
Corrotoman-By-The Bay Association, Inc.
Final Board of Directors Meeting MINUTES (FINAL)
9:00, Saturday, 11 December 2021

ZOOM Dial-in

<https://us02web.zoom.us/j/83121982812?pwd=NWhZWVV0QWd6RFNQSFBOeituSVV4UT09>

Meeting ID: 831 2198 2812

Passcode: 22503

One tap mobile 13017158592 Meeting ID: 831 2198 2812 Passcode: 22503

Find your local number: <https://us02web.zoom.us/u/kd2O28gpur>

Call to Order: Deb Beutel, President at 9:02

Board Members Present: Deb Beutel, Sam Longstreet, Lisa Adler, Don Smith, Matt Crabbe, Cristian Shirilla; **Non Voting:** Claire Smith

Announcements from Board: A special shout out and thank you to Scott Kellum and Cristian Shirilla who worked diligently to discover the location of the pool leak. We are especially thankful to Scott Kellum for volunteering his expertise, his equipment and his team at no cost to the community!

Secretary's Report: Cristian Shirilla – Review and approve minutes from 13 November 2021 Meeting.

Motion: Don Smith

2nd: Lisa Adler

Yes: All members present w/ exception to Matt Crabbe (not present at the moment)

No: N/A

Abstain: N/A

Treasurer's Report: Claire Smith – See Attached Treasurer's report.

Motion: Sam Longstreet

2nd: Lisa Adler

Yes: All members present

No: N/A

Abstain: N/A

Finance Committee: Matt Crabbe, Chair – Will need to meet in near future to brainstorm ideas for financing pool.

Architectural Review: Kevin McNair, Chair – Architecture Review Committee Report

One action - 11/23/21 approved application for a garage and modifications to the front of the house at 247 Bayview Dr.

Communications: Tara Linne, Chair – No Report

Clubhouse/Pavilion/Social: Kristina Allen, Chair No report.

Pool: Lisa Adler, Chair, Pool Committee Report: We received an estimate from Sevalg to fix the leak and put the cement back. Between labor and materials their estimate was in the high \$6,000's.

Ken Beutel offered an option suggestion that involves marine sealer for the skimmer and pour concrete where needed to close all areas excavated. As we all want to be fiscally responsible, we agreed to get estimates from a few different contractors to do just that. No estimates yet but likely we will have some by the end of the week.

Scott Kellam was kind enough to not charge us anything for the work he, Cristian and Scott's crew, which he brought up from VA Beach, completed. Thank him if you see him. That means that the \$1000 we received permission to spend on the leak detection is now available to use on the fix.

Kicker is that it is likely that the other skimmers will have the same issue that the one we uncovered has. Today Scott mentioned to me that his concerns are that there are more that we have not found. He said he thinks we need to seal around all the 3 skimmers on that side of the pool where the leak was found.

I think it's worth doing as long as the concrete is up.

That's it for now. Kathy, Craig and I are headed to Norfolk Friday to share input with the Pool Design Architect on putting a new pool inside our current pool. We will call another meeting to review the design when we receive it from the Architect.

Pool Renovation Review Sub-Committee Chair – Kathy Moffitt: Update on survey and pool design and estimate info gathered to date.

Motion: Approve allocation of \$1,000 to repair the discovered leak in the shallow end pool skimmer. This is in addition to the previous \$1,000 approved for use. Don Smith

2nd: Lisa Adler

Yes: All members present

No: N/A

Abstain: N/A

Roads & Grounds: James Allen, Chair

- Contract for repair of Sandy Lane will need to be executed next fiscal year.
- Currently reviewing current Lawn Mowing Contract and Snow Removal Contracts.
- A ZOOM Meeting was scheduled with Roads and Grounds Committee and Residents of Corrotoman Extended on Wednesday 22 September to discuss concerns and issues with regard to a potential guard rail solution. Roads and Grounds Committee to schedule follow-on meeting/

Dock Sub-Committee: Barry Jackson, Chair - Assistant Chair, Doug Howe

Tennis: Jean Ehlman, Chair : No report

Golf: Jean Ehlman, Chair:

Golf flags & flagsticks have been taken down for the winter and replaced by the old flagsticks. This preserves the flags and newer flagsticks. Metal cups replaced the plastic cups at each hole that keeps the flagsticks in place. A special thanks to Mike Gallogly for contributing the metal cups to the CBTB golf course.

