Oyster Harbor

Agenda for OHCA Community Meeting
November 17, 2026
7:00 p.m.
Eastport Fire House - 914 Bay Ridge Ave, Annapolis, MD 21403

1. Call to Order

2. Moment of Silence

3. Approval of Agenda

4. Minutes
    a. Community Meeting (8/25/26)
    b. Annual Community Meeting Elections (9/22/26)

5. Treasurers' Reports
    a. Special Tax Treasurer
    b. Association Treasurer
6. Report about election results to fill vacant executive committee positions,
7. board positions, and the election of a board Chairperson.

8. President's Report / Updates

    a. Report on votes to move contracts for community projects forward including tree trimming, repair of sinkholes and bulkhead wall, paving of roads, and replacement of street signs.

    b. Report about board training event with Kurt

    c. Clarification of dollar amounts for contracts that require different levels of president/community/or board approval

9. Committee Reports

    a. Beach Committee: repairs to wall, ramp, and gate; electrical repairs; plumbing for drafting from piers; water quality concerns, including record high bacteria counts at beach during the summer, and recommendation to remove jellyfish nets.

    b. Harbor Master: repairs to piers contracts; removal of unmarked and unclaimed kayaks on racks at beaches; planned auction for useable unclaimed kayaks.

c. Community Property: replacement of beach shed; tree trimming—concern tree removed from Shore Dr; concerns about community flood risks—consider tree planting to mitigate flooding of properties.

d. Security Committee: Discussion of unauthorized gatherings on the beach during the night.

e. Social Committee: report on recent events; need for volunteers. Halloween Celebration and Oyster Roast Coming Up;

10. Report on Fire Safety

11. New Business: Community Feedback

Budget meeting to be held in Jan 2027

12. Adjournment – *Hard stop at 9:00 pm*

OHCA Community Meeting Minutes, Tuesday, August 25, 2026
Meeting held at the Eastport Fire Station and over Zoom, 7:00 PM

OHCA Officers Present:
Heather Madron, President
Don Krause, Vice President
Trisha Thomas, Board Vice Chair and Corresponding Secretary
Elaine S Goldberg, PhD, Recording Secretary
Carol Swan, Special Tax Treasurer

Board Members Present:
Victoria Barron
Arlene Jackson
Barrett Hill

21--OHCA residents attended in person and online.

Call to order and moment of silence: Heather Madrone called the meeting to order at 7:15 pm and asked for a moment of silence.

Minutes of previous Community Meeting of April 25, 2026 were voted for and approved.

Trisha Thomas announced that members should make sure they're in Constant Contact to receive emails, eg, the OHCA Newsletter. Mailings come from ProCom, the OHCA management company. She also sends out newsletters and election materials by mail. Kudos to the excellent nominating committee, chaired by Dan Craig this year doing their work now, reviewing documents and interviewing candidates.

Minutes of Board of Directors Meetings of 7/15/26 were reviewed and accepted.

Special Tax Treasurer, Carol Swan reported the following:

SCBD account balances as of July 31 in Packet
Truist Accounts
Checking - $ 56,102.16
Money Market $322,781.66

Total Truist: $378,883.82

Morgan Stanley CDs Total - $ 840,006.28
Grand Total OHCA SCBD Funds: $ 1,218,890.10

PNC P&H Account;

Beginning balance on 7/01/2026	$59,091.06
Deposits:	10.00
Checks:	2894.07
Ending balance on 7/31/26	$56,206.99

CD.s:
$31,551.26 mature 3/26/27
$47,327.69 matures 3/26/27
$140,000 matures 11/20/27
$245,000 matures 2/11/28
$105,000 matures 10/31/28

Roads and Drainage Committee Report

Mike Wierczbicki, Committee Chair reported on roads drainage issues. The Board approved three contracts with the Gardiner company to repair a large sink hole. Mr. Wierczbicki explained that Gardiner solicits proposals based on their assessment for the sinkhole repairs at the Booker Pier and Culverts and by the bulkhead. Heather Madron said that the bulkhead repair will need to be done with engineering designs. Barrett, Piers and Harbors Chair, reported that dredged material can be used to fill the two sink holes Gardiner Engineering will do some immediate action to prevent sink holes from getting deeper by using a bulkhead. Then the community will need to obtain other contractor bids to fix the sink holes. Dredging was last done in 2011. Currently, waves are coming over top of bulkhead. Cloth is missing from bulkhead and soil washes away.

The need to get the repair projects going and completed was emphasized. Dan Craig, Chair of the Beaches Committee reported that the sink hole has become larger and more dangerous by 3300 Shore Dr; where the ladder from the canal was located, with ground erosion into Oyster Harbor and the bay.

Joe Madron raised the need for more management of projects. Mr. Weirsczbicki volunteered to create a project tracker. Victoria Barron made the point that ProComm doesn't sign the contracts-=the community must oversee them. The community must establish deadlines to complete the projects with contractors.

Piers and Harbors Committee: Joe Madron reported that new ladders were installed on the piers. They are rope ladders. Attempted repairs of old ladders did not hold. The step from beach to the inlet pier is really the entrance to Oyster Harbor because of erosion of the ground beneath. This is being repaired by a contractor. Recent storms are causing worse damage,. The bay levels are higher and there is more erosion

FTL will do pier repair.

Joe Madron and Heather Madron have pulled old unregistered unclaimed kayaks off rack; the community will auction off the useable ones. A few floating docks need to be replaced. A community member donated a fishing cart. There are also new community paddles.

Harbor Master: Joe Madron is getting one more bid for electric for lighting and plumbing bid for water plumbing project.

Jellyfish nets around the swimming area need to be replaced…. Dan will check with county water quality experts.

Community Property: Don Krause: looking for plumbing to install drafting capacity on the dock for waterline firefighting. Mr. Krause also sai that there are four estimates for shed repairs for the Fishing Creek shed to match the shed repaired in Harbor Park. Joe Madron suggested purchasing a ready-made shed.

Social Committee: No chair: Heather Madron publically thanked TriciaThomas for all her hard behind the scenes work, eg, the newsletters and her work as unofficial social chair.

Other events include:
Candlelight yoga on the pier;
A movie on the beach planned with a blowup projector: make the experience like a drive-in to watch from the street.

The Oyster Roast will be scheduled to include food trucks;

Community dinners: Elaine Goldberg recognized Caryse Brathewaite, OHCA resident and owner of The Rum House, who helped facilitate a lovely comm unity dinner at the Rum House. More dinners will hopefully be organized and scheduled.

There is a New Neighbor Committee…working on a welcome/informational packet for new neighbors.

Security Committee:
Jody Tracey reported that the security guard is available to be on duty 3 evenings a week, Fri and Sat and alternate Sun or Thurs and may be available for larger events She brought up the issue of people parking on swales and in Harbor Park. The committee is requesting No Parking signs to discourage parking in areas that are not designated for parking.

