

Draft Agenda for August 19, 2026 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)
 - a. Read into the agenda the board vote taken on the 8/5/26 call to engage Gardner (engineering firm) to consult on Booker Pier sinkhole
 - b. Read into the agenda the board vote taken 7/27/26 to accept the recommendations from OH's General Agent for replacement of expiring lines.
- 4. Approval of Minutes for 7/15/26 Board Meeting** (draft sent out previously)
- 5. Financial Reports for July/YTD FY2026** (sent out previously)
 - a. SCBD Accounts: Special Tax Treasurer Carol Swan
 - b. Piers & Harbors Account: Association Treasurer Stephanie Orr
- 6. Proposed Process for Violations of the OHCA Code of Conduct**
- 7. President's Report**
 - a. Roads & Drainage Committee
 - i. Road Paving – revisit discussion following Biohabitats recommendations
 - ii. Progress report on Biohabitats
 - iii. Culvert repair on 3300 and 3302 Shore Drive – progress report
 - iv. Street signs for private roads
 - b. Community Property Committee
 - i. 4 Square & Hopscotch for Harbor Park
 - ii. Tree trimming proposals – board to vote
 - iii. Shed replacement proposals – board to vote
 - iv. Handicapped access gate - update
 - c. Security Committee
 - i. Work needed on drafting sites (per Fire Marshall's visit)
 - ii. Proposed security camera at beach - update
 - d. Beach Committee
 - e. Social Committee
 - f. Benevolence & New Neighbor Committee
 - g. Piers & Harbors/ Harbormaster
 - i. Dock/pier renovation
 - ii. Dredging of Channel – progress update
 - iii. Bulkhead Erosion Control Evaluation
 - iv. Sinkhole Repair – progress update
 - v. Cameras
 - vi. Replace boat/kayak racks
- 8. New Business**
- 9. Adjournment**

Robert's Rules of Order

Key Sections for OHCA Board and Community Meetings

- Board debate should focus on policies, not people or personalities. Discussion should be courteous and avoid personal attacks or impugning another's motives (Section 4:30 of Robert's Rules of Order)—one can disagree without being disagreeable. Verbal attacks, disparaging comments or interruptions are out of order.
- Generally speaking, the Board can spend as much time as needed to fully debate an issue, although motions exist to defer consideration, kill a discussion entirely, or call for an immediate vote (Section 4:30).
- Although debate is generally open-ended in the sense that all board members should have the chance to talk, you should only speak twice on the same subject (the "second speech" rule in Sections 3:33 and 4:28). If necessary, the Board can set time limits on how long each person can speak (Section 4:29), which is useful for large community meetings but generally not necessary for small board discussions.
- To speak, you must be recognized by the Chair (Section 3:30). There should be no cross-talk—members should address the chair, not each other (Sections 3:13 and 4:30). There should also be no interruptions unless you are making a privileged motion, which requires an immediate ruling by the Chair or vote by the whole board (rare; see list of motions and Chapters VI through X).
- Reminder: OHCA board meetings are business meetings. Board meetings are for board members to discuss the business before the board and, per the OHCA Constitution, community members may sit in on board meetings without participating, unless the Board Chair invites them to participate.
- Depending on time and circumstance, members of the audience may seek recognition from the Chair to raise an issue or ask a question, but that is not guaranteed. Under OHCA's Constitution, "Any member of the Association is privileged to sit in on a Board Meeting without participation, unless invited to participate by the Chairman of the Board" (Article V, Section 9 of OHCA Constitution). The time for a "Good and Welfare (gripe session)" occurs at the end of general community meetings under the agenda specified by the OHCA Constitution in Article XIV, Section 1.13. If residents have specific items they want discussed at a board meeting, they should approach a board member beforehand about raising a specific motion on their behalf.

OHCA CIVILITY IN COMMUNICATIONS POLICY

All OHCA communications should focus on policies, not people or personalities. That is true for all interactions between OHCA Board members, Officers, Committee Chairs, and Members of the Association. Communications should be courteous and avoid personal attacks or impugning another person's motives—we can disagree without being disagreeable. Verbal attacks, disparaging comments, and interruptions are unacceptable and will be ruled out of order at all OHCA meetings.

<i>Policy Name</i>	<i>OHCA Board Code of Conduct</i>
<i>Board Adoption Date</i>	<i>November 19, 2024</i>

Oyster Harbor Citizens Association Board Members Code of Conduct

Purpose

The purpose of this Code of Conduct is to establish clear guidelines for the behavior, responsibilities, and expectations of the Oyster Harbor Citizens Association (OHCA) Board Members. It supports the OHCA Constitution requirement that Board Members “be better prepared to give a community service; to improve our sense of duty to the community are entrusted with the development and maintenance of Oyster Harbor through the regulating of its community property and facilities in the best interest of the property owners of the community.”

Core Principles

1. **Leadership**
Board members are responsible for leading by example and promoting a positive and collaborative environment within the community.
2. **Integrity**
Board members must uphold the highest standards of honesty and ethical behavior, acting in the best interests of the entire community.
3. **Transparency**
Board members are expected to communicate openly and honestly, providing full disclosure of association-related matters and decisions to ensure trust and accountability.
4. **Accountability**
Board members are accountable to the association and its members, ensuring that they adhere to the community’s bylaws, governing documents, and this Code of Conduct.
5. **Confidentiality**
Board members must protect the confidentiality of sensitive information discussed during executive session or other association-related communications noted as sensitive, privileged or confidential attorney-client communication.
6. **Fairness**
Board members are expected to make decisions that are fair, unbiased, and in accordance with the governing documents, prioritizing the best interests of the community.

Expectations for Board Member Conduct

1. **Respectful and Professional Behavior**
 - Treat fellow board members, association members, volunteers, vendors, and community members with respect, civility, and courtesy.
 - Avoid personal attacks, condescending language, or any form of harassment.
 - Recognize and respect diverse viewpoints and foster a collaborative decision-making process.
2. **Conflict of Interest**
 - Board members must avoid any conflicts of interest, whether personal or financial, that could compromise their impartiality.
 - Disclose any potential conflicts of interest in advance and recuse oneself from discussions or votes where impartiality could be questioned.
 - Refrain from using board membership for personal gain, special privileges, or advancing personal interests.

3. Confidentiality and Discretion

- Keep confidential information, including financial, legal, or personal information, private and secure.
- Avoid disclosing sensitive matters discussed in executive sessions or other non-public meetings, unless required by law.
- Respect the privacy of community members and fellow board members.

