



OHCA Community Meeting Agenda

May 29, 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 (February, 2025)
5. Treasurers Reports
 - a. SCBD Treasurers' Report
 - b. Piers / Social Treasurers' Report
6. Committee Reports
7. Presidents' Report / Updates
8. Newly Filled Board Seats
9. Old Business
10. New Business / Community Feedback
11. Adjournment (Hard stop at 8:50 pm)

OHCA General Meeting

February 25, 2025

Eastport Fire Department

President Brandon Dall'Aqua called the meeting to order at 7:03 pm.

The January 28, 2025 community meeting minutes were approved.

Treasurers' Reports

OHCA financial reports were handouts at the meeting.

SCBD Accounts:

SCBD assets in the Truist checking account, Truist money market account, and Morgan Stanley money market account and Certificates of Deposit (CDs) totaled \$545,431 at the end of February.

A community member asked how much OHCA will spend this year on roads and drainage. President Dall'Aqua noted the budgeted amount for roads and drainage in this year's OHCA budget.

Piers and Harbors Account:

\$86,117 balance at end of January

The board voted to invest some of the Piers & Harbors funds in CDs.

Boat slip payments are coming in soon.

Committee Reports

Security

- ICS Security services resume in April.

Beach Committee

- We are determining the best way to fix the beach gate.
- Repairs have been made to the foot wash and dog wash.

Roads & Drainage

The committee is getting proposals for a community stormwater management plan, which will be a multi-year project. There was discussion of the Reserve Study and what it covers versus the stormwater management plan. Heather Noel asked questions about increased flooding and ground settlement.

Mark Minnick, who lives adjacent to the Booker Pier, expressed concerns about the pier.

Grants Committee

Heather Noel inquired whether committee chair John Maxwell had talked to the South River Foundation about grants. Further grant discussion followed.

Community Property Committee

- The basketball hoop at Harbor Lot has been replaced.

President Dall'Aqua noted that dredging of the channel is on hold until those plans are approved.

Social Committee

Many community events are being planned for coming months including movie nights, sock burning, Easter egg hunt, beach opening party, pot painting party, and an OHCA 75th anniversary party.

President Dall'Aqua discussed the idea of having a new Oyster Harbor flag.

John Maxwell discussed the history of the community.

President Dall'Aqua expressed interest in holding community dinners like Arundel on the Bay does.

An election will be held for the two open board seats, one of which is for a term ending this September and the other for a term ending in September 2028.

Old Business

Various community topics were discussed including bike racks and drainage pipes.

Communication

Corresponding Secretary Trisha Thomas discussed the various ways the OHCA board communicates with the community, including community emails and newsletters. Members of the community run the Facebook page, which includes social events. The communications policy is posted on the Oyster Harbor website.

Heather Noel expressed concerns about posts on Facebook that were taken down, and there was a discussion about posts not being in accord with the communications policy.

New Business

Proposed Piers and Harbors Budget for 2025

- The budget projects revenue this year from boat slip at \$17,500.
- The budget projects total Piers & Harbors revenue at \$26,500, including potential revenue from donations, movie nights, dinners out and merchandise.
- Event spending is projected at \$13,500 plus \$10,000 for OHCA's 75th Anniversary party.

Winston Dunkley asked if the beach was still open for use during beach socials, which it is.

A motion was made and seconded to approve the proposed Piers and Harbors budget for 2025. MOTION APPROVED BY VOICE VOTE.

Shayna Foote proposed dog poop bucket at the Washington Drive boat ramp.

President Dall'Aqua noted that the County has agreed to pick up the beach trash at the beach rather than at Dan Craig's house.

Heather Noel inquired as to whether OHCA was planning any training in light of the recent indictment. Trisha Thomas noted that was a good idea, citing courses like conflict resolution.

The meeting was adjourned at 8:17 pm.



Financial Report Package

April 2025

Prepared for

Oyster Harbor Citizens Association, Inc.

By

Professional Community Management, Inc.



Balance Sheet - Operating

Oyster Harbor Citizens Association, Inc.