The security officer asked a few different kids to leave after hours.

Heather Madron brought up that new road signs were made for $800 but that they are too large.

Beach Committee: Mr. Craig, Beach Committee Chair, raised the need to have security working on nights of large planned parties.

He reported on the following issues:

1. $2560 is needed to replace the gate at the beach typically used by caterers; Victoria suggests changing policy from three bids to sole source bid. Arlene Jackson pointed out that we voted on it.
2. There are dangerously high bacteria levels in the water at the beach making it unsafe for swimming. This high bacteria count is a serious health hazard. Operation Clearwater recommends bacteria readings between 10—100. Readings at the beach have ranged between 500 and 1500, possibly worsened by the jellyfish netting preventing the free flow of bay water. Other communities are doing away with jellyfish nets for this reason. The

community can also work towards mitigation projects, eg, putting in a natural shoreline, having oyster baskets or beds.

3. Reservation for beach use policy should be reviewed. The beach is often unavailable…a social committee chair is crucial to set the community social calendar, eg, to coordinate for private reservations; limit the number of hours per reservation; each person can up to book two times.
4. Redesign of fencing along shore, handicamp ramp, stone wall, new barbeque, redoing whole handicap ramp. …to relocate to catering site.…under $2500. Managed by Wireworks. Repairs are needed at the piers as well.
5. New security cameras were approved and will be installed. The video footage will only be available to the security guard. People have been observed having parties at the beach in the early morning hours,
6. Lights have been installed and there haven't been incidents vandalism incidents since early summer.

Community Comment,

A community member asked that old minutes be reviewed for actions or amendments by the member, Peter Vail, to be brought forward for vote. The community can review minutes from previous meetings to consider items that should be included on the agenda of future meetings.

New business: Elections to be held at the next Annual General Meeting on Sept 22, 2026. Applications for nominees are due by 9/4/26. The nominating committee is interviewing prospective applicants**.**

Adjournment: The meeting adjourned at 8:38 pm after a motion was called and seconded, with a majority vote to adjourn.

Elaine S Goldberg. Recording Secretary 8/25/26

Oyster Harbor Citizens Association (OHCA) Annual Association Meeting
Minutes, Tuesday, Sept 22, 2026 held at the Eastport Fire Station and over Zoom, 7:30 PM

OHCA Officers Present:
Trisha Thomas, Board Vice Chair
and Corresponding Secretary
Don Krause, Vice President
Carol Swann, Special Tax Treasurer
Stephanie Orr, Association Treasurer
Elaine S Goldberg, PhD, Recording Secretary

Board Members Present:
Arlene Rankin
Joe Madron
Elaine Goldberg
Trisha Thomas
Barrett Hill

Benny McCottry, President Pro Tem of the Annual (Election) Meeting
Approximately 60 OHCA residents attended in person and online which meets the constitutional requirements to have a voting quorum.

Call to order and moment of silence: Trisha Thomas presided over the meeting int the absence of the OHCA Community Association President, Heather Madron. She called the meeting to order at 7:30 pm and asked for a moment of silence. Trisha Thomas provided members with a packet including the meeting agenda and annual financial and audit reports. She then recognized various community members who were given the President's Award for outstanding service to the community. Individuals recognized included: Tom Cagle, Dan Craig, Carolyn Dunkley, Lee Downing, Shayna Foote, Jeanie Greenwell, Don Krause, Joe Madron, Benny McCottry, Kim Schubert, Jody Tracey and Mike Wierczbicki.

Election of Executive Officers and Board Members for Oyster Harbor Community Association.

The leadership of the meeting was then turned over to Benny McCottry, Chairman Pro Tem.

Mr. McCottry recognized Dan Craig, Chair of the Nominating Committee, who then presented the report from the committee. The Nominating Committee met multiple times by zoom and several times in person to review 13 applications for 11 elective offices. There were 7 applications for 5 Board seats of varying terms (3 for three years; 1 for two years, and 1 for one year).

There was one application for each of the six available Officer positions. Based on their review of documents submitted by individuals interested in running for office, interviews with each prospective candidate included the following:
Slate of nominees for the OHCA Executive Committee:
Heather Madron, President
Don Krause, Vice President
Trisha Thomas, Corresponding Secretary
Elaine Goldberg, Recording Secretary

Carol Swan, Special Tax Treasurer
Stephanie Orr, Association Treasurer

These six individuals are running unopposed. In the absence of any additional nominees from the floor, there was a motion by and seconded by to elect them and they were elected unanimously.

Slate of nominees for OHCA Board members:
There were resignations of Board positions made too late in the year to be filled by special elections. This left five positions open on the Board to fill. As the terms for these five vacancies vary, the Nominating committee—following OHCA's Constitution, Roberts Rules of Order, and OHCA precedent—nominated five people for the five available slots without trying to subdivide candidates into one, two, or three-year terms. All the candidates for Board agreed in their interviews to accept whatever term OHCA's membership decided, with the three-year terms going to the three people with the most votes, the two-year term going to the person with the fourth-greatest number of votes, and the one-year term going to the successful candidate with the fewest votes (out of the top five vote-recipients).

The Nominating Committee interviewed all seven Board candidates in person whether they were incumbents or not. When deciding on the recommended slate for Board positions, the Nominating Committee prioritized a candidate's ability to attend meetings and follow-through on the development of needed policies and projects. Additionally, the Committee sought a diversity of perspectives and backgrounds to ensure that the Board and Officers reflect and serve the broader community. There were many strong applicants who outlined a persuasive vision for OHCA's future and how they would help the community get there. Unfortunately, not everyone could be accommodated this year and the Committee urges candidates to reapply for elective office in future years.

After a thorough review of their interviews, resumes, and questionnaires, the Nominating Committee recommended the following five candidates for OHCA's Board of Directors slate:

-Tom Cagle
-Winston Dunkley
-Walter Jernigan
-Joe Madron
-Curtis Morehead

Note that after her husband Winston Dunkley filed for a Board position on September 3, Nominating Committee member Carolyn Dunkley recused herself from voting on any and all Board candidates, including the final slate for Board of Directors. To avoid any possible conflict of interest, Mrs. Dunkley also did not attend the Committee's in-person interview of her husband, but she did vote with the rest of the Committee on the slate for OHCA's Officers.

In response to Mr. McCottry's call for nominees from the floor, two additional candidates for the board were nominated. These included:
Victoria Barron—nominated by Trisha Thomas and seconded. Accepted by nominee.
Jeanie Greenwell--nominated by Winston Dunkley and seconded. Accepted by nominee.

Election results were tabulated and posted shortly before 9 pm as follows:

Results:
Newly Elected Board Members and Ballot count:
Walter Jernigan 60
Winston Dunkley 57
Joe Madron 51
Curtis 43
Tom Cagle 42

The meeting was adjourned at approximately 9 pm.