4. Diligence and Preparation

- Attend all board meetings, or notify the board in advance if unable to attend.
- Review meeting materials in advance, including agendas, minutes, and financial reports.
- Participate actively in discussions and decision-making, while ensuring that all decisions are well-informed and reflect the best interests of the community.

5. Communication

- Communicate professionally and clearly with residents, association members, and other board members.
- Respond to inquiries and concerns from community members in a timely and respectful manner.
- Avoid making unilateral decisions or promises on behalf of the board without prior approval.

6. Compliance with Governing Documents

- Adhere to the community's governing documents (constitution, bylaws etc.) and applicable local, state, and federal laws.
- Promote understanding and compliance with the rules and regulations of the community.

7. Decision-Making

- Act in the best interests of the community, rather than any personal or special interests.
- Base decisions on facts, fairness, and what is best for the long-term success and harmony of the community.
- Support board decisions once made, even if you personally disagree, to present a unified front to the community.

Board Member Responsibilities

1. Fiduciary Duty

- Ensure the association's finances are handled responsibly and transparently.
- Review financial reports regularly and ensure that the association's funds are used for community benefits and in accordance with governing documents.

2. Commitment to the Role

- Understand the time and effort required to serve on the board and commit fully to fulfilling these responsibilities.
- Participate actively in meetings, committees, and community events.

3. Promoting a Positive Community Culture

- Serve as a positive example for community members, promoting civility, respect, and cooperation.
- Facilitate constructive dialogue between members and work toward consensus and compromise where necessary.

Violations of the Code of Conduct

Violations of this Code of Conduct by any board member may result in disciplinary action, including:

1. Formal warning or reprimand.
2. Suspension from specific board activities or responsibilities.
3. Removal from the board, in accordance with the association's constitution and bylaws.
4. Legal action, if necessary, to protect the interests of the community.

All violations will be reviewed and addressed by the board or a designated ethics committee, with an emphasis on fairness and resolution.

Amendments

This Code of Conduct may be amended by a majority vote of the board. Any amendments must be communicated to all board members and shared with the community.

PROPOSED PROCESS FOR VIOLATIONS OF OHCA CODE OF CONDUCT¹

THIS SECTION PENDING RESPONSES TO JOE

**OHCA Board of Directors
Draft Minutes of Board Meeting, Wednesday July 15, 2026
Eastport Fire Station, 7:00 PM**

Board Members present:

- Victoria Barron, Board Chair
- Trisha Thomas, Board Vice Chair
- Thomasina Coates, Board Member (online)
- Arlene Jackson, Board Member (online)
- Joe Madron, Board Member (online)

OHCA Officers & Committee Chairs present:

- Don Krause, Vice President & Community Property Committee Chair
- Carol Swan, Special Tax Treasurer
- Stephanie Orr, Association Treasurer
- Jody Tracey, Security Committee Chair
- Dan Craig, Beach Committee
- Mike Wierczbicki, Roads & Drainage Committee chair

About five OHCA residents attended in person or online.

Call to Order and Moment of Silence

Chair Victoria Barron presided at the meeting. She called the meeting to order at 7:15 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 Joe Madron seconded a motion to approve the draft agenda.
UNANIMOUSLY APPROVED BY VOICE VOTE**

Approval of Minutes for May 21 Board Meeting

The draft minutes of the May 21 board meeting were sent to all board members prior to the meeting and no changes were requested. It should be noted that there was a June board meeting held.

Joe Madron moved and Trisha Thomas seconded a motion to approve the minutes of the May 21, 2026 board meeting. UNANIMOUSLY APPROVED BY VOICE VOTE

Financial Reports for May/June and FY2026 Year-to-Date

Special Community Benefit District (SCBD) Accounts: Special Tax Treasurer Carol Swan reported that account balances on 6/30/26 were as follows:

Truist Accounts

Checking - \$35,107.78

Money Market - \$355,273.6 (on 6/18, received \$16,963.01 tax disbursement from AA County)

Total Truist: \$390,380.94

Morgan Stanley CDs Total - \$837,565.81

Grand Total OHCA SCBD Funds: \$1,227,946.75

Association Treasurer Stephanie Orr reported the following for the
Piers & Harbors PNC Bank Account

Opening balance on 5/30/26: \$58,515.14

Deposits: \$648.00

Checks: \$72.08

Ending balance on 6/30/26: \$59,091.06

CDs

1st CD value as of 6/30/26: \$31,465.09

2nd CD value as of 6/30/26: \$47,191.21

Both CDs mature on 7/27/26.

A community member asked if some of these funds should remain liquid rather than reinvest for anticipated pier repairs costs. There was further discussion of SCBD eligible expenses vs those to be paid from Piers and Harbors account. Stephanie will get a recommendation from bank manager and advise the board. SCBD treasurer Carol advised that the FY '27 budget (SCBD) allocated \$300,000 under capital improvements for the repair/replacement of community piers and another \$100,000 for improvements at Booker Pier, the seawall and Shore Drive bulkhead.

Stephanie later checked and suggested to the board to reinvest the proceeds of the matured CDs in the best current rate option which was 8 mos at 3.93 %. The board later approved this by email as previously discussed.

Proposed Process for Violations of the OHCA Code of Conduct

The Proposed Process for Violations of the OHCA Code of Conduct was drafted by board member Joe Madron and circulated to all board members for comment. As all board members have not responded with feedback on the process Trisha will send out her response to Joe back to the board and all responses will be incorporated into the draft and reviewed at the next board meeting. The Board agreed we will revisit this next meeting.

Board resignations

Board members Nancy Plaxico and Keith Smith have resigned from the board. With September elections soon approaching, the Board agreed to wait until September general elections rather than hold a special election. It was also noted that as Nancy was our board secretary, the board needs to elect another board secretary.

Insurance Coverage – Management liability coverage

Board member Trisha Thomas reported that Carla Gibbons from Procom notified the board that we have 2 of our policy lines are expiring and coverage is not being renewed on one of them. We have 3 policies and they are as follows: (1) commercial liability policy for directors and officers, (2) commercial umbrella policy for liability, injury etc (3) general liability policy which includes officer and director coverage. Our general agent has proposed replacement options and Carla offered to set up a call with our general agent to review then and as well as explain our coverage. The board agreed this would be the next step to take in order to make an informed decision on replacing insurance. Trisha will arrange and schedule the call.

President's Report

As President Heather Madron is on travel out of the country, Board Vice Chair delivered the president's report.

Roads & Drainage Committee

Committee chair Mike Wierczbicki reported Biohabitats has finished their survey, final recommendations regarding stormwater management will be provided soon and we can begin submitting RFPs to environmental engineering firms. He expects the work to be of significant cost. As this project was deemed of primary importance to the community, he would like board involvement, support and direction.