Golf committee members that helped me on the golf course in making all the changes listed above are Parker and Hunter Shirilla.

AD HOC/Special Committees:

Chair of Committee for Documentation Rewrite: Kathy Craven, Chair – No Report.

Chair of Legal Advisory Committee: Ed Krill – No Report

Old Business:

- 1. Roads and Grounds Chair** to present & discuss requirement for Association to fund under road drainage repair between lot 3 and lot 4 and guard rail solution for Corrotoman Extension at a future date.
- 2. CBTB Association Vice President has forwarded copies of our current Insurance Policies and Riders to counsel for a legal review as to the sufficiency** of the current insurance policies to adequately protect the Community and Association's assets. Will provide a report at a future Meeting.
- 3. The Board of Directors awarded a contract to ACS West as our new Professional Financial Management Services Company last month.** The contract took effect on 1 November. You should have received a letter from ACS West already requesting you update you customer file and contact information. Please be on the look out for a ZOOM meet and great meeting with ACS West in the near future. All future billing questions and requests for Disclosure Packages should be directed to ACS-West. Contact info for ACS West:

Corrotoman by the Bay
c/o ACS West, Inc
1904 Byrd Avenue
Suite 100
Richmond, VA 23230

Phone: 804-282-7451

Or email to: shannon@acswest.org

New Business:

1. There are several owners that sold properties during FY20-FY21 that did NOT order updated financial information for all lots that transferred ownership. If you continue to receive an assessment bill for property you no longer own please contact ACS-West in order to correct Owner POC records.
2. We need to have an Approved Budget for fiscal year FY22-23 completed no later than 31 January so that the Budget can be mailed out by ACS-West with the FY22-FY23 Assessments.
3. Please keep in mind that your Board of Directors are all Volunteers and if you send a request for information to the CBTBay@gmail.com email address it may take a couple days to get a properly researched and vetted response. Also, if you have questions or issues concerning your lots or need for a disclosure package please contact or have your broker, contact Shannon at ACS-West early since ACS-West hours are Monday-Friday 8:30-4:30. We have received several urgent phone calls from realtors on the weekends and were not able to assist.
4. The election of three new Board members will take place at the annual meeting in May 2022. Please consider stepping up to support your community and volunteering to run for the Board. We will be seeking Biographies with your reasons for wanting to join the Board until 1 March 2022. CBTB NEEDS YOU!

Member Input:

Next Meeting:

8 January 2022

Motion to Adjourn Meeting:

Motion: To adjourn at 10:02; Don Smith

2nd: Matt Crabbe

Yes: All members present

No: N/A

Abstain: N/A

Board Member Terms

Lisa Adler (2021-24)	James Allen (2021-2024)
Deb Beutel (2020-2023)	Matt Crabbe (2021-2024)
Lea Gallogly (2020-2023)	Sam Longstreet (2019-22)
Kevin McNair (2019-22)	Cristian Shirilla (2019-22)
Don Smith (2020-2023)	

Proposed Schedule of Meetings

8 January 2022
5 February 2022
TBD - Special Meeting to Brief Community on Pool Committee Recommendations
12 March 2022
9 April 2022
Annual Meeting & Election – Sunday, 1 May 2022

Corrotoman-By-The Bay Association, Inc.
Final Board of Directors Meeting Agenda
9:00, Saturday, 11 December 2021

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Announcements from Board: A special shout out and thank you to Scott Kellum and Christian Shirilla who worked diligently to discover the location of the pool leak. We are especially thankful to Scott Kellum for volunteering his expertise, his equipment and his team at no cost to the community!

Secretary's Report: **Cristian Shirilla** – Review and approve minutes from 13 November 2021 Meeting.