Elaine S Goldberg,
Recording Secretary

Financial Report Package

October 2026
Fiscal Year: 2027

Prepared for

Oyster Harbor Citizens Association, Inc.

By

Professional Community Management, Inc.

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Balance Sheet - Operating

Oyster Harbor Citizens Association, Inc.

End Date: 10/31/2026

Assets			
CASH - OPERATING			
10-1020-00	Truist Operating Checking - 4430	$6,969.35	
10-1030-00	Truist Operating Money Market - 7029	243,276.45	
Total CASH - OPERATING:			$250,245.80
CASH - RESERVES			
12-1250-00	Morgan Stanley Investments	842,070.75	
Total CASH - RESERVES:			$842,070.75
ACCOUNTS RECEIVABLE			
14-1420-00	Cash held by AACO	1,161.48	
14-1430-00	BGE Deposit	100.00	
Total ACCOUNTS RECEIVABLE:			$1,261.48
Total Assets:			**$1,093,578.03**
Liabilities & Equity			
RESERVE EQUITY			
30-3020-00	Reserves - Capital Elements	482,691.08	
Total RESERVE EQUITY:			$482,691.08
OPERATING EQUITY			
35-3510-00	Undesignated Operating Equity	503,332.82	
35-3520-00	Prior Year Net Income	230,104.74	
Total OPERATING EQUITY:			$733,437.56
	Net Income Gain / Loss	(122,550.61)	
			($122,550.61)
Total Liabilities & Equity:			**$1,093,578.03**

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Income Statement - Operating

Oyster Harbor Citizens Association, Inc.

From 10/01/2026 to 10/31/2026

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
OPERATING INCOME							
4010-00 SCBD Income	$ -	$33,577.17	($ 33,577.17)	$ -	$134,308.68	($134,308.68)	$ 402,926.00
4710-00 Interest Income - Operating	148.42	-	148.42	688.29	-	688.29	-
4720-00 Interest & Valuation Income - Reserves	2,826.14	-	2,826.14	4,504.94	-	4,504.94	-
Total OPERATING INCOME	$ 2,974.56	$33,577.17	($ 30,602.61)	$ 5,193.23	$134,308.68	($129,115.45)	$ 402,926.00
Total OPERATING INCOME	**$ 2,974.56**	**$33,577.17**	**($ 30,602.61)**	**$ 5,193.23**	**$134,308.68**	**($129,115.45)**	**$ 402,926.00**
OPERATING EXPENSE							
COMMUNITY PROPERTY - GEN & ADMIN							
5010-00 Management Fees	1,576.00	1,666.67	90.67	6,304.00	6,666.68	362.68	20,000.00
5030-00 Tax Prep & Audit Fees	-	666.67	666.67	6,000.00	2,666.68	(3,333.32)	8,000.00
5050-00 Administrative Expenses	76.62	1,500.00	1,423.38	6,165.47	6,000.00	(165.47)	18,000.00
5080-00 Web Site Administration	400.00	500.00	100.00	1,623.64	2,000.00	376.36	6,000.00
5090-00 Dues & Subscriptions	503.17	166.67	(336.50)	1,965.22	666.68	(1,298.54)	2,000.00
5100-00 Bank Charges	5.00	12.50	7.50	20.00	50.00	30.00	150.00
5220-00 Real Estate Taxes	-	100.00	100.00	-	400.00	400.00	1,200.00
5230-00 Stormwater Taxes	-	500.00	500.00	6,682.24	2,000.00	(4,682.24)	6,000.00
5310-00 Insurance Premium	-	1,000.00	1,000.00	13,128.00	4,000.00	(9,128.00)	12,000.00
5410-00 Room Rental Fee	-	125.00	125.00	-	500.00	500.00	1,500.00
5420-00 Storage Expense	106.00	91.67	(14.33)	408.00	366.68	(41.32)	1,100.00
Total COMMUNITY PROPERTY - GEN	$ 2,666.79	$ 6,329.18	$ 3,662.39	$ 42,296.57	$ 25,316.72	($16,979.85)	$ 75,950.00
COMMUNITY PROPERTY - LEGAL							
5510-00 General Legal	-	3,333.33	3,333.33	-	13,333.32	13,333.32	40,000.00
Total COMMUNITY PROPERTY - LEGA	$ -	$ 3,333.33	$ 3,333.33	$ -	$ 13,333.32	$13,333.32	$ 40,000.00
COMMUNITIY PROPERTY - UTILITIES							
6010-00 Electricity	354.80	583.33	228.53	1,591.39	2,333.32	741.93	7,000.00
6040-00 Phone & Internet	283.16	375.00	91.84	1,132.64	1,500.00	367.36	4,500.00
Total COMMUNITIY PROPERTY - UTIL	$ 637.96	$ 958.33	$ 320.37	$ 2,724.03	$ 3,833.32	$1,109.29	$ 11,500.00
COMMUNITY PROPERTY - SITE MAINT							
7010-00 Landscaping & Cleaning	4,665.00	2,083.33	(2,581.67)	16,550.00	8,333.32	(8,216.68)	25,000.00
7030-00 Tree Trimming/Replacement	6,650.00	625.00	(6,025.00)	6,650.00	2,500.00	(4,150.00)	7,500.00
7150-00 Beach Cleaning	-	2,083.33	2,083.33	-	8,333.32	8,333.32	25,000.00
7160-00 Swimming Area Nets	-	166.67	166.67	-	666.68	666.68	2,000.00
7165-00 Gazeebo Maintenance & Repair	-	333.33	333.33	-	1,333.32	1,333.32	4,000.00
7170-00 Portable Toilets	1,166.00	416.67	(749.33)	1,908.00	1,666.68	(241.32)	5,000.00
7175-00 Dumpsters	-	166.67	166.67	-	666.68	666.68	2,000.00
7212-00 Community Amenity Repairs & Maintenance	2,320.00	1,666.67	(653.33)	3,754.03	6,666.68	2,912.65	20,000.00
7220-00 Trash Removal & Hauling	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
7250-00 Supplies & Dog Waste Stations	-	208.33	208.33	-	833.32	833.32	2,500.00
7275-00 Signage	45.36	833.33	787.97	(60.72)	3,333.32	3,394.04	10,000.00
7290-00 Lighting Maintenance & Repair	225.00	416.67	191.67	1,660.00	1,666.68	6.68	5,000.00
7300-00 Environmental Initiatives & Erosion Control	2,238.75	833.33	(1,405.42)	16,098.75	3,333.32	(12,765.43)	10,000.00
Total COMMUNITY PROPERTY - SITE	$ 17,310.11	$10,083.33	($ 7,226.78)	$ 46,560.06	$ 40,333.32	($6,226.74)	$ 121,000.00

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Income Statement - Operating

Oyster Harbor Citizens Association, Inc.