End Date: 04/30/2025

Assets

CASH - OPERATING

10-1020-00 Truist Operating Checking - 4430 \$20,581.81

10-1030-00 Truist Operating Money Market - 7029 192,910.81

Total CASH - OPERATING: \$213,492.62

CASH - RESERVES

12-1250-00 Morgan Stanley Investments 805,718.49

Total CASH - RESERVES: \$805,718.49

ACCOUNTS RECEIVABLE

14-1420-00 Cash held by AACO 14,499.44

14-1430-00 BGE Deposit 100.00

Total ACCOUNTS RECEIVABLE: \$14,599.44

Total Assets: **\$1,033,810.55**

Liabilities & Equity

RESERVE EQUITY

30-3020-00 Reserves - Capital Elements 479,191.08

Total RESERVE EQUITY: \$479,191.08

OPERATING EQUITY

35-3510-00 Undesignated Equity 128,733.09

35-3520-00 Prior Year Net Income 61,535.73

Total OPERATING EQUITY: \$190,268.82

Net Income Gain / Loss 364,350.65 \$364,350.65

Total Liabilities & Equity: **\$1,033,810.55**

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
OPERATING INCOME							
4010-00 SCBD Income	\$-	\$-	\$-	\$445,851.00	\$417,690.00	\$28,161.00	\$417,690.00
4710-00 Interest Income - Operating	141.43	-	141.43	1,199.94	-	1,199.94	-
4720-00 Interest & Valuation Income - Reserves	3,245.47	-	3,245.47	18,594.11	-	18,594.11	-
Total OPERATING INCOME	\$3,386.90	\$-	\$3,386.90	\$465,645.05	\$417,690.00	\$47,955.05	\$417,690.00
OTHER INCOME							
4900-00 Restitution Income	-	-	-	90,036.00	-	90,036.00	-
Total OTHER INCOME	\$-	\$-	\$-	\$90,036.00	\$-	\$90,036.00	\$-
Total OPERATING INCOME	\$3,386.90	\$-	\$3,386.90	\$555,681.05	\$417,690.00	\$137,991.05	\$417,690.00
OPERATING EXPENSE							
GENERAL & ADMINISTRATIVE							
5010-00 Management Fees	1,561.00	3,333.00	1,772.00	15,340.00	33,330.00	17,990.00	40,000.00
5030-00 Tax Prep & Audit Fees	6,000.00	-	(6,000.00)	6,000.00	5,000.00	(1,000.00)	5,000.00
5040-00 General Legal	7,962.50	-	(7,962.50)	34,726.75	20,000.00	(14,726.75)	20,000.00
5050-00 Administrative Expenses	35.12	500.00	464.88	7,502.21	5,000.00	(2,502.21)	6,000.00
5053-00 Office Supplies	-	-	-	1,439.77	500.00	(939.77)	500.00
5054-00 Office Equipment & Services	-	-	-	-	500.00	500.00	500.00
5080-00 Web Site Administration	400.00	500.00	100.00	4,135.68	5,000.00	864.32	6,000.00
5090-00 Dues & Subscriptions	254.36	166.00	(88.36)	2,476.98	1,660.00	(816.98)	2,000.00
5100-00 Bank Charges	5.00	-	(5.00)	113.00	-	(113.00)	-
5105-00 Anne Arundel County Fees	-	-	-	-	2,000.00	2,000.00	2,000.00
5220-00 Real Estate Taxes	-	-	-	670.25	1,000.00	329.75	1,000.00
5310-00 Insurance Premium	-	-	-	10,821.00	10,000.00	(821.00)	10,000.00
5600-00 Rent	-	166.00	166.00	-	1,660.00	1,660.00	2,000.00
5710-00 Design/Engineering/Survey Costs	-	-	-	1,608.75	10,000.00	8,391.25	15,000.00