Treasurer's Report: **Claire Smith** – See Attached Treasurer's report.

Finance Committee: **Matt Crabbe, Chair** – Will need to meet in near future to brainstorm ideas for financing pool.

Architectural Review: **Kevin McNair, Chair** – Architecture Review Committee Report
One action - 11/23/21 approved application for a garage and modifications to the front of the house at 247 Bayview Dr.

Communications: **Tara Linne, Chair** – No Report

Clubhouse/Pavilion/Social: **Kristina Allen, Chair** No report.

Pool: **Lisa Adler, Chair**, Pool Committee Report: Update on Leak detected and estimate of repair costs.

Pool Renovation Review Sub-Committee Chair – **Kathy Moffitt**: Update on survey and pool design and estimate info gathered to date.

Roads & Grounds: **James Allen, Chair**

- Contract for repair of Sandy Lane will need to be executed next fiscal year.
- Currently reviewing current Lawn Mowing Contract and Snow Removal Contracts.
- A ZOOM Meeting was scheduled with Roads and Grounds Committee and Residents of Corrotoman Extended on Wednesday 22 September to discuss concerns and issues with regard to a potential guard rail solution. Roads and Grounds Committee to schedule follow-on meeting/

Dock Sub-Committee: **Barry Jackson, Chair - Assistant Chair, Doug Howe**

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Chair of Committee for Documentation Rewrite: Kathy Craven, Chair – No Report.

Chair of Legal Advisory Committee: Ed Krill – No Report

Old Business:

1. Roads and Grounds Chair to present & discuss requirement for Association to fund under road drainage repair between lot 3 and lot 4 and guard rail solution for Corrotoman Extension at a future date.

2. CBTB Association Vice President has forwarded copies of our current Insurance Policies and Riders to counsel for a legal review as to the sufficiency of the current insurance policies to adequately protect the Community and Association's assets. Will provide a report at a future Meeting.

3. The Board of Directors awarded a contract to ACS West as our new Professional Financial Management Services Company last month. The contract took effect on 1 November. You should have received a letter from ACS West already requesting you update you customer file and contact information. Please be on the look out for a ZOOM meet and great meeting with ACS West in the near future. All future billing questions and requests for Disclosure Packages should be directed to ACS-West. Contact info for ACS West:

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Member Input:

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Motion to Adjourn Meeting:

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Call to Order: Deb Beutel, President

Board Members Present: Deb Beutel, Lea Gallogly, Cristian Shirilla, Kevin MacNair, JJ Allen, Sam Longstreet, Lisa Adler, Matt Crabbe, (Absent: Don Smith)

Announcements from Board:

Secretary's Report: Cristian Shirilla – Review and approve minutes from 9 October 2021 Meeting.

Motion to approve as presented: JJ Allen

2nd: Matt Crabbe

Yes: All members present

No: N/A

Abstain: N/A

Treasurer's Report: Claire Smith – See Attached Treasurer's report.

Motion to approve as presented: Lea Gallogly

2nd: Lisa Adler

Yes: All members present

No: N/A

Abstain: N/A

Finance Committee: Matt Crabbe, Chair – No report

Architectural Review: Kevin McNair, Chair – No report.

Communications: Tara Linne, Chair – No Report

Clubhouse/Pavilion/Social: Kristina Allen, Chair

Pool: Lisa Adler, Chair, Pool Committee Report: (see attached)

Pool Renovation Review Sub-Committee Chair – Kathy Moffitt:

Roads & Grounds: James Allen, Chair

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Dock Sub-Committee: Barry Jackson, Chair - Assistant Chair, Doug Howe

Tennis: Jean Ehlman, Chair : See report

Golf: Jean Ehlman, Chair: See report

Golf Course Upgrades Planning Chair : Mike Gallogly, Chair– No Report

AD HOC/Special Committees:

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Suite 100

Richmond, VA 23230

Phone: 804-282-7451

Or email to: shannon@acswest.org

New Business:

1. Please ignore the erroneous email from SENTRY Management discussing a change to their billings process. They are no longer under contract to CBTB.