From 10/01/2026 to 10/31/2026

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
ROADS							
8010-00 Asphalt Maintenance & Repair	$425.00	$4,166.67	$3,741.67	$425.00	$16,666.68	$16,241.68	$50,000.00
8020-00 Swale & Culvert Maintenance & Repair	8,578.35	-	(8,578.35)	8,578.35	-	(8,578.35)	-
8030-00 Snow & Ice Removal	-	1,000.00	1,000.00	-	4,000.00	4,000.00	12,000.00
Total ROADS	$9,003.35	$5,166.67	($3,836.68)	$9,003.35	$20,666.68	$11,663.33	$62,000.00
SECURITY							
8410-00 Security Services	1,326.33	3,333.33	2,007.00	15,911.52	13,333.32	(2,578.20)	40,000.00
8420-00 Extra Security Services/Cameras	-	416.67	416.67	1,225.00	1,666.68	441.68	5,000.00
8430-00 Lock Maintenance & Repair	-	125.00	125.00	23.31	500.00	476.69	1,500.00
Total SECURITY	$1,326.33	$3,875.00	$2,548.67	$17,159.83	$15,500.00	($1,659.83)	$46,500.00
DREDGING							
8810-00 Dredging	-	6,250.00	6,250.00	-	25,000.00	25,000.00	75,000.00
Total DREDGING	$-	$6,250.00	$6,250.00	$-	$25,000.00	$25,000.00	$75,000.00
CAPITAL IMPROVEMENTS							
9020-00 Stormwater Capital Improvements	-	14,583.33	14,583.33	-	58,333.32	58,333.32	175,000.00
9030-00 Bulkhead Capital Improvements	5,456.25	8,333.33	2,877.08	7,695.00	33,333.32	25,638.32	100,000.00
9040-00 Piers & Harbors Capital Improvements	-	25,000.00	25,000.00	2,305.00	100,000.00	97,695.00	300,000.00
Total CAPITAL IMPROVEMENTS	$5,456.25	$47,916.66	$42,460.41	$10,000.00	$191,666.64	$181,666.64	$575,000.00
FUNDS HELD FOR FUTURE USE							
9410-00 Emergency, Contingency, Reserves	-	33,333.33	33,333.33	-	133,333.32	133,333.32	400,000.00
Total FUNDS HELD FOR FUTURE USE	$-	$33,333.33	$33,333.33	$-	$133,333.32	$133,333.32	$400,000.00
COUNTY ADMIN FEE							
9810-00 Anne Arundel County Fees	-	166.67	166.67	-	666.68	666.68	2,000.00
Total COUNTY ADMIN FEE	$-	$166.67	$166.67	$-	$666.68	$666.68	$2,000.00
Total OPERATING EXPENSE	**$36,400.79**	**$117,412.50**	**$81,011.71**	**$127,743.84**	**$469,650.00**	**$341,906.16**	**$1,408,950.00**
Net Income:	**($33,426.23)**	**($83,835.33)**	**$50,409.10**	**($122,550.61)**	**($335,341.32)**	**$212,790.71**	**($1,006,024.00)**

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General Ledger Trial Balance with Details

Oyster Harbor Citizens Association, Inc.

Accts: 10-1000-90 To: 95-9510-50 Dates: 10/1/2026 - 10/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1020-00	Truist Operating Checking - 4430	$3,370.14	$40,758.82	$37,159.61	$6,969.35

Date	GL Ref #	Debit	Credit	Description
10/01/2026	1162298	$ -	$ 1,576.00	Truist Operating Checking - 4430; Professional Community Management, Inc. Chk # 4783
10/02/2026	1169797	-	86.03	Truist Operating Checking - 4430; BGE Chk # 0
10/02/2026	1169799	-	45.36	Truist Operating Checking - 4430; ProCom Chk # 4784
10/02/2026	1169801	-	400.00	Truist Operating Checking - 4430; Mint Media Agency Chk # 4785
10/02/2026	1169803	-	1,030.72	Truist Operating Checking - 4430; Investigative Consulting & Services, Inc. Chk # 4786
10/07/2026	1171998	40,000.00	-	Working Capital Infusion Truist Operating Checking - 4430
10/09/2026	1176645	-	2,238.75	Truist Operating Checking - 4430; GARDNER ENGINEERING, INC. Chk # 4787
10/09/2026	1176647	-	8,578.35	Truist Operating Checking - 4430; GMC CONTRACTORS, INC Chk # 4788
10/09/2026	1176649	-	318.00	Truist Operating Checking - 4430; ProCom Chk # 4789
10/09/2026	1176651	-	424.00	Truist Operating Checking - 4430; ProCom Chk # 4790
10/09/2026	1176653	-	318.00	Truist Operating Checking - 4430; ProCom Chk # 4791
10/09/2026	1176655	-	418.00	Truist Operating Checking - 4430; ProCom Chk # 4792
10/09/2026	1176657	-	225.00	Truist Operating Checking - 4430; Wireworx, Inc. Chk # 4793
10/09/2026	1176659	-	4,665.00	Truist Operating Checking - 4430; LB Landscaping Chk # 4794
10/09/2026	1176661	-	424.00	Truist Operating Checking - 4430; Jiffy John, Inc. Chk # 4795
10/09/2026	1176663	-	295.61	Truist Operating Checking - 4430; Investigative Consulting & Services, Inc. Chk # 4796
10/09/2026	1176665	-	425.00	Truist Operating Checking - 4430; Krohs Nest Creations LLC Chk # 4797
10/09/2026	1176655	418.00	-	Truist Operating Checking - 4430 (Reversal); ProCom Chk # 4792
10/09/2026	1176653	318.00	-	Truist Operating Checking - 4430 (Reversal); ProCom Chk # 4791
10/16/2026	1179755	-	2,778.75	Truist Operating Checking - 4430; GARDNER ENGINEERING, INC. Chk # 4798
10/16/2026	1179757	-	2,677.50	Truist Operating Checking - 4430; GARDNER ENGINEERING, INC. Chk # 4799
10/16/2026	1179759	-	1,035.00	Truist Operating Checking - 4430; LB Landscaping Chk # 4800
10/20/2026	1180729	-	106.00	Truist Operating Checking - 4430; Cubesmart #718 Chk # 0
10/20/2026	1180865	22.82	-	Overpayment Reimbursement - Kayak Stickers Truist Operating Checking - 4430
10/22/2026	1181456	-	6,650.00	Truist Operating Checking - 4430; Recinos Landscaping & Tree Services LLC Chk # 4801
10/27/2026	1182405	-	1,285.00	Truist Operating Checking - 4430; LB Landscaping Chk # 4802
10/28/2026	1183666	-	99.44	Truist Operating Checking - 4430; Professional Community Management, Inc. Chk # 4803
10/31/2026	1191440	-	22.58	Truist Operating Checking - 4430; BGE Chk # 0
10/31/2026	1191442	-	42.03	Truist Operating Checking - 4430; BGE Chk # 0
10/31/2026	1191444	-	127.06	Truist Operating Checking - 4430; BGE Chk # 0
10/31/2026	1191446	-	24.26	Truist Operating Checking - 4430; BGE Chk # 0
10/31/2026	1191448	-	52.84	Truist Operating Checking - 4430; BGE Chk # 0
10/31/2026	1191450	-	141.58	Truist Operating Checking - 4430; Comcast Chk # 0
10/31/2026	1191452	-	141.58	Truist Operating Checking - 4430; Comcast Chk # 0
10/31/2026	1191454	-	475.61	Truist Operating Checking - 4430; Google Chk # 0
10/31/2026	1191456	-	27.56	Truist Operating Checking - 4430; Constant Contact Chk # 0
10/31/2026	1191458	-	5.00	Truist Operating Checking - 4430; Truist Chk # 0

