Corrotoman-By-The Bay Association, Inc.

Board of Directors Meeting Minutes

9:00, Saturday, 11 June 2022

NEW ZOOM Dial-in

https://us02web.zoom.us/j/82857319410?pwd=MjIxQU9PTzNxQUxuZ2IKMUtaRmNKQT09

Meeting ID: 828 5731 9410 Passcode: 957075

One tap mobile 13017158592 Meeting ID: 828 5731 9410 Passcode: 957075

Call to Order: Cristian Shirilla & Lisa Adler, Co-Presidents at 9:00 a.m.

Board members present: Lisa Adler, Deb Beutel, Matt Crabbe, Travis Gibbons, Cristian Shirilla, Claire Smith and Don Smith. Absent were Sam Longstreet and Dexter Lewis.

Community members present: Kathy Craven, Rebecca Nelson, Ken Beutel, Tara Linne, Bonnie Hunt, Krista Sherwood, Ed Krill, Alisson Klaiber.

Announcements from Board:

- -Welcome to new BOD members and new committee chairs
- -Thanks to Deb Beutel for her several years as President
- -If any committee chair or community member is interested in being in charge of the abandoned and sad announcement board in front of the Clubhouse or interested in organizing a fall clean-up of the CBTB garage, please contact either Cristian or Lisa: Rebecca Nelson volunteered to take over the management of the Message Board as part of the social committee.
 - Thanks to Don Smith who put up the sign about the BOD meeting as people drive in.

<u>Secretary's Report:</u> **Deb Beutel-** Review and approve minutes from 9 April 2022 Meeting. (Minutes of 30 April Meeting will be reviewed at July 9th meeting. Motion to approve minutes provided by Don Smith, seconded by Travis Gibbons. **Unanimously approved**

<u>Treasurer's Report:</u> Claire Smith- See Treasurer's report. Motion to Approve Treasurer's report made by Deb Beutel, seconded by Matt Crabbe. **Unanimously approved**

Collections Committee: Deb Beutel, Chair- See Report below.

Collections: Meeting with Treasurer Monday 13 June to review the final delinquent account status. Will then schedule a Collections Committee meeting within 30 days.

Finance Committee: Matt Crabbe, Chair – Currently looking at various financing options for the pool.

Capital Reserve Committee: One of the reasons that there is currently insufficient funding in the Capital Reserve fund to replace the pool is because we have not historically been allocating asufficient amount of funding per year to meet the spirit and intent of the VA POA requirement. Our Capital FY 2021 Reserve Study indicated that the Association should be spending an average of \$48,000.00 per year to maintain and sustain the CBTB Common areas and amenities to includes roads. Since we are currently only funding Capital Reserves at just under \$42,000.00 per year we are not currently able to properly maintain and sustain the community. Any proposal to increase the annual assessment amount

support inflation should consider recommending an increase to the annual amount of funding allocated to Capital Reserves.

Architectural Review: Don Smith & Kevin McNair, Co-Chairs: No report Assistant Chair, Dexter Lewis

<u>Communications:</u> Tara Linne, Chair- Facebook page decorum reminder; if members have questions or comments please direct them to <u>cbtbay@gmail.com</u> and they will be directed to the appropriate Chair or BOD member for response. There is also Member Input time allotted at each BOD meeting.

<u>Documentation Re-write:</u> Kathy Craven, Chair – No report. All participants onboard. The committee will start up shortly.

Pool: Ken Beutel, Chair- See report below:

The Pool Committee is pleased to inform you that (after *a lot* of work by our volunteers) the pool opened on Wednesday, 8 June 2022. A big round of thanks to Lisa Adler for her four years as Pool Chair. She is passing that role on to Ken Beutel--who is still looking for volunteers and new CBTB Owners to become Pool Members. The normal rules apply and we are going to add one new thing: a Daily Sign- in Sheet for each member to sign themselves in and the number of guests joining them. We are trying to gauge how much the pool is used as it is both expensive to maintain and barely hanging on. It will be on a clipboard by the gate. If we can continue to stabilize the leaks and pump system and get more members we can probably have a normal season for the rest of the year. We are down a few members from last year (probably waiting to hear the pool is open) so we are going to track expenses very carefully to see if we can afford to run the whole season. If we want to keep the pool open longer, please get your CBTB neighbors to join up! In the meantime, lets enjoy the pool and the nice weather!