5730-00 Security Services	-	2,915.00	2,915.00	17,429.59	29,150.00	11,720.41	35,000.00
Total GENERAL & ADMINISTRATIVE	\$16,217.98	\$7,580.00	(\$8,637.98)	\$102,263.98	\$124,800.00	\$22,536.02	\$145,000.00
UTILITIES							
6010-00 Utilities	314.08	291.00	(23.08)	4,300.99	2,910.00	(1,390.99)	3,500.00
6040-00 Phone & Internet	276.80	166.00	(110.80)	2,876.72	1,660.00	(1,216.72)	2,000.00
Total UTILITIES	\$590.88	\$457.00	(\$133.88)	\$7,177.71	\$4,570.00	(\$2,607.71)	\$5,500.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
SITE MAINTENANCE							
7010-00 Landscaping & Cleaning	\$3,750.00	\$2,915.00	(\$835.00)	\$40,465.50	\$29,150.00	(\$11,315.50)	\$35,000.00
7030-00 Tree Trimming/Replacement	-	2,000.00	2,000.00	1,850.00	10,000.00	8,150.00	10,000.00
7110-00 Piers & Harbors Improvement & Repairs	-	-	-	2,690.00	-	(2,690.00)	-
7150-00 Beach Cleaning	-	5,000.00	5,000.00	-	20,000.00	20,000.00	30,000.00
7160-00 Swimming Area Nets	-	500.00	500.00	336.30	2,000.00	1,663.70	3,000.00
7165-00 Gazebo Maintenance & Repair	-	-	-	-	1,000.00	1,000.00	1,000.00
7170-00 Portable Toilets	318.00	1,000.00	682.00	3,498.00	4,000.00	502.00	6,000.00
7175-00 Dumpsters	-	500.00	500.00	-	1,500.00	1,500.00	2,000.00
7210-00 Capital Improvements	-	3,047.50	3,047.50	-	9,142.50	9,142.50	12,190.00
7212-00 Community Amenity Repairs & Maintenance	-	2,500.00	2,500.00	1,375.94	10,000.00	8,624.06	15,000.00
7220-00 Trash Removal & Hauling	-	-	-	-	3,000.00	3,000.00	5,000.00
7250-00 Supplies & Dog Waste Stations	-	800.00	800.00	78.42	3,200.00	3,121.58	4,000.00
7265-00 Lock Maintenance & Repair	-	1,000.00	1,000.00	921.14	4,000.00	3,078.86	5,000.00
7275-00 Signage	-	1,600.00	1,600.00	2,405.13	6,400.00	3,994.87	8,000.00
7290-00 Lighting Maintenance & Repair	-	400.00	400.00	86.28	1,600.00	1,513.72	2,000.00
7300-00 Environmental Initiatives & Erosion Control	532.00	2,000.00	1,468.00	9,192.00	8,000.00	(1,192.00)	10,000.00
7305-00 Dredging	-	10,000.00	10,000.00	-	40,000.00	40,000.00	60,000.00
7310-00 Asphalt Maintenance & Repair	2,400.00	5,600.00	3,200.00	7,400.00	22,400.00	15,000.00	28,000.00
7320-00 Culvert Maintenance & Repair	-	2,000.00	2,000.00	-	8,000.00	8,000.00	10,000.00
7330-00 Swale Maintenance & Repair	-	3,000.00	3,000.00	1,450.00	12,000.00	10,550.00	15,000.00
7810-00 Snow & Ice Removal	-	-	-	10,140.00	6,000.00	(4,140.00)	6,000.00
Total SITE MAINTENANCE	\$7,000.00	\$43,862.50	\$36,862.50	\$81,888.71	\$201,392.50	\$119,503.79	\$267,190.00
Total OPERATING EXPENSE	\$23,808.86	\$51,899.50	\$28,090.64	\$191,330.40	\$330,762.50	\$139,432.10	\$417,690.00
Net Income:	(\$20,421.96)	(\$51,899.50)	\$31,477.54	\$364,350.65	\$86,927.50	\$277,423.15	\$0.00