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1030-00	Truist Operating Money Market - 7029	283,128.03	148.42	40,000.00	243,276.45

Date	GL Ref #	Debit	Credit	Description
10/07/2026	1171998	$ -	$ 40,000.00	Working Capital Infusion
10/31/2026	1191432	148.42	-	Truist Monthly Interest

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12-1250-00	Morgan Stanley Investments	839,244.61	2,826.14	-	842,070.75

Date	GL Ref #	Debit	Credit	Description
10/31/2026	1191434	$ 2,826.14	$ -	Morgan Stanley Monthly Interest & Valuation

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
14-1420-00	Cash held by AACO	1,161.48	-	-	1,161.48

Date	GL Ref #	Debit	Credit	Description

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
14-1430-00	BGE Deposit	100.00	-	-	100.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
30-3020-00	Reserves - Capital Elements	(482,691.08)	-	-	(482,691.08)
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	(230,104.74)	-	-	(230,104.74)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
40-4710-00	Interest Income - Operating	(539.87)	-	148.42	(688.29)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
10/31/2026	1191432	$ -	$ 148.42	Truist Monthly Interest	
40-4720-00	Interest & Valuation Income - Reserves	(1,678.80)	-	2,826.14	(4,504.94)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
10/31/2026	1191434	$ -	$ 2,826.14	Morgan Stanley Monthly Interest & Valuation	
50-5010-00	Management Fees	4,728.00	1,576.00	-	6,304.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
10/01/2026	1162298	$ 1,576.00	$ -	Management Fee; Professional Community Management, Inc. Chk # 4783	
50-5030-00	Tax Prep & Audit Fees	6,000.00	-	-	6,000.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
50-5050-00	Administrative Expenses	6,088.85	99.44	22.82	6,165.47
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
10/20/2026	1180865	$ -	$ 22.82	Overpayment Reimbursement - Kayak Stickers	
10/28/2026	1183666	89.30	-	Administrative Costs - Admin; Professional Community Management, Inc. Chk # 4803	
10/28/2026	1183666	10.14	-	Postage; Professional Community Management, Inc. Chk # 4803	
50-5080-00	Web Site Administration	1,223.64	400.00	-	1,623.64
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
10/02/2026	1169801	$ 400.00	$ -	Web Site Administration; Mint Media Agency Chk # 4785	
50-5090-00	Dues & Subscriptions	1,462.05	503.17	-	1,965.22
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
10/31/2026	1191454	$ 475.61	$ -	Dues & Subscriptions; Google Chk # 0	
10/31/2026	1191456	27.56	-	Dues & Subscriptions; Constant Contact Chk # 0	
50-5100-00	Bank Charges	15.00	5.00	-	20.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
10/31/2026	1191458	$ 5.00	$ -	Bank Charges; Truist Chk # 0	
50-5230-00	Stormwater Taxes	6,682.24	-	-	6,682.24
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
50-5310-00	Insurance Premium	13,128.00	-	-	13,128.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
50-5420-00	Storage Expense	302.00	106.00	-	408.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
10/20/2026	1180729	$ 106.00	$ -	Storage Expense; Cubesmart #718 Chk # 0	
60-6010-00	Electricity	1,236.59	354.80	-	1,591.39
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
10/02/2026	1169797	$ 86.03	$ -	Utilities; BGE Chk # 0	
10/31/2026	1191440	22.58	-	Utilities; BGE Chk # 0	
10/31/2026	1191442	42.03	-	Utilities; BGE Chk # 0	
10/31/2026	1191444	127.06	-	Utilities; BGE Chk # 0	
10/31/2026	1191446	24.26	-	Utilities; BGE Chk # 0	
10/31/2026	1191448	52.84	-	Utilities; BGE Chk # 0	
60-6040-00	Phone & Internet	849.48	283.16	-	1,132.64
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10/31/2026	1191450	$ 141.58	$ -	Phone & Internet; Comcast Chk # 0	
10/31/2026	1191452	141.58	-	Phone & Internet; Comcast Chk # 0	
70-7010-00	Landscaping & Cleaning	11,885.00	4,665.00	-	16,550.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
10/09/2026	1176659	$ 4,665.00	$ -	Landscaping & Cleaning; LB Landscaping Chk # 4794	
70-7030-00	Tree Trimming/Replacement	-	6,650.00	-	6,650.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
10/22/2026	1181456	$ 6,650.00	$ -	Tree Trimming and Removal; Recinos Landscaping & Tree Services LLC Chk # 4801	
70-7170-00	Portable Toilets	742.00	1,902.00	736.00	1,908.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
10/09/2026	1176649	$ 318.00	$ -	Portable Toilets - ProCom Reimbursement; ProCom Chk # 4789	
10/09/2026	1176651	424.00	-	Portable Toilets - ProCom Reimbursement ; ProCom Chk # 4790	
10/09/2026	1176653	318.00	-	Portable Toilets - Late Payment - Reimbursement ; ProCom Chk # 4791	
10/09/2026	1176655	418.00	-	Portable Toilets - Reimbursement to ProCom for late Payment ; ProCom Chk # 4792	
10/09/2026	1176661	424.00	-	Portable Toilets; Jiffy John, Inc. Chk # 4795	
10/09/2026	1176655	-	418.00	Portable Toilets - Reimbursement to ProCom for late Payment (Reversal); ProCom Chk # 479	
10/09/2026	1176653	-	318.00	Portable Toilets - Late Payment - Reimbursement (Reversal); ProCom Chk # 4791	
70-7212-00	Community Amenity Repairs & Maintenance	1,434.03	2,320.00	-	3,754.03
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
10/16/2026	1179759	$ 1,035.00	$ -	Community Amenity Repairs & Maintenance; LB Landscaping Chk # 4800	
10/27/2026	1182405	1,285.00	-	Community Amenity Repairs & Maintenance; LB Landscaping Chk # 4802	
70-7275-00	Signage	(106.08)	45.36	-	(60.72)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
10/02/2026	1169799	$ 45.36	$ -	Signage - Reimbusesment for 2 No Parking Signs; ProCom Chk # 4784	
70-7290-00	Lighting Maintenance & Repair	1,435.00	225.00	-	1,660.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
10/09/2026	1176657	$ 225.00	$ -	Lighting Maintenance & Repair; Wireworx, Inc. Chk # 4793	
70-7300-00	Environmental Initiatives & Erosion Control	13,860.00	2,238.75	-	16,098.75
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
10/09/2026	1176645	$ 2,238.75	$ -	Shore Bulkhead Erosion Eveluation ; GARDNER ENGINEERING, INC. Chk # 4787	
80-8010-00	Asphalt Maintenance & Repair	-	425.00	-	425.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
10/09/2026	1176665	$ 425.00	$ -	Asphalt Maintenance & Repair; Krohs Nest Creations LLC Chk # 4797	
80-8020-00	Swale & Culvert Maintenance & Repair	-	8,578.35	-	8,578.35
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
10/09/2026	1176647	$ 8,578.35	$ -	Swale Maintenance - Culvert Repair; GMC CONTRACTORS, INC Chk # 4788	
84-8410-00	Security Services	14,585.19	1,326.33	-	15,911.52
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
10/02/2026	1169803	$ 1,030.72	$ -	Security Services; Investigative Consulting & Services, Inc. Chk # 4786	
10/09/2026	1176663	295.61	-	Security Services; Investigative Consulting & Services, Inc. Chk # 4796	
84-8420-00	Extra Security Services/Cameras	1,225.00	-	-	1,225.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
84-8430-00	Lock Maintenance & Repair	23.31	-	-	23.31
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
90-9030-00	Bulkhead Capital Improvements	2,238.75	5,456.25	-	7,695.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
10/16/2026	1179755	$ 2,778.75	$ -	Booker Pier - Consultation with Engineer ; GARDNER ENGINEERING, INC. Chk # 4798	
10/16/2026	1179757	2,677.50	-	Shore Drive Bulkhead - Engineer Consulation Services ; GARDNER ENGINEERING, INC. Ch	
90-9040-00	Piers & Harbors Capital Improvements	2,305.00	-	-	2,305.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
	Totals:	**$0.00**	**$80,892.99**	**$80,892.99**	**$0.00**