There was not an update on road widening as Barrett could not attend. Mike noted that the cost would likely be very high and involve extensive work.

Culvert repair on 3300 and 3302 Shore Drive

We have 2 bids, from GMC and Chamberlain, and have been unable to secure a 3rd bid. Mike noted that as we have a hazard until repairs are completed, he asked if the board could vote to move forward with the repair as we do have an emergency procurement clause, there is risk of flooding and the repair is pending from earlier this year. Bids are below \$25,000 without the addition of the more recently identified issue on Howard. GMC bid with Howard Road is \$25,995.

Thomasina Coates moved and Arlene Jackson seconded a motion to accept the bid from GMC for Culvert to proceed with the repair at the 3 sites. UNANIMOUSLY APPROVED BY VOICE VOTE.

Follow up comment was made by one of the Shore Drive property owners Stephanie Orr that the GMC contract excludes permitting, Mike responded that he will follow up with Carla to ask about permitting and whether there is additional cost.

Sinkhole at Booker Pier

Mike gave a brief summary of this, that a culvert collapsed, water overflowed drainage grates and caused basement flooding in 2 homes. Crew Cuts made a temporary repair. An engineer is coming out to look at it as is American Concrete.

Community Property Committee – Committee Chair Don Krause reported there are 3 different quotes for tree trimming. His recommendation was Hector the Tree Trimmer, and noted they have

done work in the community. Quotes range from \$3900-6,000. The board agreed on a future action pending a review of the quotes which were not available at the board meeting.

Thomasina Coates moved and Joe Madron seconded a motion to approve up to \$6,000 for the tree trimming contract pending a review of the quotes. UNANIMOUSLY APPROVED BY VOICE VOTE.

Don has three quotes for repairing the shed at the Harbor Lot, and will put together a comparison of those quotes for the next board meeting. Quotes are not for same work so the board will wait to review them. He also reported on a plan for a handicapped access gate for the beach; more information to come.

4 Square & Hopscotch for Harbor Park

Don can have a member power wash the spray paint on the Harbor Road lot which was affixed by an unknown party without permission, no board objections to power washing to remove it. President Heather Madron looked into finding a stencil for a permanent solution for a 4 Square area.

Security Committee – Security Committee Chair Jody Tracey gave an update on fire drafting sites. Don Krause has been working on a pumping system and we have signage ready for the ramps for drafting. The poles between communities have confirmed to be removable. Don advised the drafting plan he prepared was approved by the fire marshal and Jody acknowledged his significant work on the plan.

The light at the beach was fixed and we're looking into a camera for the beach in response to recent instances of vandalism at the beach. Beach committee chair Dan Craig suggested we should have a live feed for the camera to enable quick response to incidents prompting discussion regarding who would have access to the feed. The challenge with the live feed is there's not strong enough wi-fi connection or network setup. Joe advised there was discussion of limiting access to Carla at Procom for privacy reasons. We're awaiting guidance from Comcast on the wi-fi and live feed as well.

Jody reported that 2 individuals from the security company are patrolling the community; patrols are 3-4 nights weekly.

Beach Committee

There was discussion of activity at the beach during the security committee report and potential signage to thwart it. Further discussion pushed to next meeting to allow sufficient time for other committee reports.

Piers & Harbors - Piers & Harbors Chair Joe Madron reported on 3 quotes from electricians for reconstruction of Fishing Creek pier including electricity in the Harbormaster's shed and electrical box outside and he met with numerous companies to obtain quotes from the three: Wireworks, Wiseman and G&G Electric Company. FTL, the company doing construction work recommended G&G Electric Company but the representative was very vague on site. Wiseman quote was significantly higher at \$95,000 and did not seem they wanted to do the work. Joe recommended using Wireworks, who quoted \$32,950 and their proposal was specific and discussion of work more thorough than the others. Wireworks has done other work in the community. Permits submitted by FTL for pier work was approved by the county.

Trisha Thomas moved and Thomasina Coates seconded a motion that we will proceed with using Wireworks for the electricity on the pier as discussed. UNANIMOUSLY APPROVED BY VOICE VOTE.

Joe reported further that he has someone coming out to look at the floating docks, specifically ones that are not being used, to remove them. Owners of the Hobie sailboat have advised they would like it disposed of so this will be done at the same time. Additionally he may reposition and rebuild some of the remaining floating docks to lessen the pressure on the pier. Further clean up is planned for abandoned or unusable boats on and around the boat racks.

Joe is assembling a voting competition for the community to select a winner for the Burgee competition. As previously agreed the board will narrow the submissions down to several and the community will vote on the winner. The sticker competition for kids will be separate.

Dredging of Channel – Victoria Barron reported that all the documents and payment have been sent to Atwell. The County had questions for Atwell and Atwell is responding to the County. She advised she will advise once she has further information.

Miscellaneous Piers and Harbors

Dan Craig advised the hole along the Shore Drive bulkhead needs to be addressed and has been pending for some time, we should go back to Procom to push this repair forward. Also he asked if the ladder on the channel could be removed pending a replacement as its broken. It was stated by a community member that the current placement of ladder would be better placed on wing wall for safety reasons and would not be in jeopardy of further damage from barges. Joe Madron questioned if it has to be there, the response from a few attending was that it was an accommodation for a concerned citizen. The decision was made to remove it in the interim pending a future solution.

Adjournment

A motion was made, seconded and approved that the meeting be adjourned, and the meeting was adjourned at 9:00 p.m.

Minutes drafted by Board Vice Chair Trisha Thomas



Financial Report Package

July 2026

Fiscal Year: 2027

Prepared for

Oyster Harbor Citizens Association, Inc.

By

Professional Community Management, Inc.

