Due to the paucity of *Toxoplasma gondii* infections in geese found in the survey (n=1) further surveillance of disease prevalence among geese is warranted. Although the risk of humans being infected by this disease by geese is low, we encourage pregnant women to use caution when eating geese or drinking water with large numbers of geese.

Other Parasites. Canada geese feces can carry parasites from phyla Apicomplexa, Nematoda, and Arthropoda with the majority from the nematode group (Fallacara et al. 2004). Geese also are subject to a wide variety of blood borne parasites including *Leucocytozoon*, *Haemoproteus*, microfilariae, and *Plasmodium*. But *plasmodium* and *haemoproteus* infections were light (Bradshaw and Trainer 1966).

BACTERIA

Campylobacter jejuni.

Campylobacter jejuni is a bacterium usually associated with food-borne pathogens (The Center for Food Safety and Applied Nutrition 2009). Although recent findings have demonstrated that geese are significant carriers of *Campylobacter jejuni* (Fallacara et al. 2004), overturning previous negative findings (Converse et al. 1999), the public health impacts of these positive results are unclear for several reasons. First, the eggs of Canada geese were found to be free of the bacterium (Bonner et al. 2004). Second, researchers are still determining which of the bacterium's strains are pathogenic (The Center for Food Safety and Applied Nutrition 2009). It should be noted, however, that chicken borne strains tend to be pathogenic (The Center for Food Safety and Applied Nutrition 2009).



Campylobacter. Image: CDC

Chlamydiosis (a.k.a. Psitticosis). Chlamydiosis is a common infection of birds which when it infects people is called Psitticosis. (Compendium 1997). Canada geese can transmit this disease to humans and the agent is viable in goose eggs (Bonner et al. 2004). Its official name is *Chlamydiosis psitticai* and is transmitted to human via a variety of birds (Bonner et al. 2004). Infected birds shed the bacteria through feces and nasal discharge. Humans normally

manifest infection by pneumonia (Johnston 2000). Unless one is working with Canada geese or involved in feces clean up, the risk of infection is quite low (Bradshaw and Trainer 1966; Palmer and Trainer 1969).

E-Coli. A survey of goose droppings at Fort Collins, Colorado discovered E-coli in 16.7% of the samples. Although the highly virulent O157:H7 strain of E-coli was not found, 4 serotypes of E-coli were (Kullas et al. 2002). Prevalence of E-coli did not correlate to numbers of geese. E-coli presence correlated to temperature with 94% of droppings tested in June containing E-coli with only 2% in February (Kullas 2002). Similar seasonal variation was also found by Fallacara et al. (2004). Perhaps most disturbing was how the strains of E-coli found were resistant to several antibiotics (Fallacara et al. 2001, 2004).

Listeria. Converse et al. (1999) found *Listeria* spp. including *Listeria monocytogenes*, in goose droppings. Listeriosis is a serious medical threat as infection can cause abortions in pregnant women and result in septicemia and meningitis (The Center for Food Safety and Applied Nutrition 2009).



Listeria.
Image: CDC

Pasteurella multocida. *Pasteurella multocida* is the bacterium that causes avian cholera (Blanchong et al. 2006). It is transmitted between birds via direct contact, breathing of droplets (e.g. when they sneeze) or through contaminated water (Blanchong et al. 2006). Fortunately, the bacteria does not persist in lakes provided infected birds or their carcasses are not present (Blanchong et al. 2006). Fallacara et al. (2004) found that *Pasteurella multocida* was not present in healthy birds. Humans typically only encounter this bacterium following a bite, typically from a dog or a cat (Cummings et al. 2002). We do not consider this infection to be a significant public health threat. However, anyone bitten by a Canada goose should consider this infection a possibility if the wound does not respond to normal treatment.

Salmonella.

Fallacara et al. (2004) asserts that geese are not significant carriers of salmonella but believes that they can be carriers (2001). While the bacterium has not been found in the eggs of Canada geese (Bonner et al. 2004), it has been found in their droppings (Converse et al. 1999, Fallacara et al. 2001). While salmonella can survive for up to 9 months in the environment, connecting salmonella infections in humans with Canada geese remains unproven (Converse et al. 1999). Nevertheless, picnickers should wash their hands before handling food and before eating when in areas where geese droppings are present (Centers for Disease Control 2009 "Salmonellosis"Å,Å).



Salmonella.
Image: CDC

VIRUSES

Avian Influenza. Canada geese are members of a group of birds that have been known to contract avian influenza more commonly known as fowl plague (Rosenberger and Kraus 1975; Ellis et al. 2004). The infection is transmitted through the birds' mucous membranes and is shed in the feces. Avian influenza comes in two forms, low path and high path. Low path can exist in birds and is generally asymptomatic and results in few bird deaths and is of little threat to humans. High path, on the other hand, can result in massive die off of birds (Centers for Disease Control 2005 Avian Influenza). As we learned in the 2002, a high path avian influenza known as H5N1 can infect and kill humans (Ellis et al. 2004). In 2004, researchers confirmed that Canada geese could in fact contract H5N1 (Clark and Hall 2006). While H5N1 has not become a problem in the United States at this time, researchers have been concerned that migratory birds (including Canada geese) could introduce the disease. Pasick et al. (2007) found Canada geese are susceptible to high-path avian influenza (H5N1) and could act as a sentinel species for monitoring of H5N1 outbreaks.