Pool Renovation Review Sub-Committee Chair – Kathy Moffitt:

Roads & Grounds: Don Smith, Chair - Assistant Chairs, Doug Howe & Dexter Lewis: See Report below.

- 1) Middle Road was Graded due to being neglected for several years. Cost was \$350 but took \$100 off due to the help of myself and a resident raking it out for the contractor. (See attached invoice from contractor.)
- 2) Removed a fallen tree on West High View with the help of DOUG HOWE and DEXTER LEWIS.
- 3) Dexter Lewis and myself cleaned all the fences and the clubhouse. All mold was removed.
- 4) Went back to look at East High View and Dock Road and after looking at both roads we needed to come up with a better plan of attack. For East High I talked to an Asphalt contractor and he and I agreed that patch work is like putting a bandage on a deep cut and it won't last a year. We need to do this right the first time so we don't keep throwing good money after bad. Will talk to the Board Members and see what is the right thing to do. Dock Road has a drainage problem. I put a half truck load of stone on the road last year and it washed away so I will be getting an estimate to put in a culvert for drainage.
- 5) I'll be sending out Emails to the 4 parties involved on Corrotoman Extension to find out when they can sit and meet about Guardrails. This meeting will take place at the Clubhouse.
- 6) I would like to get volunteers to help remove bushes and small trees along the culvert on Pine Place. Will need some people with a pick up truck or trailers to haul the bushes away by doing this work ourselves could save a couple hundred dollars.

Dock Sub-Committee: Don Smith, Chair: See report below:

- 1) Ordered 20 more keys for the dock area. Prices per key went up to \$15 a piece but still will only require a \$10 deposit for the key. If you desire one please contact me via email at roadschairman@gmail.com.
- 2) Replaced missing boards on the dock.

3) George Cater and myself put up a barrier on the pathway leading to the dock. Thanks to Scott Kellman for allowing us to do that.

Tennis & Golf: Jean Ehlman, Chair-See report below.

Tennis: The CBTB tennis/pickleball courts have cracks and pox marks on the asphalt surface as well as the coloring fading. I had a meeting on Tuesday, June 7, 2022 at 9 AM with the president/owner and vice president/project manager of Tennis Courts, Inc., from Aylett, VA at our CBTB courts to discuss the deteriorating issues that I found on the courts. Tennis Courts, Inc. was responsible for renovating our CBTB courts in the past. Tennis Courts, Inc. has agreed at "their expense" to repair the issues at the CBTB courts. They have sent me a detailed plan to accomplish the repair. This repair will be completed in the next few months.

Golf Course: The golf course sand traps will be repaired on Tuesday 14 June 2022. The holes at each green will also be cleaned.

Social: Rebecca Nelson & Alisson Klaiber Co-Chairs: See report

Introductions:

• Alisson Klaiber & Rebecca Nelson

Responsibilities:

- Club House Rental- Becca
- Calendar- Alisson

Social Committee:

- Volunteers
- Event Volunteers

Events:

- 4 of July parade, Saturday July 2nd from 10-11:30
 - Meet your Neighbors*, cocktails and appetizers, Saturday July 9th from 4-6:30pool side
- Tennis Tournament, September date TBD
- CBTB Day, October date TBD

*sign up genius will be used

Old Business:

- 1. Vote to accept the Pool Committee's recommendation to build a new pool:
 - a. Matt Crabbe made a motion to Approve the recommendation to build a new pool based on the presentation made to the Community on 28 May by the Pool Committee, it was seconded by Cristian Shirilla. The following members, voted to approve: Lisa Adler, Deb Beutel, Matt Crabbe, Travis Gibbons, Cristian Shirilla, Claire Smith. Don Smith Vote Against the Proposal.
- 2. The Finance Committee Chair has been charged by the Board to bring financing options for the new pool to the Board of Directors within 45 days from today which shall include a recommended plan for increasing yearly assessments to maintain all of the amenities we enjoy here in the CBTB community.
- **3.** Motion was made by Don Smith to Approve an amount NTE \$1,000.00 for the purchase of audio video equipment suite to support the CBTB BOD meeting Zoom Connection, it was seconded by Claire Smith. **Unanimously approved.**

New Business:

1. Security Camera Update will be provided to the 9 July Board Meeting. Rebecca Nelosn volunteered to research.

Member Input:

Bonnie Hunt: Asked if there was a Long-term Roads and Grounds Plan that identified condition of all CBTB roads and the Prioritized Plan to repair them that could be sgared with the community and posted on the website.