Assets

CASH - OPERATING

10-1020-00	Truist Operating Checking - 4430	\$30,649.87
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10-1030-00	Truist Operating Money Market - 7029	322,781.66
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Total CASH - OPERATING:	\$353,431.53
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CASH - RESERVES

12-1250-00	Morgan Stanley Investments	837,565.81
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Total CASH - RESERVES:	\$837,565.81
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ACCOUNTS RECEIVABLE

14-1420-00	Cash held by AACO	5,412.16
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14-1430-00	BGE Deposit	100.00
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Total ACCOUNTS RECEIVABLE:	\$5,512.16
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Total Assets:	\$1,196,509.50
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Liabilities & Equity

RESERVE EQUITY

30-3020-00	Reserves - Capital Elements	484,591.08
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Total RESERVE EQUITY:	\$484,591.08
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OPERATING EQUITY

35-3510-00	Undesignated Operating Equity	503,332.82
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35-3520-00	Prior Year Net Income	232,455.42
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Total OPERATING EQUITY:	\$735,788.24
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	(23,869.82)	
Net Income Gain / Loss		(\$23,869.82)

Total Liabilities & Equity:	\$1,196,509.50
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
OPERATING INCOME							
4710-00 Interest Income - Operating	\$ 193.50	\$ -	\$ 193.50	\$ 193.50	\$ -	\$ 193.50	\$ -
Total OPERATING INCOME	\$ 193.50	\$ -	\$ 193.50	\$ 193.50	\$ -	\$193.50	\$ -
Total OPERATING INCOME	\$ 193.50	\$ -	\$ 193.50	\$ 193.50	\$ -	\$ 193.50	\$ -
OPERATING EXPENSE							
GENERAL & ADMINISTRATIVE							
5010-00 Management Fees	1,576.00	-	(1,576.00)	1,576.00	-	(1,576.00)	-
5050-00 Administrative Expenses	225.88	-	(225.88)	225.88	-	(225.88)	-
5080-00 Web Site Administration	400.00	-	(400.00)	400.00	-	(400.00)	-
5090-00 Dues & Subscriptions	487.35	-	(487.35)	487.35	-	(487.35)	-
5100-00 Bank Charges	5.00	-	(5.00)	5.00	-	(5.00)	-
5650-00 Storage Expense	98.00	-	(98.00)	98.00	-	(98.00)	-
5730-00 Security Services	4,228.43	-	(4,228.43)	4,228.43	-	(4,228.43)	-
Total GENERAL & ADMINISTRATIVE	\$ 7,020.66	\$ -	(\$ 7,020.66)	\$ 7,020.66	\$ -	(\$7,020.66)	\$ -
UTILITIES							
6010-00 Utilities	437.74	-	(437.74)	437.74	-	(437.74)	-
6040-00 Phone & Internet	283.16	-	(283.16)	283.16	-	(283.16)	-
Total UTILITIES	\$ 720.90	\$ -	(\$ 720.90)	\$ 720.90	\$ -	(\$720.90)	\$ -
SITE MAINTENANCE							
7010-00 Landscaping & Cleaning	4,200.00	-	(4,200.00)	4,200.00	-	(4,200.00)	-
7110-00 Piers & Harbors Improvement & Repairs	1,355.00	-	(1,355.00)	1,355.00	-	(1,355.00)	-
7170-00 Portable Toilets	318.00	-	(318.00)	318.00	-	(318.00)	-
7212-00 Community Amenity Repairs & Maintenance	1,290.45	-	(1,290.45)	1,290.45	-	(1,290.45)	-
7265-00 Lock Maintenance & Repair	23.31	-	(23.31)	23.31	-	(23.31)	-
7290-00 Lighting Maintenance & Repair	1,435.00	-	(1,435.00)	1,435.00	-	(1,435.00)	-
7300-00 Environmental Initiatives & Erosion Control	7,700.00	-	(7,700.00)	7,700.00	-	(7,700.00)	-
Total SITE MAINTENANCE	\$ 16,321.76	\$ -	(\$ 16,321.76)	\$ 16,321.76	\$ -	(\$16,321.76)	\$ -
Total OPERATING EXPENSE	\$ 24,063.32	\$ -	(\$ 24,063.32)	\$ 24,063.32	\$ -	(\$ 24,063.32)	\$ -
Net Income:	(\$ 23,869.82)	\$ 0.00	(\$ 23,869.82)	(\$ 23,869.82)	\$ 0.00	(\$ 23,869.82)	\$ 0.00

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1020-00	Truist Operating Checking - 4430	\$22,028.19	\$44,300.93	\$35,679.25	\$30,649.87
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	1096748	\$ -	\$ 1,576.00	Truist Operating Checking - 4430; Professional Community Management, Inc. Chk # 4718	
07/02/2026	1105113	-	85.97	Truist Operating Checking - 4430; BGE Chk # 0	
07/02/2026	1105115	-	139.34	Truist Operating Checking - 4430; Anne Arundel County Chk # 4720	
07/02/2026	1105117	-	400.00	Truist Operating Checking - 4430; Mint Media Agency Chk # 4721	
07/02/2026	1105119	-	999.71	Truist Operating Checking - 4430; Investigative Consulting & Services, Inc. Chk # 4722	
07/02/2026	1106409	-	22.28	Truist Operating Checking - 4430; BGE Chk # 0	
07/02/2026	1106411	-	38.95	Truist Operating Checking - 4430; BGE Chk # 0	
07/02/2026	1106413	-	39.70	Truist Operating Checking - 4430; BGE Chk # 0	
07/02/2026	1106409	22.28	-	Truist Operating Checking - 4430 (Reversal); BGE Chk # 0	
07/02/2026	1106411	38.95	-	Truist Operating Checking - 4430 (Reversal); BGE Chk # 0	
07/02/2026	1106413	39.70	-	Truist Operating Checking - 4430 (Reversal); BGE Chk # 0	
07/07/2026	1110481	-	4,200.00	Truist Operating Checking - 4430; LB Landscaping Chk # 4723	
07/07/2026	1110483	-	4,200.00	Truist Operating Checking - 4430; LB Landscaping Chk # 4724	
07/07/2026	1110485	-	4,235.00	Truist Operating Checking - 4430; Biohabitats, Inc. Chk # 4725	
07/07/2026	1110557	-	37.07	Reimbursement - Shed Repair; Joseph Madron Chk # 4726	
07/07/2026	1110481	4,200.00	-	Truist Operating Checking - 4430 (Reversal); LB Landscaping Chk # 4723	
07/08/2026	1110736	40,000.00	-	Working Capital Infusion from Truist Money Market Truist Operating Checking - 4430	
07/10/2026	1113433	-	1,435.00	Truist Operating Checking - 4430; Wireworx, Inc. Chk # 4727	
07/14/2026	1114585	-	98.00	Truist Operating Checking - 4430; Cubesmart #718 Chk # 0	
07/14/2026	1114587	-	280.00	Truist Operating Checking - 4430; Mike Matthews, LLC Chk # 4728	
07/21/2026	1116760	-	318.00	Truist Operating Checking - 4430; Jiffy John, Inc. Chk # 4729	
07/21/2026	1116762	-	10,780.00	Truist Operating Checking - 4430; Biohabitats, Inc. Chk # 4730	
07/23/2026	1117822	-	23.31	Reimbursement - Padlock; Thomas Cagle Chk # 4731	
07/28/2026	1118938	-	1,122.16	Truist Operating Checking - 4430; Investigative Consulting & Services, Inc. Chk # 4732	
07/28/2026	1118940	-	999.71	Truist Operating Checking - 4430; Investigative Consulting & Services, Inc. Chk # 4733	
07/28/2026	1118942	-	1,106.85	Truist Operating Checking - 4430; Investigative Consulting & Services, Inc. Chk # 4734	
07/29/2026	1120405	-	67.94	Truist Operating Checking - 4430; Professional Community Management, Inc. Chk # 4735	
07/31/2026	1120700	-	406.68	Truist Operating Checking - 4430; ProCom Chk # 4736	
07/31/2026	1120702	-	157.94	Truist Operating Checking - 4430; ProCom Chk # 4737	
07/31/2026	1120704	-	366.70	Truist Operating Checking - 4430; ProCom Chk # 4738	
07/31/2026	1120706	-	1,355.00	Truist Operating Checking - 4430; Wireworx, Inc. Chk # 4739	
07/31/2026	1120708	-	200.00	Truist Operating Checking - 4430; Mike Matthews, LLC Chk # 4740	
07/31/2026	1128704	-	22.68	Truist Operating Checking - 4430; BGE Chk # 0	
07/31/2026	1128706	-	44.03	Truist Operating Checking - 4430; BGE Chk # 0	
07/31/2026	1128708	-	72.53	Truist Operating Checking - 4430; BGE Chk # 0	
07/31/2026	1128710	-	24.35	Truist Operating Checking - 4430; BGE Chk # 0	
07/31/2026	1128712	-	48.84	Truist Operating Checking - 4430; BGE Chk # 0	
07/31/2026	1128714	-	141.58	Truist Operating Checking - 4430; Comcast Chk # 0	
07/31/2026	1128716	-	141.58	Truist Operating Checking - 4430; Comcast Chk # 0	
07/31/2026	1128718	-	459.79	Truist Operating Checking - 4430; Google Chk # 0	
07/31/2026	1128720	-	27.56	Truist Operating Checking - 4430; Constant Contact Chk # 0	
07/31/2026	1128722	-	5.00	Truist Operating Checking - 4430; Truist Chk # 0	
10-1030-00	Truist Operating Money Market - 7029	355,273.16	7,508.50	40,000.00	322,781.66
Date	GL Ref #	Debit	Credit	Description	
07/08/2026	1110736	\$ -	\$ 40,000.00	Working Capital Infusion from Truist Money Market	
07/21/2026	1117038	7,315.00	-	Reimbursement - Biohabitat Environmental Engineering Services	