In laboratory tests and linear modeling it was found that Avian Influenza virus (AVI) viability was significantly extended in water temperatures with 17 C and with pH 7.4-7.8 with low dissolved salt. Researchers also found that infectivity is inversely related to salt content and the virus viability improves with increased acidity (Stalknecht et al. 1990a). In other findings, the authors suggested that large flocks of waterfowl in winter water habitats could raise AIV high enough to infect other animals that shared the water (Stalknecht et al. 1990a). Bonner et al. (2004) summarizes the issue as follows, "Since most of the lakes are visited frequently by people for recreational purposes, questions arise as to the possible risk of transmission of zoonotic agents from these birds to man. It is currently unknown whether influenza A and paramyxoviruses are carried and shed by free-living Canada geese; eggs were collected in the study area and examined."

Encephalitic Viruses. Geese are not significant carries of encephalitic (e.g. Eastern encephalitis virus EEV, western encephalitis virus WEV, St. Louis encephalitis virus SLEV, Venezuelan encephalitis virus VEV and California encephalitis virus CEV) or Chlamydial diseases (Bradshaw and Trainer 1966; Palmer and Trainer 1969). Canada geese can carry West Nile Virus (WNV) (Centers for Disease Control West Nile Virus: Bird Species 2009). Since WNV is carried by a number of birds (Centers for Disease Control West Nile Virus: Vertebrate Ecology 2009), control of Canada geese to manage WNV would be impractical and imprudent.

FUNGUS

Histoplasmosis. *Histoplasma capsulatum* is the fungus that causes the disease histoplasmosis (Centers for Disease Control 2009 Histoplasmosis). The fungus grows in soil enriched with bird droppings, including those from geese. When these contaminated soils are stirred up, the fungal spores can become dispersed and inhaled, thereby infecting individuals (Centers for Disease Control 2009 Histoplasmosis). Lenhart et al. (2004) says that goose droppings have not been identified as a source for histoplasmosis. However, in light of the conflicting information, we suggest individuals practice prudent caution when raking or stirring up soil enriched with goose droppings. It does not appear that goose droppings on sidewalks and other non-soil surfaces pose a risk (Lenhart et al. 2004).

WATER-BORNE DISEASES

According to Edgcumbe Ford (1999), it is difficult to define water borne diseases because "In principle almost all enteric pathogens and opportunistic pathogens that are transmissible by the fecal-oral route can be transmitted through water." He suggests focusing on diseases that have been directly or strongly associated with transmission via drinking water. Several of the diseases mentioned above (giardia, cryptosporidium, E-coli) would affect water quality. It is for this reason that Edgcumbe Ford (1999) suggests that watershed protection should include practices "to reduce the impact of waterfowl, particularly near water intake sites."

PROTECTING YOURSELF FROM THESE DISEASES

As a general rule, keeping one's distance from geese and areas frequented by geese will be sufficient to prevent exposure to goose borne diseases. Individuals with compromised immune systems should pay particular attention to sanitation procedures. Kassa et al. (2001) provides several practices to protect individuals who work in areas contaminated with goose dropping from contracting cryptosporidium, giardia, and campylobacter.

1. Wear protective gloves while working
2. Wash hands after performing activities that could contaminate hands with goose feces. It is highly recommended to wash hands before eating or touching your mouth.
3. If goose contaminated soils will be disturbed, follow guidelines for protecting yourself from [histoplasmosis](#) infection.
4. Launder work clothes daily and shower at the end of each workday
5. Those who develop gastrointestinal infections have their stools tested for cryptosporidium, giardia, and campylobacter (Kassa et al. 2001).

We would suggest, however, that anyone coming into contact with goose contaminated areas follow the above sanitation recommendations.

Recommended Control Techniques

These techniques should be used particularly to keep geese away from water intake areas.

Hazing

Capture and Removal

For details on these techniques visit [Goose Control Methods](#)



Recommended Citation

Canada Goose Management Website. University of Nebraska-Lincoln, NRES 348 Wildlife Damage Management class, Spring Semester, 2010. Scott Hygnstrom, Instructor; Stephen Vantassel, Webmaster.
<http://icwdm.org/handbook/Birds/CanadadGeese/Default.aspx>

Picture (left) is a Canada goose track. Photo: Wildlife Control Consultant, LLC.

[Contact](#)

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Financial Report Package

July 2025

Fiscal Year: 2026

Prepared for

Oyster Harbor Citizens Association, Inc.

By

Professional Community Management, Inc.

