



MANCHESTER-BY-THE-SEA

BOARD OF HEALTH

TOWN HALL - 10 CENTRAL STREET

Manchester-by-the-Sea, Massachusetts 01944-1399

Telephone (978) 526-7385

FAX (978) 526-2009

May 1, 2023

MAXAR BTS Realty Trust
Robert J. Travers, Trustee
114 Turnpike Rd, Ste 107B
Westborough, MA 01581

NOTIFICATION TO OWNER

Upon receipt of the Title 5 Inspection Report for the onsite sewage disposal system at:

Property Address: **23 OLD NECK ROAD, MANCHESTER-BY-THE-SEA**

Property Owner: MAXAR BTS REALTY TRUST

Licensed Title 5 Inspector: Michael B. Hale SI# 4312

The Title 5 Inspection Report dated 4/7/2023, states the system **PASSES**.

NOTE: The system did not receive normal flows in the two weeks prior to the inspection.
The inspection notes: "Last date of occupancy: intermittent use".
The septic tank was not pumped as part of the inspection.
No pumping information was provided.

The Board of Health DID NOT find the septic system, as it is now used, to constitute a danger to the public health and subsequently did not order its repair/replacement at this time.

Reviewing Board of Health Agent:

Wendy Hansbury REHS, Public Health Director

THIS INSPECTION reflects the **present** condition of the sanitary disposal system and is not any guarantee as to the life or future condition of said system. A passing Title 5 Inspection Report with pump receipts for three years within each calendar year may be used for sale of property. (Explanation: If there is a potential that your home will be sold within three years, you MUST have the septic tank pumped once a year, within a year of the date of the approved Title 5 Inspection Report for each of the three years. This allows the sale to occur with the use of the pumping reports and annual receipts abates the need for a "Title 5 System Inspection" for a property transfer within three years of the passing inspection, otherwise a passing Title 5 Inspection Report is only good for two years.)

RECEIVED
APR 20 2023
Fee due
BOARD OF HEALTH



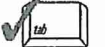
Commonwealth of Massachusetts
Title 5 Official Inspection Form
Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

Owner information is required for every page.

23 Old Neck Road map 13 lot 32
Property Address
MAXAR BTS REALTY TRUST 114 TURNPIKE RD, SUITE 107B WESTBOROUGH, MA 01581
Owner's Name
Manchester by the Sea MA 01944 7 April 2023
City/Town State Zip Code Date of Inspection

Inspection results must be submitted on this form. Inspection forms may not be altered in any way. Please see completeness checklist at the end of the form.

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Inspector Information

Michael B. Hale
Name of Inspector

Company Name
PO BOX 355
Company Address
Gloucester MA 01931
City/Town State Zip Code
978-381-3330 4312
Telephone Number License Number

B. Certification

I certify that: I am a DEP approved system inspector in full compliance with Section 15.340 of Title 5 (310 CMR 15.000); I have personally inspected the sewage disposal system at the property address listed above; the information reported below is true, accurate and complete as of the time of my inspection; and the inspection was performed based on my training and experience in the proper function and maintenance of on-site sewage disposal systems. After conducting this inspection I have determined that the system:

- 1. Passes
- 2. Conditionally Passes
- 3. Needs Further Evaluation by the Local Approving Authority
- 4. Fails

Inspector's Signature

8 April 2023
Date

The system inspector shall submit a copy of this inspection report to the Approving Authority (Board of Health or DEP) within 30 days of completing this inspection. If the system has a design flow of 10,000 gpd or greater, the inspector and the system owner shall submit the report to the appropriate regional office of the DEP. The original form should be sent to the system owner and copies sent to the buyer, if applicable, and the approving authority.

Please note: This report only describes conditions at the time of inspection and under the conditions of use at that time. This inspection does not address how the system will perform in the future under the same or different conditions of use.



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C. Inspection Summary

Inspection Summary: Complete 1, 2, 3, or 5 and all of 4 and 6.