Member Input:

Next Meeting: 11 December 2021

Motion to Adjourn Meeting: 9:48am

Motion to adjourn: JJ Allen

2nd: Lea Gallogly

Yes: All members present

No: N/A

Abstain: N/A

Board Member Terms

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Proposed Schedule of Meetings

13 November 2021

TBD - Special Meeting to Brief Community on Pool Committee Recommendations

11 December 2021

8 January 2022

5 February 2022

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9 April 2022

Annual Meeting & Election – Sunday, 1 May 2022

Treasurer's Report
11/30/2021

Documents Attached

- Balance Sheet
- Revenue and Expense Report
- Accounts Payable

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 2021-2022 Amenity Payments:

Status of Payments received as of October 31, 2021

Dock:	\$	2,400.00
Kayak:	\$	75.00
Tennis:	\$	75.00
Pool:	\$	5,115.00
Combo:	\$	5,320.00
Total:	\$	12,985.00

Note: Total Pool Collections \$10,435.00 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:

CORROTOMAN BY THE BAY ASSOCIATION
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 OCTOBER 2021

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	8 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
INCOME							

OPERATING INCOME							

4020 ASSESSMENTS - ANNUAL	9,022.50	9,112.50	- 90.00	72,900.00	72,900.00	0.00	109,350
4060 LATE CHARGES	243.36	0.00	243.36	2,295.40	0.00	2,295.40	0
4090 FEES - DOCK/TENNIS/ETC	0.00	240.00	-240.00	3,035.00	1,920.00	1,115.00	2,880
4100 INTEREST - OPERATING	0.00	0.00	0.00	0.32	0.00	0.32	0
4120 MISCELLANEOUS	0.00	0.00	0.00	57.00	0.00	57.00	0
4190 POOL FEES	0.00	812.50	-812.50	10,680.00	6,500.00	4,180.00	9,750
4340 INTEREST - RESERVES	0.00	8.33	- 8.33	138.53	66.68	71.85	100
4350 INTEREST ALLOC TO RESERVES	0.00	0.00	0.00	-138.53	0.00	-138.53	0
4969 ALLOWANCE FOR DOUBTFUL ACCOUNTS	0.00	0.00	0.00	- 24.16	0.00	- 24.16	0
4970	9,265.86	10,173.33	-907.47	88,943.56	81,386.68	7,556.88	122,080
4980 TOTAL INCOME	9,265.86	10,173.33	-907.47	88,943.56	81,386.68	7,556.88	122,080

EXPENSES							

GROUNDS MAINTENANCE							

6302 ROAD REPAIRS	0.00	83.33	- 83.33	63.27	666.68	-603.41	1,000
6510 DOCK MAINTENANCE	0.00	94.17	- 94.17	47.35	753.31	-705.96	1,129
6580 REPAIR/MAINTENANCE-GENERAL	0.00	361.99	-361.99	1,015.94	2,895.87	-1,879.93	4,343
6599	0.00	539.49	-539.49	1,126.56	4,315.86	-3,189.30	6,473

CORROTOMAN BY THE BAY ASSOCIATION
REVENUE & EXPENSE BUDGET COMPARISON REPORT
OCTOBER 2021

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	8 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
CONTRACTS							
6901 GROUNDS MAINTENANCE	0.00	1,549.92	-1,549.92	15,700.00	12,399.32	3,300.68	18,599
6937 POOL OPERATIONS	0.00	630.18	-630.18	11,816.75	5,041.46	6,775.29	7,562
6999	0.00	2,180.10	-2,180.10	27,516.75	17,440.78	10,075.97	26,161
POOL/CLUBHOUSE EXPENSE							
7311 INTERNET	0.00	17.50	- 17.50	0.00	140.00	-140.00	210
7899	0.00	17.50	- 17.50	0.00	140.00	-140.00	210
UTILITIES							
7910 ELECTRIC	0.00	229.17	-229.17	2,393.30	1,833.32	559.98	2,750
7920 WATER/SEWER	0.00	112.50	-112.50	2,787.76	900.00	1,887.76	1,350
7945 INTERNET SERVICE	130.13	110.98	19.15	1,028.20	887.84	140.36	1,331
7960 GAS/FUELS	0.00	91.53	- 91.53	0.00	732.28	-732.28	1,098
7999	130.13	544.18	-414.05	6,209.26	4,353.44	1,855.82	6,530
ADMINISTRATIVE							
8013 PAYROLL TAXES	0.00	0.00	0.00	67.73	0.00	67.73	0
8020 MANAGEMENT FEE	1,100.00	1,100.00	0.00	8,800.00	8,800.00	0.00	13,200
8040 POSTAGE	184.33	207.58	- 23.25	940.67	1,660.68	-720.01	2,491