Assets

CASH - OPERATING

10-1020-00	Truist Operating Checking - 4430	\$21,446.43
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10-1030-00	Truist Operating Money Market - 7029	133,246.54
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Total CASH - OPERATING:	<u>\$154,692.97</u>
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CASH - RESERVES

12-1250-00	Morgan Stanley Investments	814,108.08
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Total CASH - RESERVES:	<u>\$814,108.08</u>
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ACCOUNTS RECEIVABLE

14-1420-00	Cash held by AACO	14,499.44
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14-1430-00	BGE Deposit	100.00
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Total ACCOUNTS RECEIVABLE:	<u>\$14,599.44</u>
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Total Assets:	<u>\$983,400.49</u>
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Liabilities & Equity

RESERVE EQUITY

30-3020-00	Reserves - Capital Elements	479,191.08
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Total RESERVE EQUITY:	<u>\$479,191.08</u>
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OPERATING EQUITY

35-3510-00	Undesignated Equity	128,733.09
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35-3520-00	Prior Year Net Income	387,187.01
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Total OPERATING EQUITY:	<u>\$515,920.10</u>
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	<u>(11,710.69)</u>	<u>(\$11,710.69)</u>
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Total Liabilities & Equity:	<u>\$983,400.49</u>
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
OPERATING INCOME							
4010-00 SCBD Income	\$-	\$-	\$-	\$-	\$-	\$-	\$444,960.00
4710-00 Interest Income - Operating	94.11	-	94.11	94.11	-	94.11	-
4720-00 Interest & Valuation Income - Reserves	3,083.70	-	3,083.70	3,083.70	-	3,083.70	-
Total OPERATING INCOME	\$3,177.81	\$-	\$3,177.81	\$3,177.81	\$-	\$3,177.81	\$444,960.00
Total OPERATING INCOME	\$3,177.81	\$-	\$3,177.81	\$3,177.81	\$-	\$3,177.81	\$444,960.00
OPERATING EXPENSE							
GENERAL & ADMINISTRATIVE							
5010-00 Management Fees	1,561.00	1,583.33	22.33	1,561.00	1,583.33	22.33	19,000.00
5030-00 Tax Prep & Audit Fees	-	-	-	-	-	-	8,000.00
5040-00 General Legal	-	1,666.66	1,666.66	-	1,666.66	1,666.66	20,000.00
5045-00 Lawsuits/Special Projects	-	833.33	833.33	-	833.33	833.33	10,000.00
5050-00 Administrative Expenses	61.66	2,083.33	2,021.67	61.66	2,083.33	2,021.67	25,000.00
5053-00 Office Supplies	-	291.66	291.66	-	291.66	291.66	3,500.00
5054-00 Office Equipment & Services	-	41.66	41.66	-	41.66	41.66	500.00
5080-00 Web Site Administration	400.00	500.00	100.00	400.00	500.00	100.00	6,000.00
5090-00 Dues & Subscriptions	281.18	166.66	(114.52)	281.18	166.66	(114.52)	2,000.00
5100-00 Bank Charges	5.00	41.66	36.66	5.00	41.66	36.66	500.00
5105-00 Anne Arundel County Fees	-	166.66	166.66	-	166.66	166.66	2,000.00
5110-00 Miscellaneous Expenses	-	41.67	41.67	-	41.67	41.67	500.00
5220-00 Real Estate Taxes	747.66	-	(747.66)	747.66	-	(747.66)	1,000.00
5310-00 Insurance Premium	-	-	-	-	-	-	11,000.00
5600-00 Rent	-	83.33	83.33	-	83.33	83.33	1,000.00
5730-00 Security Services	2,757.06	2,916.66	159.60	2,757.06	2,916.66	159.60	35,000.00
5740-00 Extra Security Services/Cameras	-	416.67	416.67	-	416.67	416.67	5,000.00
Total GENERAL & ADMINISTRATIVE	\$5,813.56	\$10,833.28	\$5,019.72	\$5,813.56	\$10,833.28	\$5,019.72	\$150,000.00
UTILITIES							
6010-00 Utilities	829.60	541.66	(287.94)	829.60	541.66	(287.94)	6,500.00
6040-00 Phone & Internet	276.80	333.33	56.53	276.80	333.33	56.53	4,000.00
Total UTILITIES	\$1,106.40	\$874.99	(\$231.41)	\$1,106.40	\$874.99	(\$231.41)	\$10,500.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
SITE MAINTENANCE							
7010-00 Landscaping & Cleaning	\$4,000.00	\$4,000.00	\$-	\$4,000.00	\$4,000.00	\$-	\$48,000.00
7030-00 Tree Trimming/Replacement	-	625.00	625.00	-	625.00	625.00	7,500.00
7150-00 Beach Cleaning	-	2,500.00	2,500.00	-	2,500.00	2,500.00	30,000.00
7160-00 Swimming Area Nets	-	375.00	375.00	-	375.00	375.00	1,500.00
7165-00 Gazebo Maintenance & Repair	-	83.33	83.33	-	83.33	83.33	1,000.00
7170-00 Portable Toilets	795.00	333.33	(461.67)	795.00	333.33	(461.67)	4,000.00
7175-00 Dumpsters	-	-	-	-	-	-	2,000.00
7212-00 Community Amenity Repairs & Maintenance	2,641.27	1,250.00	(1,391.27)	2,641.27	1,250.00	(1,391.27)	15,000.00
7220-00 Trash Removal & Hauling	101.00	416.66	315.66	101.00	416.66	315.66	5,000.00
7250-00 Supplies & Dog Waste Stations	-	250.00	250.00	-	250.00	250.00	3,000.00
7265-00 Lock Maintenance & Repair	431.27	416.66	(14.61)	431.27	416.66	(14.61)	5,000.00
7275-00 Signage	-	833.33	833.33	-	833.33	833.33	10,000.00
7290-00 Lighting Maintenance & Repair	-	166.66	166.66	-	166.66	166.66	2,000.00
7300-00 Environmental Initiatives & Erosion Control	-	1,166.66	1,166.66	-	1,166.66	1,166.66	14,000.00
7330-00 Swale Maintenance & Repair	-	1,250.00	1,250.00	-	1,250.00	1,250.00	15,000.00
7810-00 Snow & Ice Removal	-	-	-	-	-	-	6,000.00
Total SITE MAINTENANCE	\$7,968.54	\$13,666.63	\$5,698.09	\$7,968.54	\$13,666.63	\$5,698.09	\$169,000.00
Total OPERATING EXPENSE	\$14,888.50	\$25,374.90	\$10,486.40	\$14,888.50	\$25,374.90	\$10,486.40	\$329,500.00
Net Income:	(\$11,710.69)	(\$25,374.90)	\$13,664.21	(\$11,710.69)	(\$25,374.90)	\$13,664.21	\$115,460.00