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
07/31/2026	1131917	\$ 193.50	\$ -	Truist Monthly Interest	
12-1250-00	Morgan Stanley Investments	837,565.81	-	-	837,565.81
Date	GL Ref #	Debit	Credit	Description	
14-1420-00	Cash held by AACO	5,412.16	-	-	5,412.16
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	(484,591.08)	-	-	(484,591.08)
Date	GL Ref #	Debit	Credit	Description	
35-3510-00	Undesignated Operating Equity	(503,332.82)	-	-	(503,332.82)
Date	GL Ref #	Debit	Credit	Description	
35-3520-00	Prior Year Net Income	(232,455.42)	-	-	(232,455.42)
Date	GL Ref #	Debit	Credit	Description	
40-4710-00	Interest Income - Operating	-	-	193.50	(193.50)
Date	GL Ref #	Debit	Credit	Description	
07/31/2026	1131917	\$ -	\$ 193.50	Truist Monthly Interest	
50-5010-00	Management Fees	-	1,576.00	-	1,576.00
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	1096748	\$ 1,576.00	\$ -	Management Fee; Professional Community Management, Inc. Chk # 4718	
50-5050-00	Administrative Expenses	-	225.88	-	225.88
Date	GL Ref #	Debit	Credit	Description	
07/29/2026	1120405	\$ 53.40	\$ -	Administrative Costs - Admin; Professional Community Management, Inc. Chk # 4735	
07/29/2026	1120405	14.54	-	Postage; Professional Community Management, Inc. Chk # 4735	
07/31/2026	1120702	157.94	-	Stickers for Kayaks and or boats; ProCom Chk # 4737	
50-5080-00	Web Site Administration	-	400.00	-	400.00
Date	GL Ref #	Debit	Credit	Description	
07/02/2026	1105117	\$ 400.00	\$ -	Web Site Administration; Mint Media Agency Chk # 4721	
50-5090-00	Dues & Subscriptions	-	487.35	-	487.35
Date	GL Ref #	Debit	Credit	Description	
07/31/2026	1128718	\$ 459.79	\$ -	Dues & Subscriptions; Google Chk # 0	
07/31/2026	1128720	27.56	-	Dues & Subscriptions; Constant Contact Chk # 0	
50-5100-00	Bank Charges	-	5.00	-	5.00
Date	GL Ref #	Debit	Credit	Description	
07/31/2026	1128722	\$ 5.00	\$ -	Bank Charges; Truist Chk # 0	
50-5650-00	Storage Expense	-	98.00	-	98.00
Date	GL Ref #	Debit	Credit	Description	
07/14/2026	1114585	\$ 98.00	\$ -	Storage Expense; Cubesmart #718 Chk # 0	
50-5730-00	Security Services	-	4,228.43	-	4,228.43
Date	GL Ref #	Debit	Credit	Description	
07/02/2026	1105119	\$ 999.71	\$ -	Security Services; Investigative Consulting & Services, Inc. Chk # 4722	
07/28/2026	1118938	1,122.16	-	Security Services; Investigative Consulting & Services, Inc. Chk # 4732	
07/28/2026	1118940	999.71	-	Security Services; Investigative Consulting & Services, Inc. Chk # 4733	
07/28/2026	1118942	1,106.85	-	Security Services; Investigative Consulting & Services, Inc. Chk # 4734	
60-6010-00	Utilities	-	538.67	100.93	437.74
Date	GL Ref #	Debit	Credit	Description	
07/02/2026	1105113	\$ 85.97	\$ -	Utilities; BGE Chk # 0	
07/02/2026	1105115	139.34	-	Utilities - Water and Wastewater Service ; Anne Arundel County Chk # 4720	
07/02/2026	1106409	22.28	-	Utilities; BGE Chk # 0	
07/02/2026	1106411	38.95	-	Utilities; BGE Chk # 0	
07/02/2026	1106413	39.70	-	Utilities; BGE Chk # 0	
07/02/2026	1106409	-	22.28	Utilities (Reversal); BGE Chk # 0	