General Ledger Trial Balance with Details

Oyster Harbor Citizens Association, Inc.

Accts: 10-1010-00 To: 95-9510-50 Dates: 4/1/2025 - 4/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1020-00	Truist Operating Checking - 4430	\$14,390.67	\$30,262.00	\$24,070.86	\$20,581.81
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	758100	\$ -	\$ 86.29	Truist Operating Checking - 4430; BGE Chk # 0 Inv: BGEOHHFishing0425 BGE	
04/01/2025	758548	-	1,561.00	Truist Operating Checking - 4430; Professional Community Management, Inc. Chk # 4465 Inv: 27937 Professional Community Management, Inc.	
04/01/2025	796335	-	49.57	Truist Operating Checking - 4430; BGE Chk # 0 Inv: BGE	
04/01/2025	796337	-	49.97	Truist Operating Checking - 4430; BGE Chk # 0 Inv: BGE	
04/04/2025	768856	-	400.00	Truist Operating Checking - 4430; Mint Media Agency Chk # 4471 Inv: 0001954 Mint Media Agency	
04/04/2025	768858	-	75.00	Truist Operating Checking - 4430; Cubesmart #718 Chk # 0 Inv: Cubesmart #718	
04/07/2025	796339	-	138.40	Truist Operating Checking - 4430; Comcast Chk # 0 Inv: Comcast	
04/07/2025	796341	-	154.36	Truist Operating Checking - 4430; Google Chk # 0 Inv: Google	
04/08/2025	773684	-	3,750.00	Truist Operating Checking - 4430; LB Landscaping Chk # 4472 Inv: ohhcleanup0425 LB Landscaping	
04/08/2025	773686	-	75.00	Truist Operating Checking - 4430; Cubesmart #718 Chk # 0 Inv: Cubesmart #718	
04/08/2025	773686	75.00	-	Truist Operating Checking - 4430 (Reversal); Cubesmart #718 Chk # 0 Inv: Cubesmart #718	
04/15/2025	777616	-	2,400.00	Truist Operating Checking - 4430; CHAMBERLAIN CONTRACTORS, LLC. Chk # 4473 Inv: invchm914 CHAMBERLAIN CONTRACTORS, LLC.	
04/15/2025	777618	-	318.00	Truist Operating Checking - 4430; Jiffy John, Inc. Chk # 4474 Inv: 307572 Jiffy John, Inc.	
04/15/2025	777620	-	75.00	Truist Operating Checking - 4430; Cubesmart #718 Chk # 0 Inv: Cubesmart #718	
04/15/2025	777620	75.00	-	Truist Operating Checking - 4430 (Reversal); Cubesmart #718 Chk # 0 Inv: Cubesmart #718	
04/16/2025	796343	-	25.00	Truist Operating Checking - 4430; Constant Contact Chk # 0 Inv: Constant Contact	
04/18/2025	779214	-	420.00	Truist Operating Checking - 4430; AACC Environmental Center Chk # 4475 Inv: OHHWatertest0425 AACC Environmental Center	
04/18/2025	779216	-	6,000.00	Truist Operating Checking - 4430; Klosterman & Associates P.A. Chk # 4476 Inv: OHH2024Audit Klosterman & Associates P.A.	
04/18/2025	779284	30,000.00	-	Working Capital Infusion Truist Operating Checking - 4430	
04/21/2025	796345	-	5.00	Truist Operating Checking - 4430; Truist Chk # 0 Inv: Truist	



General Ledger Trial Balance with Details

Oyster Harbor Citizens Association, Inc.

Accts: 10-1010-00 To: 95-9510-50 Dates: 4/1/2025 - 4/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance	
04/22/2025	779925	\$ -	\$ 2,356.25		Truist Operating Checking - 4430; Ridgely Oaks Professional Group LLC Chk # 4477 Inv: 2722 Ridgely Oaks Professional Group LLC	
04/22/2025	779927	-	812.50		Truist Operating Checking - 4430; Ridgely Oaks Professional Group LLC Chk # 4478 Inv: 2723 Ridgely Oaks Professional Group LLC	
04/28/2025	783260	-	35.12		Truist Operating Checking - 4430; Professional Community Management, Inc. Chk # 4485 Inv: 28698 Professional Community Management, Inc.	
04/29/2025	782194	-	112.00		Oyster Harbor CA Grading Permit; Anne Arundel County Chk # 4479	
04/29/2025	782259	-	112.00		Oyster Harbor CA Grading Permit; Anne Arundel County Chk # 4480	
04/29/2025	782194	112.00	-		Oyster Harbor CA Grading Permit (Reversal); Anne Arundel County Chk # 4479	
04/29/2025	782422	-	487.50		Truist Operating Checking - 4430; Ridgely Oaks Professional Group LLC Chk # 4481 Inv: 2648 Ridgely Oaks Professional Group LLC	
04/29/2025	782424	-	893.75		Truist Operating Checking - 4430; Ridgely Oaks Professional Group LLC Chk # 4482 Inv: 2672 Ridgely Oaks Professional Group LLC	
04/29/2025	782426	-	3,006.25		Truist Operating Checking - 4430; Ridgely Oaks Professional Group LLC Chk # 4483 Inv: 2673 Ridgely Oaks Professional Group LLC	
04/29/2025	782428	-	406.25		Truist Operating Checking - 4430; Ridgely Oaks Professional Group LLC Chk # 4484 Inv: 2674 Ridgely Oaks Professional Group LLC	
04/29/2025	796347	-	19.43		Truist Operating Checking - 4430; BGE Chk # 0 Inv: BGE	
04/29/2025	796349	-	43.65		Truist Operating Checking - 4430; BGE Chk # 0 Inv: BGE	
04/29/2025	796351	-	45.02		Truist Operating Checking - 4430; BGE Chk # 0 Inv: BGE	
04/29/2025	796353	-	20.15		Truist Operating Checking - 4430; BGE Chk # 0 Inv: BGE	
04/29/2025	796355	-	138.40		Truist Operating Checking - 4430; Comcast Chk # 0 Inv: Comcast	
10-1030-00	Truist Operating Money Market - 7029		222,769.38	141.43	30,000.00	192,910.81
Date	GL Ref #	Debit	Credit	Description		
04/18/2025	779284	\$ -	\$ 30,000.00	Working Capital Infusion Truist Operating Money Market - 7029		
04/30/2025	792864	141.43	-	Truist Monthly Interest		
12-1250-00	Morgan Stanley Investments		802,473.02	3,245.47	-	805,718.49
Date	GL Ref #	Debit	Credit	Description		
04/30/2025	796361	\$ 3,245.47	\$ -	Morgan Stanley Monthly Interest & Valuation		
14-1420-00	Cash held by AACO		14,499.44	-	-	14,499.44
Date	GL Ref #	Debit	Credit	Description		
14-1430-00	BGE Deposit		100.00	-	-	100.00
Date	GL Ref #	Debit	Credit	Description		
30-3020-00	Reserves - Capital Elements		(479,191.08)	-	-	(479,191.08)
Date	GL Ref #	Debit	Credit	Description		
35-3510-00	Undesignated Equity		(128,733.09)	-	-	(128,733.09)
Date	GL Ref #	Debit	Credit	Description		
35-3520-00	Prior Year Net Income		(61,535.73)	-	-	(61,535.73)
Date	GL Ref #	Debit	Credit	Description		



