



## **OHCA Community Meeting Agenda**

***August 26, 2025 – 7:00pm – 9:00pm***

1. Call to Order
2. Moment of Silence
3. Approval of agenda
4. Approval of previous OHCA Community Meeting Minutes (May, 2025)
5. Treasurers Reports
  - a. SCBD Treasurers' Report
  - b. Piers / Social Treasurers' Report
6. Committee Reports
7. Presidents' Report / Updates
8. Community Feedback
9. 7:30 - Community Emergency Preparedness Presentation  
Presentation by Jorge Paucar, Community Outreach Specialist for Anne Arundel County
10. Adjournment (Hard stop at 8:50 pm)

## **OHCA General Meeting**

**May 29, 2025**

### **Eastport Fire Department**

President Brandon Dall'Aqua called the meeting to order at 7:02 pm.

The February 25, 2025 community meeting minutes were approved.

#### **Treasurers' Reports**

OHCA financial reports were handed out at the meeting.

##### SCBD Accounts:

SCBD account balances as of April 30 were:

Truist Checking               \$41,029.43

Truist Money Market       \$192,910.81

Morgan Stanley             \$806,913.88

Total SCBD Accounts \$1,040,854.12

Since there were two maturing Certificates of Deposit (CDs) at Morgan Stanley, the Board voted to reinvest those funds in a two year CD and two and a half year CD to lock in a higher interest rate.

##### Piers and Harbors (P&H) Account:

\$26,344.22 account balance at the end of April.

Two CDs were purchased from P&H funds, one for \$30,106 which will mature on 7/26/25 and the other for \$45,155 which will mature on 11/26/25. OHCA received \$10,000 from Eric Epstein, which he agreed to pay as part of his plea agreement, and that was deposited into the P&H account.

#### **Committee Reports**

##### Security

- ICS security patrols resumed in April. John Foreman is the new primary ICS officer for OHCA, and he is sending in regular reports. The only security issue has been a group of teens jumping and swimming in the channel, despite repeated requests by residents that they stop because swimming in the channel is illegal and dangerous.

##### Social

- There was a good turnout for the Beach Opening Party and it was very successful.

##### Community Property

- There was a broken sewer pipe on Arundel on the Bay Road. After repeated calls from residents, the County Department of Public Works came out and fixed it. The Board has asked the County to inspect all the sewers in the community.

- A new Oyster Harbor sign for the entrance to the community is being made and will be installed soon.
- Two Turtle Crossing signs will be installed on Arundel on the Bay Road.
- A dog waste station will be installed at the Washington Drive boat ramp.
- New amenities have been acquired for the community: New lacrosse goal, new basketball goal, two new paddle boards, two new double kayaks, new life jackets, and a new dock cart.
- We are working on replacing the volleyball poles and net at the beach.
- Some tree trimming will be done on Washington Drive, and the contractor will drive through the community to see where else tree trimming is needed.
- A community dumpster has been scheduled for July 30.

### Piers & Harbors

- All unregistered kayaks and other watercraft on the community kayak racks have been tagged, and will be cleared out in July.
- Joe Matta installed new signs along the bulkhead saying No Jumping or Swimming in the Channel. President Dall'Aqua will post a photo of those signs on the community Facebook page and the post will caution against jumping or swimming in the channel.

### Roads & Drainage

- The committee is putting together an RFP for a stormwater management plan for the community. The community has topographical challenges since it is low-lying and does not have much elevation change to help with drainage. Two problem areas we hope to address in the short term are along Creek Drive and at the intersection Ellis and Shore Drive. Committee member Keith Smith is researching the easements the community has for roads and drainage. The OHCA landscaping contractor has cleared out all the swales in the community. The flapper valve at the end of Shore Drive by the channel was replaced last year, but there is not enough elevation change/gravity to create much flow there.

### Beach

- A new mechanical lock will be installed at the beach gate soon.
- The jellyfish netting around the swimming area needs to be repaired and Carla Gibbons from ProCom will look into getting a contractor to do that. John Maxwell has plastic zip ties that can be used for the repair.