General Ledger Trial Balance with Details

Oyster Harbor Citizens Association, Inc.

Accts: 10-1010-00 To: 95-9510-50 Dates: 7/1/2025 - 7/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1020-00	Truist Operating Checking - 4430	\$6,334.93	\$35,483.88	\$20,372.38	\$21,446.43
Date	GL Ref #	Debit	Credit	Description	
07/01/2025	826762	\$ -	\$ 1,561.00	Truist Operating Checking - 4430; Professional Community Management, Inc. Chk # 4528 Inv: 30443 Professional Community Management, Inc.	
07/01/2025	827194	-	1,801.27	Reimbursement - Bike Rack; Brandon Dall'Acqua Chk # 4529	
07/03/2025	835706	-	101.00	Truist Operating Checking - 4430; Anne Arundel County Chk # 4530 Inv: OHHTrash0725 Anne Arundel County	
07/03/2025	835708	-	132.53	Truist Operating Checking - 4430; Anne Arundel County Chk # 4531 Inv: OHHWaterBill0725 Anne Arundel County	
07/03/2025	835710	-	477.00	Truist Operating Checking - 4430; Jiffy John, Inc. Chk # 4532 Inv: 52382 Jiffy John, Inc.	
07/03/2025	835712	-	909.48	Truist Operating Checking - 4430; Investigative Consulting & Services, Inc. Chk # 4533 Inv: 10407 Investigative Consulting & Services, Inc.	
07/03/2025	835714	-	280.00	Truist Operating Checking - 4430; Mike Matthews, LLC Chk # 4534 Inv: oharbour-001 Mike Matthews, LLC	
07/03/2025	836766	30,000.00	-	From Truist MM to Truist Checking Truist Operating Checking - 4430	
07/07/2025	859376	-	19.64	Truist Operating Checking - 4430; BGE Chk # 0 Inv: BGE	
07/07/2025	859378	-	44.14	Truist Operating Checking - 4430; BGE Chk # 0 Inv: BGE	
07/07/2025	859380	-	63.78	Truist Operating Checking - 4430; BGE Chk # 0 Inv: BGE	
07/07/2025	859382	-	138.40	Truist Operating Checking - 4430; Comcast Chk # 0 Inv: Comcast	
07/07/2025	859384	-	169.18	Truist Operating Checking - 4430; Google Chk # 0 Inv: Google	
07/08/2025	837976	-	85.42	Truist Operating Checking - 4430; BGE Chk # 0 Inv: OHHBGEFishing0725 BGE	
07/08/2025	837978	-	4,000.00	Truist Operating Checking - 4430; LB Landscaping Chk # 4535 Inv: LB Landscaping	
07/08/2025	837980	-	400.00	Truist Operating Checking - 4430; Mint Media Agency Chk # 4536 Inv: 0001989 Mint Media Agency	
07/08/2025	837982	-	938.10	Truist Operating Checking - 4430; Investigative Consulting & Services, Inc. Chk # 4537 Inv: 10534 Investigative Consulting & Services, Inc.	
07/08/2025	837978	4,000.00	-	Truist Operating Checking - 4430 (Reversal); LB Landscaping Chk # 4535 Inv: LB Landscaping	
07/08/2025	837980	400.00	-	Truist Operating Checking - 4430 (Reversal); Mint Media Agency Chk # 4536 Inv: 0001989 Mint Media Agency	
07/08/2025	837982	938.10	-	Truist Operating Checking - 4430 (Reversal); Investigative Consulting & Services, Inc. Chk # 4 Inv: 10534 Investigative Consulting & Services, Inc.	
07/08/2025	838014	-	4,000.00	Truist Operating Checking - 4430; LB Landscaping Chk # 4538	



General Ledger Trial Balance with Details

Oyster Harbor Citizens Association, Inc.