General Ledger Trial Balance with Details

Oyster Harbor Citizens Association, Inc.

Accts: 10-1010-00 To: 95-9510-50 Dates: 4/1/2025 - 4/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
40-4010-00	SCBD Income	(445,851.00)	-	-	(445,851.00)
Date	GL Ref #	Debit	Credit	Description	
40-4710-00	Interest Income - Operating	(1,058.51)	-	141.43	(1,199.94)
Date	GL Ref #	Debit	Credit	Description	
04/30/2025	792864	\$ -	\$ 141.43	Truist Monthly Interest	
40-4720-00	Interest & Valuation Income - Reserves	(15,348.64)	-	3,245.47	(18,594.11)
Date	GL Ref #	Debit	Credit	Description	
04/30/2025	796361	\$ -	\$ 3,245.47	Morgan Stanley Monthly Interest & Valuation	
49-4900-00	Restitution Income	(90,036.00)	-	-	(90,036.00)
Date	GL Ref #	Debit	Credit	Description	
50-5010-00	Management Fees	13,779.00	1,561.00	-	15,340.00
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	758548	\$ 1,561.00	\$ -	Management Fee; Professional Community Management, Inc. Chk # 4465 Inv: 27937 Professional Community Management, Inc.	
50-5030-00	Tax Prep & Audit Fees	-	6,000.00	-	6,000.00
Date	GL Ref #	Debit	Credit	Description	
04/18/2025	779216	\$ 6,000.00	\$ -	Tax Prep & Audit Fees; Klosterman & Associates P.A. Chk # 4476 Inv: OHH2024Audit Klosterman & Associates P.A.	
50-5040-00	General Legal	26,764.25	7,962.50	-	34,726.75
Date	GL Ref #	Debit	Credit	Description	
04/22/2025	779925	\$ 2,356.25	\$ -	General Legal ; Ridgely Oaks Professional Group LLC Chk # 4477 Inv: 2722 Ridgely Oaks Professional Group LLC	
04/22/2025	779927	812.50	-	General Legal ; Ridgely Oaks Professional Group LLC Chk # 4478 Inv: 2723 Ridgely Oaks Professional Group LLC	
04/29/2025	782422	487.50	-	General Legal ; Ridgely Oaks Professional Group LLC Chk # 4481 Inv: 2648 Ridgely Oaks Professional Group LLC	
04/29/2025	782424	893.75	-	General Legal ; Ridgely Oaks Professional Group LLC Chk # 4482 Inv: 2672 Ridgely Oaks Professional Group LLC	
04/29/2025	782426	3,006.25	-	General Legal ; Ridgely Oaks Professional Group LLC Chk # 4483 Inv: 2673 Ridgely Oaks Professional Group LLC	
04/29/2025	782428	406.25	-	General Legal ; Ridgely Oaks Professional Group LLC Chk # 4484 Inv: 2674 Ridgely Oaks Professional Group LLC	
50-5050-00	Administrative Expenses	7,467.09	35.12	-	7,502.21
Date	GL Ref #	Debit	Credit	Description	
04/28/2025	783260	\$ 24.77	\$ -	Administrative Costs - Admin; Professional Community Management, Inc. Chk # 4485 Inv: 28698 Professional Community Management, Inc.	
04/28/2025	783260	10.35	-	Postage; Professional Community Management, Inc. Chk # 4485 Inv: 28698 Professional Community Management, Inc.	
50-5053-00	Office Supplies	1,439.77	-	-	1,439.77
Date	GL Ref #	Debit	Credit	Description	
50-5080-00	Web Site Administration	3,735.68	400.00	-	4,135.68
Date	GL Ref #	Debit	Credit	Description	
04/04/2025	768856	\$ 400.00	\$ -	Web Site Administration; Mint Media Agency Chk # 4471 Inv: 0001954 Mint Media Agency	
50-5090-00	Dues & Subscriptions	2,222.62	404.36	150.00	2,476.98
Date	GL Ref #	Debit	Credit	Description	