### **President's Report**

- An OHCA Procurement Policy was approved by the Board at the April board meeting.
- Nancy Plaxico attended the County's Community Association Summit in April and reported on the highlights. More details will be in the next community newsletter.
- Community newsletters are going out monthly or bi-monthly.
- We are getting a permit to dredge the channel.

- The two open seats on the board were filled by Arlene Jackson and Victoria Barron. They were the two candidates who submitted applications by the March 31 deadline and both are highly qualified.

### **Old Business**

There was no further Old Business.

### **New Business**

- Jody Tracey discussed the new Bay Protectors Program, and encouraged any community member who is interested to sign up for the program.
- Jody also discussed the SCBD bill (bill 3225) that has been introduced at the County Council. President Dall'Aqua noted that we think OHCA is in compliance with all the requirements in the bill, with the exception of needing to get a board member certified on the Open Meetings Act.
- Jim Wyatt asked about conflict resolution resources for the community, and Arlene Jackson said she will see about getting the County Conflict Resolution Center to do a presentation at a community meeting.

### **Adjournment**

The meeting was adjourned at 8:15 pm.



# **Financial Report Package**

**July 2025**

**Fiscal Year: 2026**

**Prepared for**

**Oyster Harbor Citizens Association, Inc.**

**By**

**Professional Community Management, Inc.**

### Assets

#### CASH - OPERATING

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

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

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

#### RESERVE EQUITY

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

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

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



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

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

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

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

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: BGE					
07/08/2025	837976	85.42	-		
Utilities; BGE Chk # 0					
Inv: OHHBGEFishing0725 BGE					
07/08/2025	859386	27.30	-		
Utilities; BGE Chk # 0					
Inv: BGE					
07/08/2025	859388	42.59	-		
Utilities; BGE Chk # 0					
Inv: BGE					
07/25/2025	849488	65.61	-		
Utilities; BGE Chk # 0					
Inv: OHHBGEWashington0725 BGE					
07/29/2025	850733	134.18	-		
Utilities; Anne Arundel County Chk # 4547					
Inv: OHHStormwater#3 Anne Arundel County					
07/29/2025	850735	145.78	-		
Utilities; Anne Arundel County Chk # 4548					
Inv: OHHWater/Sewer0725 Anne Arundel County					
07/29/2025	850737	73.67	-		
Utilities; Anne Arundel County Chk # 4549					
Inv: OHHStormwater0725 Anne Arundel County					
07/29/2025	850739	140.74	-		
Utilities; Anne Arundel County Chk # 4550					
Inv: OHHStormwater#2 Anne Arundel County					
07/29/2025	850735	-	145.78		
Utilities (Reversal); Anne Arundel County Chk # 4548					
Inv: OHHWater/Sewer0725 Anne Arundel County					
60-6040-00	Phone & Internet	-	276.80	-	276.80
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
07/07/2025	859382	\$ 138.40	\$ -	Phone & Internet; Comcast Chk # 0	
Inv: Comcast					
07/29/2025	859394	138.40	-	Phone & Internet; Comcast Chk # 0	
Inv: Comcast					
70-7010-00	Landscaping & Cleaning	-	8,000.00	4,000.00	4,000.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
07/08/2025	837978	\$ 4,000.00	\$ -	Landscaping & Cleaning; LB Landscaping Chk # 4535	
Inv: LB Landscaping					
07/08/2025	837978	-	4,000.00	Landscaping & Cleaning (Reversal); LB Landscaping Chk # 4535	
Inv: LB Landscaping					
07/08/2025	838014	4,000.00	-	Landscaping & Cleaning; LB Landscaping Chk # 4538	
Inv: LB Landscaping					
70-7170-00	Portable Toilets	-	795.00	-	795.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
07/03/2025	835710	\$ 477.00	\$ -	Portable Toilets; Jiffy John, Inc. Chk # 4532	
Inv: 52382 Jiffy John, Inc.					
07/24/2025	859372	159.00	-	6/6/20025 check # 4507; Jiffy John, Inc. Chk # 0	
07/24/2025	859374	159.00	-	6/6/2025 check # 4508; Jiffy John, Inc. Chk # 0	
70-7212-00	Community Amenity Repairs & Maintenance	-	2,641.27	-	2,641.27
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
07/01/2025	827194	\$ 1,801.27	\$ -	Reimbursement - Bike Rack; Brandon Dall'Acqua Chk # 4529	