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ProCom
Professional Community Management

Invoice List

Oyster Harbor Citizens Association, Inc.
Invoice Status - Paid
Paid Date: 10/1/2026 - 10/31/2026
Payment Type: All

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount / Payment Type	Balance Due
BGE							
10/02/2026	OHHFishing0926	09/30/2026	10/02/2026 Gena Teano	Paid (EFT)		$86.03 **Payment Type:** EFT	$ -
	60-6010-00 - Utilities				$86.03		
10/31/2026		10/05/2026	11/04/2026 Amy Cummings	Paid (EFT)		$22.58 **Payment Type:** EFT	-
	60-6010-00 - Utilities				$22.58		
10/31/2026		10/05/2026	11/04/2026 Amy Cummings	Paid (EFT)		$42.03 **Payment Type:** EFT	-
	60-6010-00 - Utilities				$42.03		
10/31/2026		10/05/2026	11/04/2026 Amy Cummings	Paid (EFT)		$127.06 **Payment Type:** EFT	-
	60-6010-00 - Utilities				$127.06		
10/31/2026		10/06/2026	11/04/2026 Amy Cummings	Paid (EFT)		$24.26 **Payment Type:** EFT	-
	60-6010-00 - Utilities				$24.26		
10/31/2026		10/06/2026	11/04/2026 Amy Cummings	Paid (EFT)		$52.84 **Payment Type:** EFT	-
	60-6010-00 - Utilities				$52.84		
					BGE Total:	**$ 354.80**	**$ 0.00**
Comcast							
10/31/2026		10/06/2026	11/04/2026 Amy Cummings	Paid (EFT)		$141.58 **Payment Type:** EFT	-
	60-6040-00 - Phone & Internet				$141.58		
10/31/2026		10/28/2026	11/04/2026 Amy Cummings	Paid (EFT)		$141.58 **Payment Type:** EFT	-
	60-6040-00 - Phone & Internet				$141.58		
					Comcast Total:	**$ 283.16**	**$ 0.00**
Constant Contact							
10/31/2026		10/15/2026	11/04/2026 Amy Cummings	Paid (EFT)		$27.56 **Payment Type:** EFT	-
	50-5090-00 - Dues & Subscriptions				$27.56		
					Constant Contact Total:	**$ 27.56**	**$ 0.00**
Cubesmart, LLP							
10/20/2026		10/16/2026	10/20/2026 Gena Teano	Paid (EFT)		$106.00 **Payment Type:** EFT	-
	50-5420-00 - Storage Expense				$106.00		
					Cubesmart, LLP Total:	**$ 106.00**	**$ 0.00**
GARDNER ENGINEERING, INC.							
10/09/2026	14956	10/08/2026	10/09/2026 Gena Teano	Paid (check)		$2,238.75 **Payment Type:** Check	-

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Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount Payment Type	Balance Due
	70-7300-00 - Shore Bulkhead Erosion Eveluation				$2,238.75		
10/16/2026	15078	10/13/2026	10/16/2026 Tracy Denny	Paid (check)		$2,778.75 **Payment Type:** Check	-
	90-9030-00 - Booker Pier - Consultation with Engineer				$2,778.75		
10/16/2026	15083	10/13/2026	10/16/2026 Tracy Denny	Paid (check)		$2,677.50 **Payment Type:** Check	-
	90-9030-00 - Shore Drive Bulkhead - Engineer Consulation Services				$2,677.50		
				GARDNER ENGINEERING, INC. Total:		**$ 7,695.00**	**$ 0.00**
Gibbs Unlimited LLC							
10/02/2026	0002123	10/01/2026	10/02/2026 Gena Teano	Paid (check)		$400.00 **Payment Type:** Check	-
	50-5080-00 - Web Site Administration				$400.00		
				Gibbs Unlimited LLC Total:		**$ 400.00**	**$ 0.00**
GMC CONTRACTORS, INC							
10/09/2026	11498	10/08/2026	10/09/2026 Gena Teano	Paid (check)		$8,578.35 **Payment Type:** Check	-
	80-8020-00 - Swale Maintenance - Culvert Repair				$8,578.35		
				GMC CONTRACTORS, INC Total:		**$ 8,578.35**	**$ 0.00**
Google							
10/31/2026		10/05/2026	11/04/2026 Amy Cummings	Paid (EFT)		$475.61 **Payment Type:** EFT	-
	50-5090-00 - Dues & Subscriptions				$475.61		
				Google Total:		**$ 475.61**	**$ 0.00**
Investigative Consulting & Services, Inc.							
10/02/2026	OH-017	09/29/2026	10/02/2026 Gena Teano	Paid (check)		$1,030.72 **Payment Type:** Check	-
	84-8410-00 - Security Services				$1,030.72		
10/09/2026	OH-018	10/07/2026	10/09/2026 Gena Teano	Paid (check)		$295.61 **Payment Type:** Check	-
	84-8410-00 - Security Services				$295.61		
				Investigative Consulting & Services, Inc. Total:		**$ 1,326.33**	**$ 0.00**
Jiffy John, Inc.							
10/09/2026	OHHJiffyJohn0926	10/02/2026	10/09/2026 Gena Teano	Paid (check)		$424.00 **Payment Type:** Check	-
	70-7170-00 - Portable Toilets				$424.00		
				Jiffy John, Inc. Total:		**$ 424.00**	**$ 0.00**
Jose A. Lemus							
10/09/2026	OHHLandscaping1026	10/08/2026	10/09/2026 Gena Teano	Paid (check)		$4,665.00 **Payment Type:** Check	-
	70-7010-00 - Landscaping & Cleaning				$4,665.00		