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance	
04/04/2025	768858	\$ 75.00	\$ -		Dues & Subscriptions; Cubesmart #718 Chk # 0 Inv: Cubesmart #718	
04/07/2025	796341	154.36	-		Dues & Subscriptions; Google Chk # 0 Inv: Google	
04/08/2025	773686	75.00	-		Dues & Subscriptions; Cubesmart #718 Chk # 0 Inv: Cubesmart #718	
04/08/2025	773686	-	75.00		Dues & Subscriptions (Reversal); Cubesmart #718 Chk # 0 Inv: Cubesmart #718	
04/15/2025	777620	75.00	-		Dues & Subscriptions; Cubesmart #718 Chk # 0 Inv: Cubesmart #718	
04/15/2025	777620	-	75.00		Dues & Subscriptions (Reversal); Cubesmart #718 Chk # 0 Inv: Cubesmart #718	
04/16/2025	796343	25.00	-		Dues & Subscriptions; Constant Contact Chk # 0 Inv: Constant Contact	
50-5100-00	Bank Charges		108.00	5.00	-	113.00
Date	GL Ref #	Debit	Credit	Description		
04/21/2025	796345	\$ 5.00	\$ -	Bank Charges; Truist Chk # 0 Inv: Truist		
50-5220-00	Real Estate Taxes		670.25	-	-	670.25
Date	GL Ref #	Debit	Credit	Description		
50-5310-00	Insurance Premium		10,821.00	-	-	10,821.00
Date	GL Ref #	Debit	Credit	Description		
50-5710-00	Design/Engineering/Survey Costs		1,608.75	-	-	1,608.75
Date	GL Ref #	Debit	Credit	Description		
50-5730-00	Security Services		17,429.59	-	-	17,429.59
Date	GL Ref #	Debit	Credit	Description		
60-6010-00	Utilities		3,986.91	314.08	-	4,300.99
Date	GL Ref #	Debit	Credit	Description		
04/01/2025	758100	\$ 86.29	\$ -	Utilities; BGE Chk # 0 Inv: BGE0HHFishing0425 BGE		
04/01/2025	796335	49.57	-	Utilities; BGE Chk # 0 Inv: BGE		
04/01/2025	796337	49.97	-	Utilities; BGE Chk # 0 Inv: BGE		
04/29/2025	796347	19.43	-	Utilities; BGE Chk # 0 Inv: BGE		
04/29/2025	796349	43.65	-	Utilities; BGE Chk # 0 Inv: BGE		
04/29/2025	796351	45.02	-	Utilities; BGE Chk # 0 Inv: BGE		
04/29/2025	796353	20.15	-	Utilities; BGE Chk # 0 Inv: BGE		



General Ledger Trial Balance with Details

Oyster Harbor Citizens Association, Inc.