1) System Passes:

I have not found any information which indicates that any of the failure criteria described in 310 CMR 15.303 or in 310 CMR 15.304 exist. Any failure criteria not evaluated are indicated below.

Comments:

A general guide for caring for your septic system:
<https://www.mass.gov/guides/caring-for-your-septic-system>

2) System Conditionally Passes:

One or more system components as described in the "Conditional Pass" section need to be replaced or repaired. The system, upon completion of the replacement or repair, as approved by the Board of Health, will pass.

Check the box for "yes", "no" or "not determined" (Y, N, ND) for the following statements. If "not determined," please explain.

The septic tank is metal and over 20 years old* or the septic tank (whether metal or not) is structurally unsound, exhibits substantial infiltration or exfiltration or tank failure is imminent. System will pass inspection if the existing tank is replaced with a complying septic tank as approved by the Board of Health.

* A metal septic tank will pass inspection if it is structurally sound, not leaking and if a Certificate of Compliance indicating that the tank is less than 20 years old is available.

Y N ND (Explain below):



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C. Inspection Summary (cont.)

2) System Conditionally Passes (cont.):

- Pump Chamber pumps/alarms not operational. System will pass with Board of Health approval if pumps/alarms are repaired.

- Observation of sewage backup or break out or high static water level in the distribution box due to broken or obstructed pipe(s) or due to a broken, settled or uneven distribution box. System will pass inspection if (with approval of Board of Health):
 - broken pipe(s) are replaced Y N ND (Explain below):
 - obstruction is removed Y N ND (Explain below):
 - distribution box is leveled or replaced Y N ND (Explain below):

- The system required pumping more than 4 times a year due to broken or obstructed pipe(s). The system will pass inspection if (with approval of the Board of Health):
 - broken pipe(s) are replaced Y N ND (Explain below):
 - obstruction is removed Y N ND (Explain below):

3) Further Evaluation is Required by the Board of Health:

- Conditions exist which require further evaluation by the Board of Health in order to determine if the system is failing to protect public health, safety or the environment.
 - a. System will pass unless Board of Health determines in accordance with 310 CMR 15.303(1)(b) that the system is not functioning in a manner which will protect public health, safety and the environment:**



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C. Inspection Summary (cont.)

- Cesspool or privy is within 50 feet of a surface water
- Cesspool or privy is within 50 feet of a bordering vegetated wetland or a salt marsh

b. System will fail unless the Board of Health (and Public Water Supplier, if any) determines that the system is functioning in a manner that protects the public health, safety and environment:

- The system has a septic tank and soil absorption system (SAS) and the SAS is within 100 feet of a surface water supply or tributary to a surface water supply.
- The system has a septic tank and SAS and the SAS is within a Zone 1 of a public water supply.
- The system has a septic tank and SAS and the SAS is within 50 feet of a private water supply well.
- The system has a septic tank and SAS and the SAS is less than 100 feet but 50 feet or more from a private water supply well**.

Method used to determine distance: _____

** This system passes if the well water analysis, performed at a DEP certified laboratory, for fecal coliform bacteria indicates absent and the presence of ammonia nitrogen and nitrate nitrogen is equal to or less than 5 ppm, provided that no other failure criteria are triggered. A copy of the analysis must be attached to this form.

c. Other:

4) System Failure Criteria Applicable to All Systems:

You must indicate "Yes" or "No" to each of the following for all inspections:

- | Yes | No | |
|--------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Backup of sewage into facility or system component due to overloaded or clogged SAS or cesspool |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Discharge or ponding of effluent to the surface of the ground or surface waters due to an overloaded or clogged SAS or cesspool |



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C. Inspection Summary (cont.)

4) System Failure Criteria Applicable to All Systems: (cont.)