Next Meeting:

Saturday, 9 July 9:00 am

<u>Motion to adjourn Regular Session and Enter Executive Session:</u> At 10:11, Don Smith made a Motion to adjourn the regular session and enter Executive session at 10:21, Travis Gibbons provided a second, unanimously approved.

Executive Session: Discussion of the sale of lot 7A

<u>Motion to adjourn Executive Session and re-enter Regular Session:</u> At 10:51, Claire Smith made a Motion to adjourn the Executive session and re-enter the regular session, Lisa Adler provided a second, unanimously approved.

<u>Motion to adjourn Board meeting:</u> At 10:52, Don Smith made a Motion to adjourn the regular session Board Meeting, Cristian Shirilla provided a second, unanimously approved.

Board Member Terms

Lisa Adler (2021-24) Travis Gibbons (2021-2024)
Deb Beutel (2020-2023) Matt Crabbe (2021-2024)
Claire Smith (2022-2023) Sam Longstreet (2022-2025)
Dexter Lewis (2022-2025) Cristian Shirilla (2022-2025)

Don Smith (2020-2023)

Proposed Schedule of Meetings

9 July 2022

13 August 2022

TBD - Special Meeting to Brief Community on Finance Committee Recommendations

10 September 2022

8 October 2022

12 November 2022

10 December 2022

Treasurer's Report 4/30/2022

Documents Attached

Balance Sheet April
 Revenue and Expense Report April
 Accounts Payable April

General:

Property owners are reminded to contact Shannon Ross for all inquiries - she is their CBTB Community Manager at ACS West. Her phone number is 804-282-7451 and her email is shannon@acswest.org

Fiscal Year 2022-2023 Amenity Payments:

Status of Payments received as of 6/2/22

Dock: \$ 2,400.00 Kayak: \$ 50.00 Tennis: \$ 25.00 Pool: \$ 3,510.00

Combo: \$ 4,800.00 61 families

Total: \$ 10,785.00

Note: Total Pool Collections \$8,310.00 includes "Combo/Tennis".

Reminders:

If you are selling or buying property within Corrotoman by the Bay, please remember order your Closing Packet (for the 1st lot) and a Financial Disclosure Packet for each additional lot to be sold or purchased. This ensures your name is deleted/added to the Homeowners Association records.

Notes:

Reports are provided by ACS-West by the 3rd week of the following month; therefore, all accounts reported are from the end of April with the exception of Cash for Amenities. All funds received for Amenities have been forwarded to ACS for processing.

I have been working with ACS to clarify any lot/owner discrepancies. Additionally, we are clearing any Amenities payments sent with lot assessments. With the change of officers at our annual board meeting a new chair for Collections has been named and we will be working on outstanding accounts next week.

Balance Sheet As of 04/30/22

Reserves	Other	Totals 84,245,25	
		84 245 25	
		84 245 25	
		03,270,20	
		1,164.42	
		1,295.17	
21,167.91		21,167.91	
121,089.51		121,089.51	
		82,509.51	
		(33,092 00)	
		12,592.93	
		(12,592.93)	
2,100.00		2,100.00	
		1,271.06	
144,357.42	.00	281,750.83	

		29.14	
		200.00	
		2,100.00	
		4,910.93	
		730.00	
.00	.00	7,970.07	
139,068 33		139,068.33	
139,068.33	.00	139,068.33	
ĺ		27.846.46	
5,289.09	.00	106,865.97	
5.289.09	.00	134,712.43	
	.00	281,750.83	
3	5.289.09	5.289.09 .00 5.289.09 .00	5.289.09 .00 106.865.97 5.289.09 .00 134.712.43 1 144.357.42 .00 281.750.83