General Ledger Trial Balance with Details

Oyster Harbor Citizens Association, Inc.

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

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
07/03/2025	835714	\$ 280.00	\$ -	Community Amenity Repairs & Maintenance; Mike Matthews, LLC Chk # 4534 Inv: oharbour-001 Mike Matthews, LLC	
07/18/2025	846858	280.00	-	Community Amenity Repairs & Maintenance; Mike Matthews, LLC Chk # 4541 Inv: 1052 Mike Matthews, LLC	
07/25/2025	849494	280.00	-	Community Amenity Repairs & Maintenance; Mike Matthews, LLC Chk # 4544 Inv: 1040 Mike Matthews, LLC	
70-7220-00	Trash Removal & Hauling	-	101.00	-	101.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
07/03/2025	835706	\$ 101.00	\$ -	Trash Removal & Hauling; Anne Arundel County Chk # 4530 Inv: OHHTrash0725 Anne Arundel County	
70-7265-00	Lock Maintenance & Repair	-	431.27	-	431.27
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
07/25/2025	849492	\$ 431.27	\$ -	Lock Maintenance & Repair; Zelko's Security Chk # 4543 Inv: Zelkos0725 Zelko's Security	
<b>Totals:</b>		<b>\$0.00</b>	<b>\$59,034.07</b>	<b>\$59,034.07</b>	<b>\$0.00</b>



# **Financial Report Package**

**July 2025**

**Prepared for**

**Oyster Harbor Piers & Harbors**

**By**

**Professional Community Management, Inc.**

## Assets

### CASH - OPERATING

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

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

### OWNER EQUITY

35-3510-00	Undesignated Equity	3,292.05
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35-3520-00	Prior Year Net Income	7,536.57
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Total OWNER EQUITY:		<u>\$10,828.62</u>
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Net Income Gain / Loss	<u>96,799.74</u>	<u>\$96,799.74</u>
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<b>Total Liabilities &amp; Equity:</b>		<b><u>\$107,628.36</u></b>
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
OPERATING INCOME							
4010-00 Assessment Income	\$-	\$-	\$-	\$16,476.00	\$-	\$16,476.00	\$-
4420-00 Miscellaneous Income	-	-	-	85,036.00	-	85,036.00	-
4710-00 Interest Income - Operating	405.74	-	405.74	405.74	-	405.74	-
Total OPERATING INCOME	\$405.74	\$-	\$405.74	\$101,917.74	\$-	\$101,917.74	\$-
Total OPERATING INCOME	\$405.74	\$-	\$405.74	\$101,917.74	\$-	\$101,917.74	\$-
OPERATING EXPENSE							
GENERAL & ADMINISTRATIVE							
5010-00 Management Fees	20.00	-	(20.00)	140.00	-	(140.00)	-
5050-00 Administrative Expenses	13.12	-	(13.12)	99.31	-	(99.31)	-
5410-00 Community/Social Activities	-	-	-	4,878.69	-	(4,878.69)	-
Total GENERAL & ADMINISTRATIVE	\$33.12	\$-	(\$33.12)	\$5,118.00	\$-	(\$5,118.00)	\$-
Total OPERATING EXPENSE	\$33.12	\$-	(\$33.12)	\$5,118.00	\$-	(\$5,118.00)	\$-
Net Income:	\$372.62	\$0.00	\$372.62	\$96,799.74	\$0.00	\$96,799.74	\$0.00

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