CORROTOMAN BY THE BAY ASSOCIATION
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
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8060 COPIES/PRINTING/SUPPLIES	539.25	340.00	199.25	3,822.81	2,720.00	1,102.81	4,080
8063 CLUBHOUSE & OFFICE SUPPLIES	0.00	36.87	- 36.87	1,260.00	295.01	964.99	442
8080 CPA SERVICES	0.00	129.17	-129.17	550.00	1,033.32	-483.32	1,550
8100 LEGAL EXPENSE	0.00	439.54	-439.54	790.12	3,516.33	-2,726.21	5,274
8106 LEGAL EXPENSE - COLLECTIONS	1,780.56	353.00	1,427.56	7,094.21	2,823.96	4,270.25	4,235
8120 INSURANCE	382.30	375.00	7.30	3,038.39	3,000.00	38.39	4,500
8143 PERMITS/LICENSES	0.00	15.00	- 15.00	130.00	120.00	10.00	180
8310 CLOSING FEES	- 75.00	0.00	- 75.00	159.76	0.00	159.76	0
8341 MISCELLANEOUS OPERATING	0.00	16.63	- 16.63	384.00	132.98	251.02	199
8479	3,911.44	3,012.79	898.65	27,037.69	24,102.28	2,935.41	36,153
RESTRICTED TRANSFERS TO RESERVES							
9171 POOLED RESERVES	3,498.50	3,498.50	0.00	27,988.00	27,988.00	0.00	41,982
9299	3,498.50	3,498.50	0.00	27,988.00	27,988.00	0.00	41,982
9980 TOTAL EXPENSES	7,540.07	9,792.56	-2,252.49	89,878.26	78,340.36	11,537.90	117,510
9990 GAIN (LOSS)	1,725.79	380.77	(1,345.02)	(934.70)	3,046.32	3,981.02	4,569

COA-DV	VEND #	VENDOR NAME	VOUCHER #	INVOICE	INV DATE	ENTRY DATE	AMOUNT	DESCRIPTION	FROM	PAID ON	PAID WITH
***1005 OPERATING FUNDS - NEW MANAGEMENT COMPANY											
1005- 0	0553TO	Corrotoman by the Bay Assoc	78A760	10.19.21	10/19/2021	10/31/2021	5,000.00	START UP FUNDS FOR NEW MGT (TE	1015	10/19/2021	CHK# 100164

							5,000.00				
***1067 SONABANK - SAVINGS - RESERVE											
1067- 0	055300	Corrotoman by the Bay Assoc	7168E8	EFILED-N	10/01/2021	10/31/2021	3,498.50	2022 MONTHLY RESERVES - POOLED	1015	10/04/2021	EFILED-N

							3,498.50				
***2019 HOMEOWNER REFUNDS											
2019- 0	0F6E0F	LEONARD JR*EDWARD J	57C09F	10.01.21	10/01/2021	10/31/2021	293.42	Over payment	1015	10/15/2021	CHK# 100162
2019- 0	D385C1	DUGO*DON	EA595F	10.01.21	10/01/2021	10/31/2021	35.00	Overpayment	1015	10/15/2021	CHK# 100163

							328.42				
***2271 RESERVES - POOLED											
2271- 0	055300	Corrotoman by the Bay Assoc	7168E8	EFILED-N	10/01/2021	10/31/2021	-3,498.50	2022 MONTHLY RESERVES - POOLED	1015	10/04/2021	EFILED-N