INCOME / EXPENSE STATEMENT Period: 04/01/22 to 04/30/22

		Current Peri	od		Year-To-D	ate	Yearly	
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget	
OPERATING ASSESSMENTS	(3,978.50)	.00	(3,978.50)	102,053.00	109,350.00	(7,297.00)	109,350.00	
INTEREST EARNED - OPERATING	3.65	8.33	(4.68)	6.86	16.66	(9.80)	100.00	
FEES - DOCK / TENNIS / ETC	1,520.00	240.00	1,280.00	8,815.00	480.00	8,335.00	2,880.00	
POOL INCOME	.00	812.50	(812.50)	.00	1,625.00	(1,625.00)	9,750.00	
TOTAL OPERATING INCOME	(2,454.85)	1,060.83	(3,515.68)	110,874.86	111,471.66	(596.80)	122,080.00	
GROUNDS MAINTENANCE	.00	1,491.67	1,491.67	.00	2,983.34	2,983.34	17,900.00	
GENERAL MAINT & REPAIR	.00	228.75	228.75	.00	457.50	457 50	2,745.00	
ROAD REPAIRS	.00	445.83	445.83	.00	891.66	891.66	5,350.00	
DOCK MAINTENANCE	.00.	41.67	41 67	686.27	83.34	(602 93)	500.00	
ELECTRICITY	.00.	229.17	229.17	222.76	458.34	235.58	2,750.00	
GAS/FUELS	.00	58.33	58.33	525.77	116.66	(409.11)	700.00	
WATER & SEWER	43.00	158.33	115.33	85.63	316.66	231 03	1,900 00	
INTERNET	514.13	63.33	(450.80)	644.26	126.66	(517.60)	760.00	
MISCELLANEOUS OPERATING	.00	16.58	16.58	.00	33.16	33.16	199.00	
MANAGEMENT FEE	500.00	500.00	.00	1,000.00	1,000.00	.00	6,000.00	
POSTAGE / COPIES / SUPPLIES	29.14	207.58	178.44	362.86	415.16	52.30	2,491.00	
TAXES & FEES	115 00	23.33	(91.67)	115.00	46.66	(68.34)	280.00	
BAD DEBTS	.00	.00	.00.	3,145.93	.00.	(3,145.93)	.00	
INSURANCE	.00	404.17	404.17	.00	808.34	808.34	4,850.00	
LEGAL FEES	.00.	333.33	333.33	247.50	666.66	419.16	4,000.00	
LEGAL FEES-COLLECTIONS	.00	250.00	250.00	.00	500.00	500.00	3,000.00	
POOL OPERATIONS	.00.	835.42	835 42	.00	1,670.84	1,670.84	10,025.00	
POOL MAINTENANCE	.00	.00	.00	2,262.00	.00	(2,262.00)	.00.	
TOTAL OPERATING EXPENSES	1,201 27	5,287.49	4,086.22	9,297.98	10,574.98	1,277.00	63,450.00	
OPERATING NET PROFIT / (LOSS)	(3,656 12)	(4,226.66)	570.54	101,576 88	100,896 68	680.20	58,630.00	
RESERVE ASSESSMENTS - CAPITAL	3,498.50	3,498.50	.00	6,997.00	6,997.00	.00	41,982.00	
INTEREST EARNED - CAP RESERVES	33.98	.00	33.98	70.09	00	70.09	.00	
TOTAL RESERVE INCOME	3,532.48	3,498.50	33.98	7,067.09	6,997.00	70.09	41,982.00	
CAP RESERVE EXPENSE	.00	.00	00	1,778.00	00	(1,778.00)	.00	
TOTAL RESERVE EXPENSES	.00	.00	.00	1,778.00	00	(1,778.00)	.00.	
RESERVES NET PROFIT / (LOSS)	3,532 48	3,498.50	33.98	5,289.09	6,997 00	(1,707.91)	41,982.00	
TOTAL NET PROFIT / (LOSS)	(123.64)	(728.16)	604.52	106,865.97	107,893.68	(1,027.71)	100,612.00	