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Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount Payment Type	Balance Due
10/16/2026	OHHKayakInvoice1026	10/13/2026	10/16/2026 Tracy Denny	Paid (check)		$1,035.00 **Payment Type:** Check	$ -
	70-7212-00 - Community Amenity Repairs & Maintenance				$1,035.00		
10/27/2026	OHHPAINT&NAIL1026	10/26/2026	10/27/2026 Tracy Denny	Paid (check)		$1,285.00 **Payment Type:** Check	-
	70-7212-00 - Community Amenity Repairs & Maintenance				$1,285.00		
				Jose A. Lemus Total:		**$ 6,985.00**	**$ 0.00**
Krohs Nest Creations LLC							
10/09/2026	1085	10/07/2026	10/09/2026 Gena Teano	Paid (check)		$425.00 **Payment Type:** Check	-
	80-8010-00 - Asphalt Maintenance & Repair				$425.00		
				Krohs Nest Creations LLC Total:		**$ 425.00**	**$ 0.00**
ProCom							
10/02/2026	OHHSigns0926	09/29/2026	10/02/2026 Gena Teano	Paid (check)		$45.36 **Payment Type:** Check	-
	70-7275-00 - Signage - Reimbusesment for 2 No Parking Signs				$45.36		
10/09/2026	JiffyJohnCharge0726	10/08/2026	10/09/2026 Gena Teano	Paid (check)		$318.00 **Payment Type:** Check	-
	70-7170-00 - Portable Toilets - ProCom Reimbursement				$318.00		
10/09/2026	JiffyJohnReim0826	10/08/2026	10/09/2026 Gena Teano	Paid (check)		$424.00 **Payment Type:** Check	-
	70-7170-00 - Portable Toilets - ProCom Reimbursement				$424.00		
				ProCom Total:		**$ 787.36**	**$ 0.00**
Professional Community Management (Do Not Use - Management Module)							
10/01/2026	43505	10/01/2026	10/01/2026 Amy Cummings	Paid (check)		$1,576.00 **Payment Type:** Check	-
	50-5010-00 - Management Fee				$1,576.00		
10/28/2026	44170	10/28/2026	10/29/2026 Gena Teano	Paid (check)		$99.44 **Payment Type:** Check	-
	50-5050-00 - Administrative Costs - Admin 50-5050-00 - Postage				$89.30 $10.14		
				Professional Community Management (Do Not Use - Management Module) Total:		**$ 1,675.44**	**$ 0.00**
Recinos Landscaping & Tree Services LLC							
10/22/2026	16716	10/21/2026	10/22/2026 Gena Teano	Paid (check)		$6,650.00 **Payment Type:** Check	-
	70-7030-00 - Tree Trimming and Removal				$6,650.00		
				Recinos Landscaping & Tree Services LLC Total:		**$ 6,650.00**	**$ 0.00**
Truist							
10/31/2026		10/21/2026	11/04/2026 Amy Cummings	Paid (EFT)		$5.00 **Payment Type:** EFT	-
	50-5100-00 - Bank Charges				$5.00		

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Invoice List

Oyster Harbor Citizens Association, Inc.
Invoice Status - Paid
Paid Date: 10/1/2026 - 10/31/2026
Payment Type: All

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount Payment Type	Balance Due
					Truist Total:	**$ 5.00**	**$ 0.00**
Wireworx, Inc.							
10/09/2026	10829	10/07/2026	10/09/2026 Gena Teano	Paid (check)		$225.00 **Payment Type:** Check	$ -
	70-7290-00 - Lighting Maintenance & Repair				$225.00		
					Wireworx, Inc. Total:	**$ 225.00**	**$ 0.00**
				Oyster Harbor Citizens Association, Inc. 31 Invoice(s) Totaling:		**$ 36,423.61**	**$ 0.00**
				GRAND 31 Invoice(s) Totaling:		**$36,423.61**	**$ 0.00**

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Financial Report Package

October 2026

Prepared for

Oyster Harbor Piers & Harbors

By

Professional Community Management, Inc.

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Balance Sheet - Operating

Oyster Harbor Piers & Harbors

End Date: 10/31/2026

Assets			
CASH - OPERATING			
10-1020-00	PNC Bank Operating Checking - 4178	$61,529.97	
Total CASH - OPERATING:			$61,529.97
CASH - RESERVES			
12-1220-00	PNC Bank 8-Month CD 2997 03/26/27	31,551.26	
12-1225-00	PNC Bank 8-Month CD 3311 03/26/27	47,327.69	
Total CASH - RESERVES:			$78,878.95
Total Assets:			**$140,408.92**
Liabilities & Equity			
OWNER EQUITY			
35-3510-00	Undesignated Equity	10,828.62	
35-3520-00	Prior Year Net Income	81,663.05	
Total OWNER EQUITY:			$92,491.67
	Net Income Gain / Loss	47,917.25	
			$47,917.25
Total Liabilities & Equity:			**$140,408.92**

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ProCom
Professional Community Management