Accts: 10-1010-00 To: 95-9510-50 Dates: 7/1/2025 - 7/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: LB Landscaping
07/08/2025	838016	-	400.00		Truist Operating Checking - 4430; Mint Media Agency Chk # 4539 Inv: 0001989 Mint Media Agency
07/08/2025	838018	-	938.10		Truist Operating Checking - 4430; Investigative Consulting & Services, Inc. Chk # 4540 Inv: 10534 Investigative Consulting & Services, Inc.
07/08/2025	859386	-	27.30		Truist Operating Checking - 4430; BGE Chk # 0 Inv: BGE
07/08/2025	859388	-	42.59		Truist Operating Checking - 4430; BGE Chk # 0 Inv: BGE
07/16/2025	859390	-	26.00		Truist Operating Checking - 4430; Constant Contact Chk # 0 Inv: Constant Contact
07/18/2025	846856	-	86.00		Truist Operating Checking - 4430; Cubesmart #718 Chk # 0 Inv: Cubesmart #718
07/18/2025	846858	-	280.00		Truist Operating Checking - 4430; Mike Matthews, LLC Chk # 4541 Inv: 1052 Mike Matthews, LLC
07/21/2025	859392	-	5.00		Truist Operating Checking - 4430; Truist Chk # 0 Inv: Truist
07/24/2025	859372	-	159.00		6/6/2025 check # 4507; Jiffy John, Inc. Chk # 0
07/24/2025	859374	-	159.00		6/6/2025 check # 4508; Jiffy John, Inc. Chk # 0
07/25/2025	849488	-	65.61		Truist Operating Checking - 4430; BGE Chk # 0 Inv: OHHBGEWashington0725 BGE
07/25/2025	849490	-	909.48		Truist Operating Checking - 4430; Investigative Consulting & Services, Inc. Chk # 4542 Inv: 10732 Investigative Consulting & Services, Inc.
07/25/2025	849492	-	431.27		Truist Operating Checking - 4430; Zelko's Security Chk # 4543 Inv: Zellos0725 Zelko's Security
07/25/2025	849494	-	280.00		Truist Operating Checking - 4430; Mike Matthews, LLC Chk # 4544 Inv: 1040 Mike Matthews, LLC
07/29/2025	850729	-	13.66		Truist Operating Checking - 4430; Anne Arundel County Chk # 4545 Inv: OHHRealestate#3 Anne Arundel County
07/29/2025	850731	-	650.00		Truist Operating Checking - 4430; Anne Arundel County Chk # 4546 Inv: ohhrealstate0725 Anne Arundel County
07/29/2025	850733	-	134.18		Truist Operating Checking - 4430; Anne Arundel County Chk # 4547 Inv: OHHStormwater#3 Anne Arundel County
07/29/2025	850735	-	145.78		Truist Operating Checking - 4430; Anne Arundel County Chk # 4548 Inv: OHHWater/Sewer0725 Anne Arundel County
07/29/2025	850737	-	73.67		Truist Operating Checking - 4430; Anne Arundel County Chk # 4549 Inv: OHHStormwater0725 Anne Arundel County
07/29/2025	850739	-	140.74		Truist Operating Checking - 4430; Anne Arundel County Chk # 4550 Inv: OHHStormwater#2 Anne Arundel County
07/29/2025	850741	-	84.00		Truist Operating Checking - 4430; Anne Arundel County Chk # 4551



General Ledger Trial Balance with Details

Oyster Harbor Citizens Association, Inc.

Accts: 10-1010-00 To: 95-9510-50 Dates: 7/1/2025 - 7/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: OHHRealEstate0725 Anne Arundel County
07/29/2025	850735	145.78	-		Truist Operating Checking - 4430 (Reversal); Anne Arundel County Chk # 4548
					Inv: OHHWater/Sewer0725 Anne Arundel County
07/29/2025	851413	-	61.66		Truist Operating Checking - 4430; Professional Community Management, Inc. Chk # 4552
					Inv: 31402 Professional Community Management, Inc.
07/29/2025	859394	-	138.40		Truist Operating Checking - 4430; Comcast Chk # 0
					Inv: Comcast
10-1030-00	Truist Operating Money Market - 7029	163,152.43	94.11	30,000.00	133,246.54
Date	GL Ref #	Debit	Credit	Description	
07/03/2025	836766	\$ -	\$ 30,000.00	From Truist MM to Truist Checking Truist Operating Money Market - 7029	
07/31/2025	860886	94.11	-	Truist Monthly Interest	
12-1250-00	Morgan Stanley Investments	811,024.38	3,083.70	-	814,108.08
Date	GL Ref #	Debit	Credit	Description	
07/31/2025	860884	\$ 3,083.70	\$ -	Morgan Stanley Monthly Interest & Valuation	
14-1420-00	Cash held by AACO	14,499.44	-	-	14,499.44
Date	GL Ref #	Debit	Credit	Description	
14-1430-00	BGE Deposit		100.00	-	100.00
Date	GL Ref #	Debit	Credit	Description	
30-3020-00	Reserves - Capital Elements		(479,191.08)	-	(479,191.08)
Date	GL Ref #	Debit	Credit	Description	
35-3510-00	Undesignated Equity		(128,733.09)	-	(128,733.09)
Date	GL Ref #	Debit	Credit	Description	
35-3520-00	Prior Year Net Income		(387,187.01)	-	(387,187.01)
Date	GL Ref #	Debit	Credit	Description	
40-4710-00	Interest Income - Operating		-	94.11	(94.11)
Date	GL Ref #	Debit	Credit	Description	
07/31/2025	860886	\$ -	\$ 94.11	Truist Monthly Interest	
40-4720-00	Interest & Valuation Income - Reserves		-	3,083.70	(3,083.70)
Date	GL Ref #	Debit	Credit	Description	
07/31/2025	860884	\$ -	\$ 3,083.70	Morgan Stanley Monthly Interest & Valuation	
50-5010-00	Management Fees		-	1,561.00	1,561.00
Date	GL Ref #	Debit	Credit	Description	
07/01/2025	826762	\$ 1,561.00	\$ -	Management Fee; Professional Community Management, Inc. Chk # 4528	
					Inv: 30443 Professional Community Management, Inc.
50-5050-00	Administrative Expenses		-	61.66	61.66
Date	GL Ref #	Debit	Credit	Description	
07/29/2025	851413	\$ 39.19	\$ -	Administrative Costs - Admin; Professional Community Management, Inc. Chk # 4552	
					Inv: 31402 Professional Community Management, Inc.
07/29/2025	851413	22.47	-	Postage; Professional Community Management, Inc. Chk # 4552	
					Inv: 31402 Professional Community Management, Inc.
50-5080-00	Web Site Administration		-	800.00	400.00
Date	GL Ref #	Debit	Credit	Description	
07/08/2025	837980	\$ 400.00	\$ -	Web Site Administration; Mint Media Agency Chk # 4536	
					Inv: 0001989 Mint Media Agency
07/08/2025	837980	-	400.00	Web Site Administration (Reversal); Mint Media Agency Chk # 4536	
					Inv: 0001989 Mint Media Agency
07/08/2025	838016	400.00	-	Web Site Administration; Mint Media Agency Chk # 4539	