Balance Sheet As of 05/31/22

		As of U5/3	31/22	the second second	
Account Description	Operating	Reserves	Other	Totals	
ASSETS					
CIT - OPERATING ACCOUNT	79,226.14			79,226.14	
PRIMIS PETTY CASH OPERATING	1,164.59			1,164.59	
CHESAPEAKE BANK OPERATING	1,295.17			1,295.17	
CIT - RESERVE ACCOUNT		26,769.51		26,769.51	
PRIMIS BANK RESERVE		114,455.95		114,455.95	
A/R - ASSESSMENTS & FEES	74,935.18			74,935.18	
ASSESSMENT A/.R RESERVE	(33,092.00)			(33,092.00)	
A/R - FROM OP / (FROM RES)		5,975.00		5,975.00	
PREPAID EXPENSES - INSURANCE	1,271.06			1,271.06	
TOTAL ASSETS	124,800.14	147,200.46	.00	272,000.60	
	=======================================		=======================================		
LIABILITIES & EQUITY					
ACCOUNTS PAYABLE	376.53			376.53	
A/P - ASSESSMENT REFUNDS	200.00			200.00	
A/P - TO RES / (TO OP)	5,975.00			5,975.00	
PREPAID ASSESSMENTS	4,710.96			4,710.96	
KEY DEPOSITS (DOCK KEYS)	730.00			730.00	
TOTAL CURRENT LIABILITIES	11,992.49	.00	.00.	11,992.49	
RESERVES EQUITY - PRIOR		139,068.33		139,068.33	
TOTAL RESERVES	00	139,068.33	.00	139,068.33	
ODERATING FOLITY DRICE	27 946 46			27,846.46	
OPERATING EQUITY - PRIOR	27,846 46	9 425 42	.00	93,093.32	
CURRENT YR NET PROFIT / (LOSS)	84.961.19	8,132.13	.00.	120,939.78	
TOTAL OPERATING	112.807.65	8,132.13	.00	120,939.70	
TOTAL LIABILITIES & EQUITY	124,800 14	147,200.46	.00.	272,000.60	
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CORROTOMAN-BY-THE-BAY ASSOCIATION

INCOME / EXPENSE STATEMENT Period: 05/01/22 to 05/31/22

EU MAN ERSKA LOWEL EN SUPERIN	and the State House	Current Period			Year-To-Da	nte	Yearly Yearly
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING ASSESSMENTS	(3,318.50)	.00	(3,318.50)	98,734 50	109,350.00	(10,615.50)	109,350.00
INTEREST EARNED - OPERATING	3.54	8.33	(4.79)	10.40	24.99	(14.59)	100.00
ATE FEES BILLED	289.00	.00	289.00	289 00	.00	289.00	.00.
FEES - DOCK / TENNIS / ETC	1,485.00	240.00	1,245.00	10,300.00	720,00	9,580.00	2,880.00
POOL INCOME	.00	812.50	(812.50)	.00	2,437.50	(2,437,50)	9,750.00
TOTAL OPERATING INCOME	(1.540.96)	1.060.83	(2,601.79)	109,333,90	112,532.49	(3,198.59)	122,080.00
GROUNDS MAINTENANCE	3,250.00	1,491,67	(1,758,33)	3,250,00	4,475.01	1,225.01	17,900.00
GENERAL MAINT & REPAIR	00	228 75	228.75	.00	686.25	686.25	2,745.00
ROAD REPAIRS	3,875.00	445.83	(3,429,17)	3,875.00	1,337,49	(2,537.51)	5,350.00
DOCK MAINTENANCE	407.45	41,67	(365.78)	1,093.72	125.01	(968.71)	500.00
ELECTRICITY	110 68	229.17	118.49	333.44	687_51	354.07	2,750.00
GAS/FUELS	.00	58,33	58.33	525.77	174.99	(350.78)	700.00
WATER & SEWER	112.14	158_33	46.19	197.77	474.99	277.22	1,900,00
NTERNET	130_13	63.33	(66.80)	774.39	189.99	(584.40)	760.00
MISCELLANEOUS OPERATING	00	16.58	16.58	00	49.74	49 74	199.00
MANAGEMENT FEE	500.00	500.00	.00	1,500.00	1,500.00	.00	6,000.00
POSTAGE / COPIES / SUPPLIES	376,53	207.58	(168.95)	739.39	622.74	(116.65)	2,491.00
TAXES & FEES	15,00	23.33	8.33	130.00	69 99	(60,01)	280.00
BAD DEBTS	.00	,00	.00.	3,145.93	-:00	(3,145.93)	.00
INSURANCE	4,551 00	404 17	(4,146.83)	4,551,00	1,212,51	(3,338,49)	4,850.00
LEGAL FEES	00	333,33	333.33	247.50	999.99	752.49	4,000,00
LEGAL FEES-COLLECTIONS	.00	250.00	250.00	.00	750,00	750,00	3,000,00
AUDIT / TAX RETURNS	550.00	00	(550.00)	550 00	00	(550.00)	.00
POOL OPERATIONS	.00	835.42	835.42	.00	2,506.26	2,506,26	10,025,00
POOL MAINTENANCE	1,196 80	.00	(1,196.80)	3,458.80	.00.	(3,458.80)	.00
TOTAL OPERATING EXPENSES	15,074_73	5,287 49	(9,787.24)	24,372.71	15,862.47	(8,510,24)	63,450.00
OPERATING NET PROFIT / (LOSS)	(16,615.69)	(4,226,66)	(12,389.03)	84,961.19	96,670.02	(11,708.83)	58,630.00
RESERVE ASSESSMENTS - CAPITAL	3,498,50	3,498.50	.00	10,495.50	10,495.50	.00	41,982,00
INTEREST EARNED - CAP RESERVES	36.54	.00	36.54	106,63	-00	106.63	.00
TOTAL RESERVE INCOME	3,535.04	3.498.50	36.54	10,602.13	10,495.50	106,63	41,982.00
CAP RESERVE EXPENSE	692.00	.00	(692.00)	2,470.00	.00	(2,470.00)	9,00
TOTAL RESERVE EXPENSES	692,00	00	(692 00)	2,470.00	00	(2,470 00)	₂ .00
RESERVES NET PROFIT / (LOSS)	2,843.04	3,498,50	(655.46)	8,132.13	10,495.50	(2,363.37)	41,982.00
TOTAL NET PROFIT ((LOSS)	(13,772 65)	(728.16)	(13,044.49)	93,093,32	107,165,52	(14,072.20)	100,612.00