- Yes No
Static liquid level in the distribution box above outlet invert due to an overloaded or clogged SAS or cesspool
Liquid depth in cesspool is less than 6" below invert or available volume is less than 1/2 day flow
Required pumping more than 4 times in the last year NOT due to clogged or obstructed pipe(s). Number of times pumped:
Any portion of the SAS, cesspool or privy is below high ground water elevation.
Any portion of cesspool or privy is within 100 feet of a surface water supply or tributary to a surface water supply.
Any portion of a cesspool or privy is within a Zone 1 of a public water supply well.
Any portion of a cesspool or privy is within 50 feet of a private water supply well.
Any portion of a cesspool or privy is less than 100 feet but greater than 50 feet from a private water supply well with no acceptable water quality analysis.
The system is a cesspool serving a facility with a design flow of 2000 gpd-10,000 gpd.
The system fails. I have determined that one or more of the above failure criteria exist as described in 310 CMR 15.303, therefore the system fails.

5) Large Systems: To be considered a large system the system must serve a facility with a design flow of 10,000 gpd to 15,000 gpd.

For large systems, you must indicate either "yes" or "no" to each of the following, in addition to the questions in Section C.4.

- Yes No
the system is within 400 feet of a surface drinking water supply
the system is within 200 feet of a tributary to a surface drinking water supply
the system is located in a nitrogen sensitive area (Interim Wellhead Protection Area - IWPA) or a mapped Zone II of a public water supply well



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C. Inspection Summary (cont.)

If you have answered "yes" to any question in Section C.5 the system is considered a significant threat, or answered "yes" to any question in Section C.4 above the large system has failed. The owner or operator of any large system considered a significant threat under Section C.5 or failed under Section C.4 shall upgrade the system in accordance with 310 CMR 15.304. The system owner should contact the appropriate regional office of the Department.

6. You must indicate "yes" or "no" for each of the following for all inspections:

- | Yes | No | |
|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Pumping information was provided by the owner, occupant, or Board of Health |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Were any of the system components pumped out in the previous two weeks? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Has the system received normal flows in the previous two week period? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Have large volumes of water been introduced to the system recently or as part of this inspection? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Were as built plans of the system obtained and examined? (If they were not available note as N/A) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Was the facility or dwelling inspected for signs of sewage back up? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Was the site inspected for signs of break out? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Were all system components, excluding the SAS, located on site? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Were the septic tank manholes uncovered, opened, and the interior of the tank inspected for the condition of the baffles or tees, material of construction, dimensions, depth of liquid, depth of sludge and depth of scum? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Was the facility owner (and occupants if different from owner) provided with information on the proper maintenance of subsurface sewage disposal systems? The size and location of the Soil Absorption System (SAS) on the site has been determined based on: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing information. For example, a plan at the Board of Health. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Determined in the field (if any of the failure criteria related to Part C is at issue approximation of distance is unacceptable) [310 CMR 15.302(5)] |



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D. System Information

1. Residential Flow Conditions:

Number of bedrooms (design): 4 Number of bedrooms (actual): 4
 DESIGN flow based on 310 CMR 15.203 (for example: 110 gpd x # of bedrooms): 440
 Description:
 design flow from 10/23/2002 plan.

Number of current residents: 1
 Does residence have a garbage grinder? Yes No
 Does residence have a water treatment unit? Yes No
 If yes, discharges to: _____
 Is laundry on a separate sewage system? (Include laundry system inspection information in this report.) Yes No
 Laundry system inspected? Yes No
 Seasonal use? Yes No
 Water meter readings, if available (last 2 years usage (gpd)): 110 gpd
 Detail:
 see attached report

Sump pump? Yes No
 Last date of occupancy: intermittent use
 Date



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D. System Information (cont.)

2. Commercial/Industrial Flow Conditions:

Type of Establishment: _____

Design flow (based on 310 CMR 15.203): _____ Gallons per day (gpd)

Basis of design flow (seats/persons/sq.ft., etc.): _____

Grease trap present? Yes No

Water treatment unit present? Yes No

If yes, discharges to: _____

Industrial waste holding tank present? Yes No

Non-sanitary waste discharged to the Title 5 system? Yes No

Water meter readings, if available: _____

Last date of occupancy/use: _____ Date

Other (describe below):

3. Pumping Records:

Source of information: owner -

Was system pumped as part of the inspection? Yes No

If yes, volume pumped: _____ gallons

How was quantity pumped determined? _____

Reason for pumping: _____



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D. System Information (cont.)