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
07/02/2026	1106411	\$ -	\$ 38.95	Utilities (Reversal); BGE Chk # 0	
07/02/2026	1106413	-	39.70	Utilities (Reversal); BGE Chk # 0	
07/31/2026	1128704	22.68	-	Utilities; BGE Chk # 0	
07/31/2026	1128706	44.03	-	Utilities; BGE Chk # 0	
07/31/2026	1128708	72.53	-	Utilities; BGE Chk # 0	
07/31/2026	1128710	24.35	-	Utilities; BGE Chk # 0	
07/31/2026	1128712	48.84	-	Utilities; BGE Chk # 0	
60-6040-00	Phone & Internet	-	283.16	-	283.16
Date	GL Ref #	Debit	Credit	Description	
07/31/2026	1128714	\$ 141.58	\$ -	Phone & Internet; Comcast Chk # 0	
07/31/2026	1128716	141.58	-	Phone & Internet; Comcast Chk # 0	
70-7010-00	Landscaping & Cleaning	-	8,400.00	4,200.00	4,200.00
Date	GL Ref #	Debit	Credit	Description	
07/07/2026	1110481	\$ 4,200.00	\$ -	Landscaping & Cleaning; LB Landscaping Chk # 4723	
07/07/2026	1110483	4,200.00	-	Landscaping & Cleaning; LB Landscaping Chk # 4724	
07/07/2026	1110481	-	4,200.00	Landscaping & Cleaning (Reversal); LB Landscaping Chk # 4723	
70-7110-00	Piers & Harbors Improvement & Repairs	-	1,355.00	-	1,355.00
Date	GL Ref #	Debit	Credit	Description	
07/31/2026	1120706	\$ 1,355.00	\$ -	Piers & Harbors Improvement & Repairs; Wireworx, Inc. Chk # 4739	
70-7170-00	Portable Toilets	-	318.00	-	318.00
Date	GL Ref #	Debit	Credit	Description	
07/21/2026	1116760	\$ 318.00	\$ -	Portable Toilets; Jiffy John, Inc. Chk # 4729	
70-7212-00	Community Amenity Repairs & Maintenance	-	1,290.45	-	1,290.45
Date	GL Ref #	Debit	Credit	Description	
07/07/2026	1110557	\$ 37.07	\$ -	Reimbursement - Shed Repair; Joseph Madron Chk # 4726	
07/14/2026	1114587	280.00	-	Community Amenity Repairs & Maintenance; Mike Matthews, LLC Chk # 4728	
07/31/2026	1120700	406.68	-	Reimbursement for ladder at Bulkhead; ProCom Chk # 4736	
07/31/2026	1120704	366.70	-	Community Amenity Repairs & Maintenance; ProCom Chk # 4738	
07/31/2026	1120708	200.00	-	Community Amenity Repairs & Maintenance; Mike Matthews, LLC Chk # 4740	
70-7265-00	Lock Maintenance & Repair	-	23.31	-	23.31
Date	GL Ref #	Debit	Credit	Description	
07/23/2026	1117822	\$ 23.31	\$ -	Reimbursement - Padlock; Thomas Cagle Chk # 4731	
70-7290-00	Lighting Maintenance & Repair	-	1,435.00	-	1,435.00
Date	GL Ref #	Debit	Credit	Description	
07/10/2026	1113433	\$ 1,435.00	\$ -	Lighting Maintenance & Repair; Wireworx, Inc. Chk # 4727	
70-7300-00	Environmental Initiatives & Erosion Control	-	15,015.00	7,315.00	7,700.00
Date	GL Ref #	Debit	Credit	Description	
07/07/2026	1110485	\$ 4,235.00	\$ -	Environmental Initiatives & Erosion Control; Biohabitats, Inc. Chk # 4725	
07/21/2026	1116762	10,780.00	-	Environmental Initiatives & Erosion Control; Biohabitats, Inc. Chk # 4730	
07/21/2026	1117038	-	7,315.00	Reimbursement - Biohabitat Environmental Engineering Services	
Totals:		\$0.00	\$87,488.68	\$87,488.68	\$0.00

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount	Payment Type	Balance Due
Anne Arundel County Office of Finance								
07/02/2026	OHHWater0626	07/01/2026	07/02/2026	Paid (check)		\$139.34		\$ -
			Tracy Denny				Payment Type: Check	
	60-6010-00 - Utilities - Water and Wastewater Service				\$139.34			
Anne Arundel County Office of Finance Total:						\$ 139.34	\$	0.00
BGE								
07/02/2026	OHHBGEFishing0626	07/01/2026	07/02/2026	Paid (EFT)		\$85.97		-
			Tracy Denny				Payment Type: EFT	
	60-6010-00 - Utilities				\$85.97			
07/02/2026		06/02/2026	07/06/2026	Paid (EFT)		\$22.28		-
			Amy Cummings				Payment Type: EFT	
	60-6010-00 - Utilities				\$22.28			
07/02/2026		06/02/2026	07/06/2026	Paid (EFT)		\$38.95		-
			Amy Cummings				Payment Type: EFT	
	60-6010-00 - Utilities				\$38.95			
07/02/2026		06/02/2026	07/06/2026	Paid (EFT)		\$39.70		-
			Amy Cummings				Payment Type: EFT	
	60-6010-00 - Utilities				\$39.70			
07/31/2026		07/03/2026	08/06/2026	Paid (EFT)		\$22.68		-
			Amy Cummings				Payment Type: EFT	
	60-6010-00 - Utilities				\$22.68			
07/31/2026		07/03/2026	08/06/2026	Paid (EFT)		\$44.03		-
			Amy Cummings				Payment Type: EFT	
	60-6010-00 - Utilities				\$44.03			
07/31/2026		07/03/2026	08/06/2026	Paid (EFT)		\$72.53		-
			Amy Cummings				Payment Type: EFT	
	60-6010-00 - Utilities				\$72.53			
07/31/2026		07/07/2026	08/06/2026	Paid (EFT)		\$24.35		-
			Amy Cummings				Payment Type: EFT	
	60-6010-00 - Utilities				\$24.35			
07/31/2026		07/07/2026	08/06/2026	Paid (EFT)		\$48.84		-
			Amy Cummings				Payment Type: EFT	
	60-6010-00 - Utilities				\$48.84			
BGE Total:						\$ 399.33	\$	0.00
Biohabitats, Inc.								
07/07/2026	13033-01-002	07/02/2026	07/07/2026	Paid (check)		\$4,235.00		-
			Gena Teano				Payment Type: Check	
	70-7300-00 - Environmental Initiatives & Erosion Control				\$4,235.00			
07/21/2026	OHHBio60726	07/20/2026	07/21/2026	Paid (check)		\$10,780.00		-
			Tracy Denny				Payment Type: Check	