Date 06/21/22 Time 10:52:20

CORROTOMAN-BY-THE-BAY ASSOCIATION

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CASH DISBURSEMENTS

Starting Check Date: 5/01/22 Cash account #: "All" Ending Check Date: 5/31/22

Zitoling otto		CONTRACTOR DESCRIPTION	A STATE OF THE STA	CONTRACTOR OF THE PARTY OF THE	Reference				
Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Rustaice				
Cash acc	count #:	11001	CIT - OPERATING ACCOUNT						
5/02/22 5/03/22 5/06/22 5/09/22 5/09/22 5/09/22	1023 1024 1025 1026 100027 100028	350 702774	ACS WEST, INC. TREASURER OF VIRGINIA - DPOR LISA ADLER ACS WEST, INC. STATE FARM INSURANCE NORTHERN NECK ELECTRIC COOP.	15.00 wrong co 137.86 REIMB P 29.14 APRIL22 4,551.00 96-58-40 110.68 1137510	087-9				
5/10/22 5/10/22 5/11/22 5/24/22 5/26/22	100029 100030 100031 100032 1027	703140 703141	BREEZELINE MO & J'S YARDWORK, LLC TURNER, LEINS & GOLD, LLC VIRGINIA AMERICAN WATER DONALD SMITH	2,150.00 PL 550.00 TAX RE 112.14 1027-21	TURN PREP 0037207877 FOR ASSOC SUPPLIES				
			Totals:	8,752.34					

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GENERAL LEDGER TRIAL BALANCE

Starting account #: 51000 Ending account #: 58200 Starting date: 05/01/22 Ending date: 05/31/22