							-3,498.50				
***6901 GROUNDS MAINTENANCE											
			2022 ANNUAL BUDGET=		18,599.00						
6901- 0	51ED1F	Danny Carlson Inc	C01CDC	09.30.21	09/30/2021	10/31/2021	2,200.00	September grass contract	1015	10/15/2021	CHK# 100159

							2,200.00				
***8020 MANAGEMENT FEE											
			2022 ANNUAL BUDGET=		13,200.00						
8020- 0	000020	Sentry Management Inc	291	BNKDRAFT	10/01/2021	10/01/2021	1,100.00	MANAGEMENT FEE	1015	10/05/2021	DRAFTED

							1,100.00				
***8040 POSTAGE											
			2022 ANNUAL BUDGET=		2,491.00						
8040- 0	000020	Sentry Management Inc	292	BNKDRAFT	10/02/2021	10/02/2021	54.51	POSTAGE CHARGES	1015	10/05/2021	DRAFTED
8040- 0	000020	Sentry Management Inc	299	POSTAGE	10/31/2021	10/31/2021	129.82	POSTAGE CHARGES	1015		

							184.33				

COA-DV	VEND #	VENDOR NAME	VOUCHER #	INVOICE	INV DATE	ENTRY DATE	AMOUNT	DESCRIPTION	FROM	PAID ON	PAID WITH	
***8060 COPIES/PRINTING/SUPPLIES			2022 ANNUAL BUDGET=				4,080.00					
8060- 0	000020	Sentry Management Inc	293	BNKDRAFT	10/02/2021	10/02/2021	269.40	SUPPLY CHARGES	1015	10/05/2021	DRAFTED	
8060- 0	000020	Sentry Management Inc	295	BNKDRAFT	10/02/2021	10/02/2021	4.90	LASER CHECK/DEP SLIP FEE	1015	10/05/2021	DRAFTED	
8060- 0	000020	Sentry Management Inc	296	BNKDRAFT	10/02/2021	10/02/2021	0.90	DV ELECTRONIC TRANSMISSIONS	1015	10/05/2021	DRAFTED	
8060- 0	000020	Sentry Management Inc	297	BNKDRAFT	10/02/2021	10/02/2021	5.95	DV SUPPLY CHARGES	1015	10/05/2021	DRAFTED	
8060- 0	000020	Sentry Management Inc	300	SUPPLIES	10/31/2021	10/31/2021	252.20	SUPPLY CHARGES	1015			
8060- 0	000020	Sentry Management Inc	301	ELCTTRAN	10/31/2021	10/31/2021	0.30	LW ELECTRONIC TRANSMISSIONS	1015			
8060- 0	000020	Sentry Management Inc	303	LASER CK	10/31/2021	10/31/2021	5.60	LASER CHECK/DEP SLIP FEE	1015			

							539.25					
***8106 LEGAL EXPENSE - COLLECTIONS			2022 ANNUAL BUDGET=				4,235.96					
8106- 0	80E170	GORDON REES SCULLY MANSUKHA	2DEA4E	20975328	07/19/2021	10/31/2021	450.54	Legal services	1015	10/15/2021	CHK# 100161	
8106- 0	80E170	GORDON REES SCULLY MANSUKHA	413A85	20975326	07/19/2021	10/31/2021	238.00	Legal services	1015	10/15/2021	CHK# 100161	
8106- 0	80E170	GORDON REES SCULLY MANSUKHA	60D42E	20975333	07/19/2021	10/31/2021	130.00	Legal services	1015	10/22/2021	CHK# 100165	
8106- 0	80E170	GORDON REES SCULLY MANSUKHA	12A710	20975331	07/19/2021	10/31/2021	204.02	Legal services	1015	10/22/2021	CHK# 100165	
8106- 0	80E170	GORDON REES SCULLY MANSUKHA	75FE64	20975329	08/19/2021	10/31/2021	208.00	Legal services	1015	10/22/2021	CHK# 100165	
8106- 0	80E170	GORDON REES SCULLY MANSUKHA	4341F0	20988611	08/16/2021	10/31/2021	130.00	Legal services	1015	10/22/2021	CHK# 100165	
8106- 0	80E170	GORDON REES SCULLY MANSUKHA	791DAE	21019542	10/20/2021	10/31/2021	420.00	Legal services	1015	10/29/2021	CHK# 100167	