Income Statement - Operating

Oyster Harbor Piers & Harbors

From 10/01/2026 to 10/31/2026

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
OPERATING INCOME							
4010-00 Slip Fees	$ -	$ -	$ -	$ 17,325.60	$ -	$ 17,325.60	$ -
4420-00 Miscellaneous Income	-	-	-	40,000.00	-	40,000.00	-
4710-00 Interest Income	-	-	-	1,874.48	-	1,874.48	-
Total OPERATING INCOME	$ -	$ -	$ -	$ 59,200.08	$ -	$59,200.08	$ -
Total OPERATING INCOME	**$ 0.00**	**$ -**	**$ -**	**$ 59,200.08**	**$ -**	**$ 59,200.08**	**$ -**
OPERATING EXPENSE							
GENERAL & ADMINISTRATIVE							
5010-00 Management Fees	20.00	-	(20.00)	200.00	-	(200.00)	-
5050-00 Administrative Expenses	8.61	-	(8.61)	120.92	-	(120.92)	-
5410-00 Community/Social Activities	4,696.96	-	(4,696.96)	10,961.91	-	(10,961.91)	-
Total GENERAL & ADMINISTRATIVE	$ 4,725.57	$ -	($ 4,725.57)	$ 11,282.83	$ -	($11,282.83)	$ -
Total OPERATING EXPENSE	**$ 4,725.57**	**$ -**	**($ 4,725.57)**	**$ 11,282.83**	**$ -**	**($ 11,282.83)**	**$ -**
Net Income:	**($ 4,725.57)**	**$ 0.00**	**($ 4,725.57)**	**$ 47,917.25**	**$ 0.00**	**$ 47,917.25**	**$ 0.00**

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1020-00	PNC Bank Operating Checking - 4178	$66,255.54	$-	$4,725.57	$61,529.97

Date	GL Ref #	Debit	Credit	Description
10/01/2026	1162296	$ -	$ 20.00	PNC Bank Operating Checking - 4178 Inv # 43506; Professional Community Management, Inc **Inv: 43506 Professional Community Management, Inc.**
10/01/2026	1162378	-	107.96	Reimbursement - Flags; Daniel Craig Chk # 1143
10/05/2026	1170765	-	95.52	Reimbursement - 8 Boxes of Flags; Heather Doherty Chk # 1144
10/08/2026	1176042	-	189.73	49130200321094; ProCom Chk # 1145
10/16/2026	1179753	-	52.98	PNC Bank Operating Checking - 4178 Inv # OHPPotion1026; ProCom Chk # 1146 **Inv: OHPPotion1026 ProCom**
10/19/2026	1180223	-	21.20	Reimbursement - Halloween Party Supplies; Heather Doherty Chk # 1147
10/28/2026	1183664	-	8.61	PNC Bank Operating Checking - 4178 Inv # 44171; Professional Community Management, Inc **Inv: 44171 Professional Community Management, Inc.**
10/30/2026	1184473	-	2,223.77	PNC Bank Operating Checking - 4178 Inv # OHPCatering1026; ProCom Chk # 1149 **Inv: OHPCatering1026 ProCom**
10/30/2026	1184475	-	2,005.80	PNC Bank Operating Checking - 4178 Inv # OHPOysterRoast1126; Bayside Catering LLC Chk **Inv: OHPOysterRoast1126 Bayside Catering LLC**
12-1220-00	PNC Bank 8-Month CD 2997 03/26/27	31,551.26	-	-	31,551.26

Date	GL Ref #	Debit	Credit	Description

12-1225-00	PNC Bank 8-Month CD 3311 03/26/27	47,327.69	-	-	47,327.69

Date	GL Ref #	Debit	Credit	Description

20-2010-00	Accounts Payable	-	4,311.16	4,311.16	-

Date	GL Ref #	Debit	Credit	Description
10/01/2026	1162144	$ -	$ 20.00	Accounts Payable Inv # 43506 **Inv: 43506 Professional Community Management (Do Not Use - Management Module)**
10/01/2026	1162296	20.00	-	Accounts Payable Inv # 43506; Professional Community Management, Inc. Chk # 1142 **Inv: 43506 Professional Community Management, Inc.**
10/13/2026	1179677	-	52.98	Accounts Payable Inv # OHPPotion1026 **Inv: OHPPotion1026 ProCom**
10/16/2026	1179753	52.98	-	Accounts Payable Inv # OHPPotion1026; ProCom Chk # 1146 **Inv: OHPPotion1026 ProCom**
10/27/2026	1184383	-	2,223.77	Accounts Payable Inv # OHPCatering1026 **Inv: OHPCatering1026 ProCom**
10/27/2026	1184385	-	2,005.80	Accounts Payable Inv # OHPOysterRoast1126 **Inv: OHPOysterRoast1126 Bayside Catering LLC**
10/28/2026	1183462	-	8.61	Accounts Payable Inv # 44171 **Inv: 44171 Professional Community Management (Do Not Use - Management Module)**
10/28/2026	1183664	8.61	-	Accounts Payable Inv # 44171; Professional Community Management, Inc. Chk # 1148 **Inv: 44171 Professional Community Management, Inc.**
10/30/2026	1184473	2,223.77	-	Accounts Payable Inv # OHPCatering1026; ProCom Chk # 1149 **Inv: OHPCatering1026 ProCom**
10/30/2026	1184475	2,005.80	-	Accounts Payable Inv # OHPOysterRoast1126; Bayside Catering LLC Chk # 1150 **Inv: OHPOysterRoast1126 Bayside Catering LLC**

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
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	(17,325.60)	-	-	(17,325.60)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
40-4420-00	Miscellaneous Income	(40,000.00)	-	-	(40,000.00)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
40-4710-00	Interest Income	(1,874.48)	-	-	(1,874.48)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
50-5010-00	Management Fees	180.00	20.00	-	200.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
10/01/2026	1162144	$ 20.00	$ -	Management Fee	
				Inv: 43506 Professional Community Management (Do Not Use - Management Module)	
50-5050-00	Administrative Expenses	112.31	8.61	-	120.92
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
10/28/2026	1183462	$ 1.56	$ -	Postage	
				Inv: 44171 Professional Community Management (Do Not Use - Management Module)	
10/28/2026	1183462	7.05	-	Administrative Costs - Admin	
				Inv: 44171 Professional Community Management (Do Not Use - Management Module)	
50-5410-00	Community/Social Activities	6,264.95	4,696.96	-	10,961.91
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
10/01/2026	1162378	$ 107.96	$ -	Reimbursement - Flags; Daniel Craig Chk # 1143	
10/05/2026	1170765	95.52	-	Reimbursement - 8 Boxes of Flags; Heather Doherty Chk # 1144	
10/08/2026	1176042	189.73	-	49130200321094; ProCom Chk # 1145	
10/13/2026	1179677	52.98	-	ProCom Reimbursement for October Festival	
				Inv: OHPPotion1026 ProCom	
10/19/2026	1180223	21.20	-	Reimbursement - Halloween Party Supplies; Heather Doherty Chk # 1147	
10/27/2026	1184383	2,223.77	-	Reimbursement for Catering October Festival	
				Inv: OHPCatering1026 ProCom	
10/27/2026	1184385	2,005.80	-	Oyster Roast Catering	
				Inv: OHPOysterRoast1126 Bayside Catering LLC	
		Totals:	**$0.00**	**$9,036.73**	**$9,036.73**	**$0.00**

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