Ending a	account #:	58200	End	ding date: 05/3	Charles III and Salver	unioni sulla sulla	ostruu		End-balance
Acct-#		Description		Begin-balance	Total-I	OR 1	CONTRACTOR CONTRACTOR	et-change	TO SOURCE THE RESIDENCE OF THE PROPERTY OF THE
51000	GROUNDS M	IAINTENANC	Е	.00	3,250.	00	.00	3,250,00	3,250.00
	DATE 05/09/22 05/31/22	SOURCE AP0099 CR0000	REFERENCE VH60 ADJUST	DR-AMOUNT 2,150.00 1,100.00	CR-AMOUNT		N RDWORK, LLC	A/P REFE PL	ERENCE
51110	ROAD REPA	IRS		00	3,875	.00	,00	3,875.00	3,875,00
	DATE 05/31/22	SOURCE CR0000	REFERENCE ADJUST	DR-AMOUNT 3,875.00	CR-AMOUNT	DESCRIPTIO 1123	N	A/P REFE	ERENCE
51120	DOCK MAIN	TENANCE		686.27	407	.45	.00	407.45	1,093,72
	DATE 05/26/22	SOURCE AP4742	REFERENCE VH63	DR-AMOUNT 407.45	CR-AMOUNT	DESCRIPTION DONALD SM		A/P REFI REIMB F	ERENCE OR ASSOC SUPPLIES
52000	ELECTRICIT	ΓΥ		222 76	110).68	.00	110,68	333.44
	DATE 05/09/22	SOURCE AP0099	REFERENCE VH58	DR-AMOUNT 110,68	CR-AMOUNT		DN NECK ELECTRIC CC	A/P REF 1137510	
52100	GAS / FUELS		525.77		_00	.00	.,00	525 77	
52200	WATER & SEWER		85,63	85,63 112.14 ,00		.00	112,14	197.77	
	DATE 05/23/22	SOURCE AP0099	REFERENCE VH62	DR-AMOUNT 112.14	CR-AMOUNT		ON MERICAN WATER	A/P REF 1027-210	ERENCE 0037207877
52350	INTERNET			644.26	3 130	0.13	.00	130.13	774.39
	DATE 05/09/22	SOURCE AP0099	REFERENCE VH59	DR-AMOUNT 130:13	CR-AMOUNT	DESCRIPTION BREEZELIN			TERENCE 116 0029826
54100	MANAGEM	ENT FEE		1,000 00	50	0.00	.00	500.00	1.500.00
	DATE 05/02/22	SOURCE AP0001	REFERENCE VH53	DR-AMOUNT 500.00	CR-AMOUNT	DESCRIPTI ACS WEST,			FERENCE EMENT FEE
54110	POSTAGE	/ COPIES / SI	UPPLIES	362.86	6 37	6.53	.00	376.53	739.39
	DATE 05/31/22	SOURCE AP4568	REFERENCE VH69	DR-AMOUNT 376.53	CR-AMOUNT	DESCRIPTI ACS WEST		A/P REI MAY22	FERENCE P&C
54130	TAXES & F	FEES		115.0	0 1	15_00	.00	15.00	130.00
	DATE 05/03/22	SOURCE AP0231	REFERENCE VH54	DR-AMOUNT 15,00	CR-AMOUNT	TREASURE	ION ER OF VIRGINIA - D		FERENCE count on total lots
54900	BAD DEBT	rs		3.145.9	3	.00	00	00	3,145.93

Date 06/21/22 Time:10:55:32

CORROTOMAN-BY-THE-BAY ASSOCIATION

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GENERAL LEDGER TRIAL BALANCE

Starting account #: 51000 Ending account #: 58200 Starting date: 05/01/22 Ending date: 05/31/22

Ending a	ccount #:	58200	End	ing date. 03/3	and the second s		and a second	10.000	CARLA LA MOSSO II I PERSO	
Acct-#		Description		Begin-balance	Total-l	OR To	tal-CR	Net-change	End-balance	
55000	INSURANCE			.00	4,551.	00	.00	4,551.00	4,551.00	
	DATE 05/09/22	SOURCE AP0099	REFERENCE VH57	DR-AMOUNT 4,551.00	CR-AMOUNT	DESCRIPTION STATE FARM I	NSURANCE	A/P REFER 96-58-4087		
55100	LEGAL FEE	S		247.50		00	.00	.00	247.50	
55200	AUDIT / TAX	KRETURNS		00	550	.00	.00.	550.00	550.00	
	DATE 05/09/22	SOURCE AP0099	REFERENCE VH61	DR-AMOUNT 550.00	CR-AMOUNT	DESCRIPTION TURNER, LEIN	IS & GOLD, LLC	A/P REFER TAX RETU		
57100	POOL MAIN	ITENANCE		2,262.00	1,196	.80	.00	1,196.80	3,458.80	
	DATE 05/06/22 05/26/22 05/31/22 05/31/22	SOURCE AP1286 AP4742 CR0000 CR0000	REFERENCE VH55 VH63 ADJUST ADJUST	DR-AMOUNT 137.86 58.94 700.00 300.00	CR-AMOUNT	DESCRIPTION LISA ADLER DONALD SMIT 1122 1120			RENCE OOL SUPPLIES OR ASSOC SUPPLIES	
*** Totals d	o not include a	Il accounts ***		9,297.98	15,074	1.73	00	15,074.73	24,372.71	