General Ledger Trial Balance with Details

Oyster Harbor Citizens Association, Inc.

Accts: 10-1010-00 To: 95-9510-50 Dates: 7/1/2025 - 7/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 0001989 Mint Media Agency					
50-5090-00	Dues & Subscriptions	-	281.18	-	281.18
Date	GL Ref #	Debit	Credit	Description	
07/07/2025	859384	\$ 169.18	\$ -	Dues & Subscriptions; Google Chk # 0 Inv: Google	
07/16/2025	859390	26.00	-	Dues & Subscriptions; Constant Contact Chk # 0 Inv: Constant Contact	
07/18/2025	846856	86.00	-	Dues & Subscriptions; Cubesmart #718 Chk # 0 Inv: Cubesmart #718	
50-5100-00	Bank Charges	-	5.00	-	5.00
Date	GL Ref #	Debit	Credit	Description	
07/21/2025	859392	\$ 5.00	\$ -	Bank Charges; Truist Chk # 0 Inv: Truist	
50-5220-00	Real Estate Taxes	-	747.66	-	747.66
Date	GL Ref #	Debit	Credit	Description	
07/29/2025	850729	\$ 13.66	\$ -	Real Estate Taxes; Anne Arundel County Chk # 4545 Inv: OHHRealestate#3 Anne Arundel County	
07/29/2025	850731	650.00	-	Real Estate Taxes; Anne Arundel County Chk # 4546 Inv: ohhrealstate0725 Anne Arundel County	
07/29/2025	850741	84.00	-	Real Estate Taxes; Anne Arundel County Chk # 4551 Inv: OHHRealEstate0725 Anne Arundel County	
50-5730-00	Security Services	-	3,695.16	938.10	2,757.06
Date	GL Ref #	Debit	Credit	Description	
07/03/2025	835712	\$ 909.48	\$ -	Security Services; Investigative Consulting & Services, Inc. Chk # 4533 Inv: 10407 Investigative Consulting & Services, Inc.	
07/08/2025	837982	938.10	-	Security Services; Investigative Consulting & Services, Inc. Chk # 4537 Inv: 10534 Investigative Consulting & Services, Inc.	
07/08/2025	837982	-	938.10	Security Services (Reversal); Investigative Consulting & Services, Inc. Chk # 4537 Inv: 10534 Investigative Consulting & Services, Inc.	
07/08/2025	838018	938.10	-	Security Services; Investigative Consulting & Services, Inc. Chk # 4540 Inv: 10534 Investigative Consulting & Services, Inc.	
07/25/2025	849490	909.48	-	Security Services; Investigative Consulting & Services, Inc. Chk # 4542 Inv: 10732 Investigative Consulting & Services, Inc.	
60-6010-00	Utilities	-	975.38	145.78	829.60
Date	GL Ref #	Debit	Credit	Description	
07/03/2025	835708	\$ 132.53	\$ -	Utilities; Anne Arundel County Chk # 4531 Inv: OHHWaterBill0725 Anne Arundel County	
07/07/2025	859376	19.64	-	Utilities; BGE Chk # 0 Inv: BGE	
07/07/2025	859378	44.14	-	Utilities; BGE Chk # 0 Inv: BGE	
07/07/2025	859380	63.78	-	Utilities; BGE Chk # 0	



General Ledger Trial Balance with Details

Oyster Harbor Citizens Association, Inc.