Accts: 10-1010-00 To: 95-9510-50 Dates: 4/1/2025 - 4/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
60-6040-00	Phone & Internet	\$2,599.92	\$276.80	\$-	\$2,876.72
Date	GL Ref #	Debit	Credit	Description	
04/07/2025	796339	\$ 138.40	\$ -	Phone & Internet; Comcast Chk # 0 Inv: Comcast	
04/29/2025	796355	138.40	-	Phone & Internet; Comcast Chk # 0 Inv: Comcast	
70-7010-00	Landscaping & Cleaning	36,715.50	3,750.00	-	40,465.50
Date	GL Ref #	Debit	Credit	Description	
04/08/2025	773684	\$ 3,750.00	\$ -	Landscaping & Cleaning; LB Landscaping Chk # 4472 Inv: ohhcleanup0425 LB Landscaping	
70-7030-00	Tree Trimming/Replacement	1,850.00	-	-	1,850.00
Date	GL Ref #	Debit	Credit	Description	
70-7110-00	Piers & Harbors Improvement & Repairs	2,690.00	-	-	2,690.00
Date	GL Ref #	Debit	Credit	Description	
70-7160-00	Swimming Area Nets	336.30	-	-	336.30
Date	GL Ref #	Debit	Credit	Description	
70-7170-00	Portable Toilets	3,180.00	318.00	-	3,498.00
Date	GL Ref #	Debit	Credit	Description	
04/15/2025	777618	\$ 318.00	\$ -	Portable Toilets; Jiffy John, Inc. Chk # 4474 Inv: 307572 Jiffy John, Inc.	
70-7212-00	Community Amenity Repairs & Maintenance	1,375.94	-	-	1,375.94
Date	GL Ref #	Debit	Credit	Description	
70-7250-00	Supplies & Dog Waste Stations	78.42	-	-	78.42
Date	GL Ref #	Debit	Credit	Description	
70-7265-00	Lock Maintenance & Repair	921.14	-	-	921.14
Date	GL Ref #	Debit	Credit	Description	
70-7275-00	Signage	2,405.13	-	-	2,405.13
Date	GL Ref #	Debit	Credit	Description	
70-7290-00	Lighting Maintenance & Repair	86.28	-	-	86.28
Date	GL Ref #	Debit	Credit	Description	
70-7300-00	Environmental Initiatives & Erosion Control	8,660.00	644.00	112.00	9,192.00
Date	GL Ref #	Debit	Credit	Description	
04/18/2025	779214	\$ 420.00	\$ -	Environmental Initiatives & Erosion Control; AACC Environmental Center Chk # 4475 Inv: OHHWatertest0425 AACC Environmental Center	
04/29/2025	782194	112.00	-	Oyster Harbor CA Grading Permit; Anne Arundel County Chk # 4479	
04/29/2025	782259	112.00	-	Oyster Harbor CA Grading Permit; Anne Arundel County Chk # 4480	
04/29/2025	782194	-	112.00	Oyster Harbor CA Grading Permit (Reversal); Anne Arundel County Chk # 4479	
70-7310-00	Asphalt Maintenance & Repair	5,000.00	2,400.00	-	7,400.00
Date	GL Ref #	Debit	Credit	Description	
04/15/2025	777616	\$ 2,400.00	\$ -	Asphalt Maintenance & Repair; CHAMBERLAIN CONTRACTORS, LLC. Chk # 4473 Inv: invchm914 CHAMBERLAIN CONTRACTORS, LLC.	
70-7330-00	Swale Maintenance & Repair	1,450.00	-	-	1,450.00
Date	GL Ref #	Debit	Credit	Description	
70-7810-00	Snow & Ice Removal	10,140.00	-	-	10,140.00
Date	GL Ref #	Debit	Credit	Description	
			Totals:		
		\$0.00	\$57,719.76	\$57,719.76	\$0.00



Financial Report Package

April 2025

Prepared for

Oyster Harbor Piers & Harbors

By

Professional Community Management, Inc.



Balance Sheet - Operating

Oyster Harbor Piers & Harbors

End Date: 04/30/2025

Assets

CASH - OPERATING

10-1020-00	PNC Bank Operating Checking - 4178	\$26,332.75
------------	------------------------------------	-------------

Total CASH - OPERATING:	<u>\$26,332.75</u>
-------------------------	--------------------

CASH - RESERVES

12-1220-00	PNC Bank 4-Month CD 07/26/25	30,000.00
------------	------------------------------	-----------

12-1225-00	PNC Bank 8-Month CD 11/26/25	45,000.00
------------	------------------------------	-----------

Total CASH - RESERVES:	<u>\$75,000.00</u>
------------------------	--------------------

ACCOUNTS RECEIVABLE

14-1410-00	Accounts Receivable	652.00
------------	---------------------	--------

Total ACCOUNTS RECEIVABLE:	<u>\$652.00</u>
----------------------------	-----------------

Total Assets:	<u>\$101,984.75</u>
----------------------	----------------------------

Liabilities & Equity

OWNER EQUITY

35-3510-00	Undesignated Equity	3,301.27
------------	---------------------	----------

35-3520-00	Prior Year Net Income	7,536.57
------------	-----------------------	----------

Total OWNER EQUITY:	<u>\$10,837.84</u>
---------------------	--------------------