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount	Payment Type	Balance Due
	70-7300-00 - Environmental Initiatives & Erosion Control				\$10,780.00			
					Biohabitats, Inc. Total:	\$ 15,015.00		\$ 0.00
Comcast								
07/31/2026		07/06/2026	08/06/2026	Paid (EFT)		\$141.58		-
			Amy Cummings			Payment Type: EFT		
	60-6040-00 - Phone & Internet				\$141.58			
07/31/2026		07/28/2026	08/06/2026	Paid (EFT)		\$141.58		-
			Amy Cummings			Payment Type: EFT		
	60-6040-00 - Phone & Internet				\$141.58			
					Comcast Total:	\$ 283.16		\$ 0.00
Constant Contact								
07/31/2026		07/16/2026	08/06/2026	Paid (EFT)		\$27.56		-
			Amy Cummings			Payment Type: EFT		
	50-5090-00 - Dues & Subscriptions				\$27.56			
					Constant Contact Total:	\$ 27.56		\$ 0.00
Cubesmart, LLP								
07/14/2026		07/14/2026	07/14/2026	Paid (EFT)		\$98.00		-
			Gena Teano			Payment Type: EFT		
	50-5650-00 - Storage Expense				\$98.00			
					Cubesmart, LLP Total:	\$ 98.00		\$ 0.00
Gibbs Unlimited LLC								
07/02/2026	OHMHmintMedia0726	07/01/2026	07/02/2026	Paid (check)		\$400.00		-
			Tracy Denny			Payment Type: Check		
	50-5080-00 - Web Site Administration				\$400.00			
					Gibbs Unlimited LLC Total:	\$ 400.00		\$ 0.00
Google								
07/31/2026		07/06/2026	08/06/2026	Paid (EFT)		\$459.79		-
			Amy Cummings			Payment Type: EFT		
	50-5090-00 - Dues & Subscriptions				\$459.79			
					Google Total:	\$ 459.79		\$ 0.00
Investigative Consulting & Services, Inc.								
07/02/2026	OH-004	07/02/2026	07/02/2026	Paid (check)		\$999.71		-
			Tracy Denny			Payment Type: Check		
	50-5730-00 - Security Services				\$999.71			
07/28/2026	OH-005	07/24/2026	07/28/2026	Paid (check)		\$1,122.16		-
			Gena Teano			Payment Type: Check		
	50-5730-00 - Security Services				\$1,122.16			
07/28/2026	oh-006	07/24/2026	07/28/2026	Paid (check)		\$999.71		-
			Gena Teano			Payment Type: Check		
	50-5730-00 - Security Services				\$999.71			

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount	Balance Due
						Payment Type	
07/28/2026	OH-003	07/27/2026	07/28/2026	Paid (check)		\$1,106.85	\$ -
			Gena Teano			Payment Type: Check	
	50-5730-00 - Security Services				\$1,106.85		
					Investigative Consulting & Services, Inc. Total:	\$ 4,228.43	\$ 0.00
Jiffy John, Inc.							
07/21/2026	OHHJiffyJohn0726	07/20/2026	07/21/2026	Paid (check)		\$318.00	-
			Tracy Denny			Payment Type: Check	
	70-7170-00 - Portable Toilets				\$318.00		
					Jiffy John, Inc. Total:	\$ 318.00	\$ 0.00
Jose A. Lemus							
07/07/2026	OHHlandscaping0726	07/07/2026	07/07/2026	Paid (check)		\$4,200.00	-
			Gena Teano			Payment Type: Check	
	70-7010-00 - Landscaping & Cleaning				\$4,200.00		
					Jose A. Lemus Total:	\$ 4,200.00	\$ 0.00
Mike Matthews, LLC							
07/14/2026	1478	07/14/2026	07/14/2026	Paid (check)		\$280.00	-
			Gena Teano			Payment Type: Check	
	70-7212-00 - Community Amenity Repairs & Maintenance				\$280.00		
07/31/2026	1505	07/28/2026	07/31/2026	Paid (check)		\$200.00	-
			Gena Teano			Payment Type: Check	
	70-7212-00 - Community Amenity Repairs & Maintenance				\$200.00		
					Mike Matthews, LLC Total:	\$ 480.00	\$ 0.00
ProCom							
07/31/2026	OHHLadders0726	07/31/2026	07/31/2026	Paid (check)		\$406.68	-
			Gena Teano			Payment Type: Check	
	70-7212-00 - Reimbursement for ladder at Bulkhead				\$406.68		
07/31/2026	OHHStickers0726	07/31/2026	07/31/2026	Paid (check)		\$157.94	-
			Gena Teano			Payment Type: Check	
	50-5050-00 - Stickers for Kayaks and or boats				\$157.94		
07/31/2026	OHHSafetyitems0726	07/31/2026	07/31/2026	Paid (check)		\$366.70	-
			Gena Teano			Payment Type: Check	
	70-7212-00 - Community Amenity Repairs & Maintenance				\$366.70		
					ProCom Total:	\$ 931.32	\$ 0.00
Professional Community Management (Do Not Use - Management Module)							
07/01/2026	40742	07/01/2026	07/01/2026	Paid (check)		\$1,576.00	-
			Amy Cummings			Payment Type: Check	
	50-5010-00 - Management Fee				\$1,576.00		
07/29/2026	41509	07/29/2026	07/31/2026	Paid (check)		\$67.94	-
			Gena Teano			Payment Type: Check	
	50-5050-00 - Administrative Costs - Admin				\$53.40		
	50-5050-00 - Postage				\$14.54		

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount Payment Type	Balance Due
Professional Community Management (Do Not Use - Management Module) Total:						\$ 1,643.94	\$ 0.00
Truist							
07/31/2026		07/21/2026	08/06/2026	Paid (EFT)		\$5.00	\$ -
			Amy Cummings			Payment Type: EFT	
	50-5100-00 - Bank Charges				\$5.00		
Truist Total:						\$ 5.00	\$ 0.00
Wireworx, Inc.							
07/10/2026	10594	07/07/2026	07/10/2026	Paid (check)		\$1,435.00	-
			Gena Teano			Payment Type: Check	
	70-7290-00 - Lighting Maintenance & Repair				\$1,435.00		
07/31/2026	10657	07/28/2026	07/31/2026	Paid (check)		\$1,355.00	-
			Gena Teano			Payment Type: Check	
	70-7110-00 - Piers & Harbors Improvement & Repairs				\$1,355.00		
Wireworx, Inc. Total:						\$ 2,790.00	\$ 0.00
Oyster Harbor Citizens Association, Inc. 34 Invoice(s) Totaling:						\$ 31,418.87	\$ 0.00
GRAND 34 Invoice(s) Totaling:						\$31,418.87	\$ 0.00



Financial Report Package

July 2026

Prepared for

Oyster Harbor Piers & Harbors

By

Professional Community Management, Inc.