Accts: 10-1010-00 To: 95-9510-50 Dates: 7/1/2025 - 7/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance	
					Inv: BGE	
07/08/2025	837976	85.42	-		Utilities; BGE Chk # 0	
					Inv: OHHBGEFishing0725 BGE	
07/08/2025	859386	27.30	-		Utilities; BGE Chk # 0	
					Inv: BGE	
07/08/2025	859388	42.59	-		Utilities; BGE Chk # 0	
					Inv: BGE	
07/25/2025	849488	65.61	-		Utilities; BGE Chk # 0	
					Inv: OHHBGEWashington0725 BGE	
07/29/2025	850733	134.18	-		Utilities; Anne Arundel County Chk # 4547	
					Inv: OHHStormwater#3 Anne Arundel County	
07/29/2025	850735	145.78	-		Utilities; Anne Arundel County Chk # 4548	
					Inv: OHHWater/Sewer0725 Anne Arundel County	
07/29/2025	850737	73.67	-		Utilities; Anne Arundel County Chk # 4549	
					Inv: OHHStormwater0725 Anne Arundel County	
07/29/2025	850739	140.74	-		Utilities; Anne Arundel County Chk # 4550	
					Inv: OHHStormwater#2 Anne Arundel County	
07/29/2025	850735	-	145.78		Utilities (Reversal); Anne Arundel County Chk # 4548	
					Inv: OHHWater/Sewer0725 Anne Arundel County	
60-6040-00	Phone & Internet		-	276.80	-	276.80
Date	GL Ref #	Debit	Credit	Description		
07/07/2025	859382	\$ 138.40	\$ -	Phone & Internet; Comcast Chk # 0		
				Inv: Comcast		
07/29/2025	859394	138.40	-	Phone & Internet; Comcast Chk # 0		
				Inv: Comcast		
70-7010-00	Landscaping & Cleaning		-	8,000.00	4,000.00	4,000.00
Date	GL Ref #	Debit	Credit	Description		
07/08/2025	837978	\$ 4,000.00	\$ -	Landscaping & Cleaning; LB Landscaping Chk # 4535		
				Inv: LB Landscaping		
07/08/2025	837978	-	4,000.00	Landscaping & Cleaning (Reversal); LB Landscaping Chk # 4535		
				Inv: LB Landscaping		
07/08/2025	838014	4,000.00	-	Landscaping & Cleaning; LB Landscaping Chk # 4538		
				Inv: LB Landscaping		
70-7170-00	Portable Toilets		-	795.00	-	795.00
Date	GL Ref #	Debit	Credit	Description		
07/03/2025	835710	\$ 477.00	\$ -	Portable Toilets; Jiffy John, Inc. Chk # 4532		
				Inv: 52382 Jiffy John, Inc.		
07/24/2025	859372	159.00	-	6/6/2025 check # 4507; Jiffy John, Inc. Chk # 0		
07/24/2025	859374	159.00	-	6/6/2025 check # 4508; Jiffy John, Inc. Chk # 0		
70-7212-00	Community Amenity Repairs & Maintenance		-	2,641.27	-	2,641.27
Date	GL Ref #	Debit	Credit	Description		
07/01/2025	827194	\$ 1,801.27	\$ -	Reimbursement - Bike Rack; Brandon Dall'Acqua Chk # 4529		



General Ledger Trial Balance with Details

Oyster Harbor Citizens Association, Inc.

Accts: 10-1010-00 To: 95-9510-50 Dates: 7/1/2025 - 7/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
07/03/2025	835714	\$ 280.00	\$ -		Community Amenity Repairs & Maintenance; Mike Matthews, LLC Chk # 4534 Inv: oharbour-001 Mike Matthews, LLC
07/18/2025	846858	280.00	-		Community Amenity Repairs & Maintenance; Mike Matthews, LLC Chk # 4541 Inv: 1052 Mike Matthews, LLC
07/25/2025	849494	280.00	-		Community Amenity Repairs & Maintenance; Mike Matthews, LLC Chk # 4544 Inv: 1040 Mike Matthews, LLC
70-7220-00	Trash Removal & Hauling	-	101.00	-	101.00
Date	GL Ref #	Debit	Credit	Description	
07/03/2025	835706	\$ 101.00	\$ -		Trash Removal & Hauling; Anne Arundel County Chk # 4530 Inv: OHHTrash0725 Anne Arundel County
70-7265-00	Lock Maintenance & Repair	-	431.27	-	431.27
Date	GL Ref #	Debit	Credit	Description	
07/25/2025	849492	\$ 431.27	\$ -		Lock Maintenance & Repair; Zelko's Security Chk # 4543 Inv: Zelos0725 Zelko's Security
Totals:		\$0.00	\$59,034.07	\$59,034.07	\$0.00



Financial Report Package

July 2025

Prepared for

Oyster Harbor Piers & Harbors

By

Professional Community Management, Inc.