							1,780.56					
***8310 CLOSING FEES			2022 ANNUAL BUDGET=				0.00					
8310- 0	000020	Sentry Management Inc	294	BNKDRAFT	10/02/2021	10/02/2021	-75.00	CLOSING FEES	1015	10/05/2021	DRAFTED	
8310- 0	000020	Sentry Management Inc	302	TRFR FEE	10/31/2021	10/31/2021	117.38	TRANSFER FEES	1015			

							42.38					
***9171 POOLED RESERVES			2022 ANNUAL BUDGET=				41,982.00					
9171- 0	055300	Corrotoman by the Bay Assoc	7168E8	EFILED-N	10/01/2021	10/31/2021	3,498.50	2022 MONTHLY RESERVES - POOLED	1015	10/04/2021	EFILED-N	

							3,498.50					

TOTAL PAYABLES							14,673.44					
							=====					

CORROTOMAN BY THE BAY ASSOCIATION
 B A L A N C E S H E E T
 October 2021

		OPERATING	RESERVE	TOTAL
CURRENT ASSETS				
1005	OPERATING FUNDS - NEW MANAGEMENT COMPANY	5,000.00		5,000.00
1015	PACIFIC WESTERN - CHECKING - PRIMARY	28,087.13		28,087.13
1041	CHESAPEAKE BANK - CHECKING - OPER	1,104.76		1,104.76
1057	SONABANK - SAVINGS - OPER	199.41		199.41
1067	SONABANK - SAVINGS - RESERVE		127,034.98	127,034.98
		-----	-----	-----
		34,391.30	127,034.98	161,426.28
ACCOUNTS RECEIVABLE				
1201	A/R USE ONLY	(35.00)		(35.00)
1210	ASSESSMENTS	58,559.10		58,559.10
1250	LEGAL FEES	12,028.78		12,028.78
		-----	-----	-----
		70,552.88	0.00	70,552.88
PREPAID ASSETS				
1310	STATE FARM PKG INS 6/2/21-22 \$4,256.00	2,482.69		2,482.69
1316	STATE FARM UMB INS 10/15/21-22 \$332.00	304.37		304.37
		-----	-----	-----
		2,787.06	0.00	2,787.06
		-----	-----	-----
	TOTAL ASSETS	107,731.24	127,034.98	234,766.22
		=====	=====	=====

CORROTOMAN BY THE BAY ASSOCIATION
 B A L A N C E S H E E T
 October 2021

	OPERATING	RESERVE	TOTAL
CURRENT LIABILITIES			
2019 HOMEOWNER REFUNDS	(35.00)		(35.00)
2032 DEFERRED ANNUAL ASSESSMENT	36,450.00		36,450.00
2130 PREPAID ASSESSMENTS	5,222.07		5,222.07
	-----	-----	-----
	41,637.07	0.00	41,637.07
RESTRICTED EQUITY - RESERVES			
2271 RESERVES - POOLED		163,075.63	163,075.63
SPENT FROM RESERVES			
2471 RESERVES - POOLED		(36,040.65)	(36,040.65)
	-----	-----	-----
	0.00	127,034.98	127,034.98
OPERATING EQUITY			
2650 PRIOR YEAR SURPLUS (DEFICIT)	68,623.83		68,623.83
2652 PRIOR YEAR ADJUSTMENTS	(1,594.96)		(1,594.96)
2670 CURRENT YEAR SURPLUS (DEFICIT)	(934.70)		(934.70)
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	66,094.17	0.00	66,094.17
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TOTAL LIABILITIES & EQUITY	107,731.24	127,034.98	234,766.22
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