Assets

CASH - OPERATING

10-1020-00	PNC Bank Operating Checking - 4178	\$56,075.10
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Total CASH - OPERATING:		<u>\$56,075.10</u>
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CASH - RESERVES

12-1220-00	PNC Bank 8-Month CD 2997 03/26/27	31,190.35
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12-1225-00	PNC Bank 8-Month CD 3311 03/26/27	46,200.86
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Total CASH - RESERVES:		<u>\$77,391.21</u>
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Total Assets:		<u><u>\$133,466.31</u></u>
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Liabilities & Equity

OWNER EQUITY

35-3510-00	Undesignated Equity	10,828.62
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35-3520-00	Prior Year Net Income	81,663.05
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Total OWNER EQUITY:		<u>\$92,491.67</u>
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Net Income Gain / Loss	<u>40,974.64</u>	<u>\$40,974.64</u>
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Total Liabilities & Equity:		<u><u>\$133,466.31</u></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 Slip Fees	\$ -	\$ -	\$ -	\$ 16,797.60	\$ -	\$ 16,797.60	\$ -
4420-00 Miscellaneous Income	-	-	-	30,000.00	-	30,000.00	-
4710-00 Interest Income	-	-	-	386.74	-	386.74	-
Total OPERATING INCOME	\$ -	\$ -	\$ -	\$ 47,184.34	\$ -	\$47,184.34	\$ -
Total OPERATING INCOME	\$ 0.00	\$ -	\$ -	\$ 47,184.34	\$ -	\$ 47,184.34	\$ -
OPERATING EXPENSE							
GENERAL & ADMINISTRATIVE							
5010-00 Management Fees	20.00	-	(20.00)	140.00	-	(140.00)	-
5050-00 Administrative Expenses	2.27	-	(2.27)	110.75	-	(110.75)	-
5410-00 Community/Social Activities	119.62	-	(119.62)	5,958.95	-	(5,958.95)	-
Total GENERAL & ADMINISTRATIVE	\$ 141.89	\$ -	(\$ 141.89)	\$ 6,209.70	\$ -	(\$6,209.70)	\$ -
Total OPERATING EXPENSE	\$ 141.89	\$ -	(\$ 141.89)	\$ 6,209.70	\$ -	(\$ 6,209.70)	\$ -
Net Income:	(\$ 141.89)	\$ 0.00	(\$ 141.89)	\$ 40,974.64	\$ 0.00	\$ 40,974.64	\$ 0.00

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1020-00	PNC Bank Operating Checking - 4178	\$56,216.99	\$10.00	\$151.89	\$56,075.10
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	1096746	\$ -	\$ 20.00	PNC Bank Operating Checking - 4178 Inv # 40743; Professional Community Management, Inc Inv: 40743 Professional Community Management, Inc.	
07/14/2026	1114741	-	129.62	reimbursement for snacks; Heather Doherty Chk # 1136	
07/16/2026	1115741	10.00	-	Snacks sold at movie night PNC Bank Operating Checking - 4178	
07/29/2026	1120403	-	2.27	PNC Bank Operating Checking - 4178 Inv # 41510; Professional Community Management, Inc Inv: 41510 Professional Community Management, Inc.	
12-1220-00	PNC Bank 8-Month CD 2997 03/26/27	31,190.35	-	-	31,190.35
Date	GL Ref #	Debit	Credit	Description	
12-1225-00	PNC Bank 8-Month CD 3311 03/26/27	46,200.86	-	-	46,200.86
Date	GL Ref #	Debit	Credit	Description	
20-2010-00	Accounts Payable	-	22.27	22.27	-
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	1096576	\$ -	\$ 20.00	Accounts Payable Inv # 40743 Inv: 40743 Professional Community Management (Do Not Use - Management Module)	
07/01/2026	1096746	20.00	-	Accounts Payable Inv # 40743; Professional Community Management, Inc. Chk # 1135 Inv: 40743 Professional Community Management, Inc.	
07/29/2026	1120199	-	2.27	Accounts Payable Inv # 41510 Inv: 41510 Professional Community Management (Do Not Use - Management Module)	
07/29/2026	1120403	2.27	-	Accounts Payable Inv # 41510; Professional Community Management, Inc. Chk # 1137 Inv: 41510 Professional Community Management, Inc.	
35-3510-00	Undesignated Equity	(10,828.62)	-	-	(10,828.62)
Date	GL Ref #	Debit	Credit	Description	
35-3520-00	Prior Year Net Income	(81,663.05)	-	-	(81,663.05)
Date	GL Ref #	Debit	Credit	Description	
40-4010-00	Slip Fees	(16,797.60)	-	-	(16,797.60)
Date	GL Ref #	Debit	Credit	Description	
40-4420-00	Miscellaneous Income	(30,000.00)	-	-	(30,000.00)
Date	GL Ref #	Debit	Credit	Description	
40-4710-00	Interest Income	(386.74)	-	-	(386.74)
Date	GL Ref #	Debit	Credit	Description	
50-5010-00	Management Fees	120.00	20.00	-	140.00
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	1096576	\$ 20.00	\$ -	Management Fee Inv: 40743 Professional Community Management (Do Not Use - Management Module)	
50-5050-00	Administrative Expenses	108.48	2.27	-	110.75
Date	GL Ref #	Debit	Credit	Description	
07/29/2026	1120199	\$ 1.52	\$ -	Postage Inv: 41510 Professional Community Management (Do Not Use - Management Module)	
07/29/2026	1120199	0.75	-	Administrative Costs - Admin Inv: 41510 Professional Community Management (Do Not Use - Management Module)	
50-5410-00	Community/Social Activities	5,839.33	129.62	10.00	5,958.95
Date	GL Ref #	Debit	Credit	Description	
07/14/2026	1114741	\$ 129.62	\$ -	reimbursement for snacks; Heather Doherty Chk # 1136	
07/16/2026	1115741	-	10.00	Snacks sold at movie night	



General Ledger Trial Balance with Details

Oyster Harbor Piers & Harbors

Accts: 10-1010-00 To: 95-9510-50 Dates: 7/1/2026 - 7/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Totals:		\$0.00	\$184.16	\$184.16	\$0.00