Balance Sheet - Operating

Oyster Harbor Piers & Harbors

End Date: 07/31/2025

Assets

CASH - OPERATING

10-1020-00	PNC Bank Operating Checking - 4178	\$32,222.62
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Total CASH - OPERATING:	<u>\$32,222.62</u>
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CASH - RESERVES

12-1220-00	PNC Bank 8-Month CD 2997 03/26/25	30,405.74
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12-1225-00	PNC Bank 8-Month CD 3311 11/26/25	45,000.00
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Total CASH - RESERVES:	<u>\$75,405.74</u>
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Total Assets:	<u>\$107,628.36</u>
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Liabilities & Equity

OWNER EQUITY

35-3510-00	Undesignated Equity	3,292.05
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35-3520-00	Prior Year Net Income	7,536.57
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Total OWNER EQUITY:	<u>\$10,828.62</u>
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	<u>96,799.74</u>	<u>\$96,799.74</u>
Net Income Gain / Loss		

Total Liabilities & Equity:	<u>\$107,628.36</u>
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
OPERATING INCOME							
4010-00 Assessment Income	\$-	\$-	\$-	\$16,476.00	\$-	\$16,476.00	\$-
4420-00 Miscellaneous Income	-	-	-	85,036.00	-	85,036.00	-
4710-00 Interest Income - Operating	405.74	-	405.74	405.74	-	405.74	-
Total OPERATING INCOME	\$405.74	\$-	\$405.74	\$101,917.74	\$-	\$101,917.74	\$-
Total OPERATING INCOME	\$405.74	\$-	\$405.74	\$101,917.74	\$-	\$101,917.74	\$-
OPERATING EXPENSE							
GENERAL & ADMINISTRATIVE							
5010-00 Management Fees	20.00	-	(20.00)	140.00	-	(140.00)	-
5050-00 Administrative Expenses	13.12	-	(13.12)	99.31	-	(99.31)	-
5410-00 Community/Social Activities	-	-	-	4,878.69	-	(4,878.69)	-
Total GENERAL & ADMINISTRATIVE	\$33.12	\$-	(\$33.12)	\$5,118.00	\$-	(\$5,118.00)	\$-
Total OPERATING EXPENSE	\$33.12	\$-	(\$33.12)	\$5,118.00	\$-	(\$5,118.00)	\$-
Net Income:	\$372.62	\$0.00	\$372.62	\$96,799.74	\$0.00	\$96,799.74	\$0.00



General Ledger Trial Balance with Details

Oyster Harbor Piers & Harbors

Accts: 10-1010-00 To: 95-9510-50 Dates: 7/1/2025 - 7/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance	
10-1020-00	PNC Bank Operating Checking - 4178	\$32,255.74	\$-	\$33.12	\$32,222.62	
Date	GL Ref #	Debit	Credit	Description		
07/01/2025	826760	\$ -	\$ 20.00	PNC Bank Operating Checking - 4178 Inv # 30444; Professional Community Management, Inc Inv: 30444 Professional Community Management, Inc.		
07/29/2025	851411	-	13.12	PNC Bank Operating Checking - 4178 Inv # 31403; Professional Community Management, Inc Inv: 31403 Professional Community Management, Inc.		
12-1220-00	PNC Bank 8-Month CD 2997 03/26/25	30,000.00	405.74	-	30,405.74	
Date	GL Ref #	Debit	Credit	Description		
07/26/2025	859249	\$ 405.74	\$ -	Rollover Interest		
12-1225-00	PNC Bank 8-Month CD 3311 11/26/25	45,000.00	-	-	45,000.00	
Date	GL Ref #	Debit	Credit	Description		
20-2010-00	Accounts Payable	-	33.12	33.12	-	
Date	GL Ref #	Debit	Credit	Description		
07/01/2025	826590	\$ -	\$ 20.00	Accounts Payable Inv # 30444 Inv: 30444 Professional Community Management (Do Not Use - Management Module)		
07/01/2025	826760	20.00	-	Accounts Payable Inv # 30444; Professional Community Management, Inc. Chk # 1079 Inv: 30444 Professional Community Management, Inc.		
07/29/2025	851209	-	13.12	Accounts Payable Inv # 31403 Inv: 31403 Professional Community Management (Do Not Use - Management Module)		
07/29/2025	851411	13.12	-	Accounts Payable Inv # 31403; Professional Community Management, Inc. Chk # 1080 Inv: 31403 Professional Community Management, Inc.		
35-3510-00	Undesignated Equity	(3,292.05)	-	-	(3,292.05)	
Date	GL Ref #	Debit	Credit	Description		
35-3520-00	Prior Year Net Income	(7,536.57)	-	-	(7,536.57)	
Date	GL Ref #	Debit	Credit	Description		
40-4010-00	Assessment Income	(16,476.00)	-	-	(16,476.00)	
Date	GL Ref #	Debit	Credit	Description		
40-4420-00	Miscellaneous Income	(85,036.00)	-	-	(85,036.00)	
Date	GL Ref #	Debit	Credit	Description		
40-4710-00	Interest Income - Operating	-	-	405.74	(405.74)	
Date	GL Ref #	Debit	Credit	Description		
07/26/2025	859249	\$ -	\$ 405.74	Rollover Interest		
50-5010-00	Management Fees	120.00	20.00	-	140.00	
Date	GL Ref #	Debit	Credit	Description		
07/01/2025	826590	\$ 20.00	\$ -	Management Fee Inv: 30444 Professional Community Management (Do Not Use - Management Module)		
50-5050-00	Administrative Expenses	86.19	13.12	-	99.31	
Date	GL Ref #	Debit	Credit	Description		
07/29/2025	851209	\$ 13.12	\$ -	Administrative Costs - Admin Inv: 31403 Professional Community Management (Do Not Use - Management Module)		
50-5410-00	Community/Social Activities	4,878.69	-	-	4,878.69	
Date	GL Ref #	Debit	Credit	Description		
		Totals:	\$0.00	\$471.98	\$471.98	\$0.00