	91,146.91	
	<u>91,146.91</u>	
		<u>\$91,146.91</u>

Total Liabilities & Equity:	<u>\$101,984.75</u>
--	----------------------------

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
OPERATING INCOME							
4010-00 Assessment Income	\$-	\$-	\$-	\$16,068.00	\$-	\$16,068.00	\$-
4420-00 Miscellaneous Income	-	-	-	75,036.00	-	75,036.00	-
Total OPERATING INCOME	\$-	\$-	\$-	\$91,104.00	\$-	\$91,104.00	\$-
Total OPERATING INCOME	\$0.00	\$-	\$-	\$91,104.00	\$-	\$91,104.00	\$-
OPERATING EXPENSE							
GENERAL & ADMINISTRATIVE							
5010-00 Management Fees	20.00	-	(20.00)	80.00	-	(80.00)	-
5050-00 Administrative Expenses	0.69	-	(0.69)	68.09	-	(68.09)	-
5410-00 Community/Social Activities	-	-	-	(191.00)	-	191.00	-
Total GENERAL & ADMINISTRATIVE	\$20.69	\$-	(\$20.69)	(\$42.91)	\$-	\$42.91	\$-
Total OPERATING EXPENSE	\$20.69	\$-	(\$20.69)	(\$42.91)	\$-	\$42.91	\$-
Net Income:	(\$20.69)	\$0.00	(\$20.69)	\$91,146.91	\$0.00	\$91,146.91	\$0.00



General Ledger Trial Balance with Details

Oyster Harbor Piers & Harbors

Accts: 10-1010-00 To: 95-9510-50 Dates: 4/1/2025 - 4/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1020-00	PNC Bank Operating Checking - 4178	\$26,045.44	\$308.00	\$20.69	\$26,332.75
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	758546	\$ -	\$ 20.00	PNC Bank Operating Checking - 4178 Inv # 27938; Professional Community Management, Inc Inv: 27938 Professional Community Management, Inc.	
04/16/2025	778044	58.00	-	Deposit from batch 40818	
04/28/2025	783258	-	0.69	PNC Bank Operating Checking - 4178 Inv # 28699; Professional Community Management, Inc Inv: 28699 Professional Community Management, Inc.	
04/30/2025	782679	250.00	-	Deposit from batch 41270	
12-1220-00	PNC Bank 4-Month CD 07/26/25	30,000.00	-	-	30,000.00
Date	GL Ref #	Debit	Credit	Description	
12-1225-00	PNC Bank 8-Month CD 11/26/25			45,000.00	45,000.00
Date	GL Ref #	Debit	Credit	Description	
14-1410-00	Accounts Receivable			960.00	652.00
Date	GL Ref #	Debit	Credit	Description	
04/16/2025	778044	\$ 0.00	\$ 58.00	Deposit from batch 40818	
04/30/2025	782679	0.00	250.00	Deposit from batch 41270	
20-2010-00	Accounts Payable			-	-
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	758370	\$ -	\$ 20.00	Accounts Payable Inv # 27938 Inv: 27938 Professional Community Management (Do Not Use - Management Module)	
04/01/2025	758546	20.00	-	Accounts Payable Inv # 27938; Professional Community Management, Inc. Chk # 1069 Inv: 27938 Professional Community Management, Inc.	
04/28/2025	783053	-	0.69	Accounts Payable Inv # 28699 Inv: 28699 Professional Community Management (Do Not Use - Management Module)	
04/28/2025	783258	0.69	-	Accounts Payable Inv # 28699; Professional Community Management, Inc. Chk # 1071 Inv: 28699 Professional Community Management, Inc.	
35-3510-00	Undesignated Equity	(3,301.27)	-	-	(3,301.27)
Date	GL Ref #	Debit	Credit	Description	
35-3520-00	Prior Year Net Income			(7,536.57)	(7,536.57)
Date	GL Ref #	Debit	Credit	Description	
40-4010-00	Assessment Income			(16,068.00)	(16,068.00)
Date	GL Ref #	Debit	Credit	Description	
40-4420-00	Miscellaneous Income			(75,036.00)	(75,036.00)
Date	GL Ref #	Debit	Credit	Description	
50-5010-00	Management Fees			60.00	80.00
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	758370	\$ 20.00	\$ -	Management Fee Inv: 27938 Professional Community Management (Do Not Use - Management Module)	
50-5050-00	Administrative Expenses			67.40	68.09
Date	GL Ref #	Debit	Credit	Description	
04/28/2025	783053	\$ 0.69	\$ -	Postage Inv: 28699 Professional Community Management (Do Not Use - Management Module)	
50-5410-00	Community/Social Activities			(191.00)	(191.00)
Date	GL Ref #	Debit	Credit	Description	