4. Type of System:

- Septic tank, distribution box, soil absorption system
- Single cesspool
- Overflow cesspool
- Privy
- Shared system (yes or no) (if yes, attach previous inspection records, if any)
- Innovative/Alternative technology. Attach a copy of the current operation and maintenance contract (to be obtained from system owner) and a copy of latest inspection of the I/A system by system operator under contract
- Tight tank. Attach a copy of the DEP approval.
- Other (describe):

Approximate age of all components, date installed (if known) and source of information:

The system is approximately 20 years old - based on as-built plan

Were sewage odors detected when arriving at the site? Yes No

5. Building Sewer (locate on site plan):

Depth below grade: variable depth
feet

Material of construction:

cast iron 40 PVC other (explain):

Distance from private water supply well or suction line: feet

Comments (on condition of joints, venting, evidence of leakage, etc.):

There are no concerns with the condition of the pipe joints, venting is adequate and no evidence of leakage.



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D. System Information (cont.)

6. **Septic Tank** (locate on site plan):

Depth below grade: _____ access to grade CI covers
 feet

Material of construction:

concrete metal fiberglass polyethylene other (explain)

If tank is metal, list age: _____
 years

Is age confirmed by a Certificate of Compliance? (attach a copy of certificate) Yes No

Dimensions: _____
 10.5' L x 5.67'W x 5.83'H - 2 comp.
 1500 gallon h20.

Sludge depth: _____
 4"

Distance from top of sludge to bottom of outlet tee or baffle _____
 36"

Scum thickness _____
 1"

Distance from top of scum to top of outlet tee or baffle _____
 6"

Distance from bottom of scum to bottom of outlet tee or baffle _____
 12"

How were dimensions determined? _____
 tape measure

Comments (on pumping recommendations, inlet and outlet tee or baffle condition, structural integrity, liquid levels as related to outlet invert, evidence of leakage, etc.):

Pumping should be done once every 3.5 years as part of routine maintenance. Filter cleaned as part of the inspection. The tank appears in good condition.



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D. System Information (cont.)

7. Grease Trap (locate on site plan):

Depth below grade: _____ feet

Material of construction:

concrete metal fiberglass polyethylene other (explain):

Dimensions: _____

Scum thickness _____

Distance from top of scum to top of outlet tee or baffle _____

Distance from bottom of scum to bottom of outlet tee or baffle _____

Date of last pumping: _____ Date

Comments (on pumping recommendations, inlet and outlet tee or baffle condition, structural integrity, liquid levels as related to outlet invert, evidence of leakage, etc.):

8. Tight or Holding Tank (tank must be pumped at time of inspection) (locate on site plan):

Depth below grade: _____

Material of construction:

concrete metal fiberglass polyethylene other (explain):

Dimensions: _____

Capacity: _____ gallons

Design Flow: _____ gallons per day



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D. System Information (cont.)

8. Tight or Holding Tank (cont.)

Alarm present: Yes No
 Alarm level: _____ Alarm in working order: Yes No
 Date of last pumping: _____ Date _____
 Comments (condition of alarm and float switches, etc.):

* Attach copy of current pumping contract (required). Is copy attached? Yes No

9. Distribution Box (if present must be opened) (locate on site plan):

Depth of liquid level above outlet invert _____
 Comments (note if box is level and distribution to outlets equal, any evidence of solids carryover, any evidence of leakage into or out of box, etc.):



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D. System Information (cont.)

10. **Pump Chamber** (locate on site plan):

Pumps in working order: Yes No*
 Alarms in working order: Yes No*

Comments (note condition of pump chamber, condition of pumps and appurtenances, etc.):

Control panel, pump chamber, pump and floats are in good working order.

* If pumps or alarms are not in working order, system is a conditional pass.

11. **Soil Absorption System (SAS)** (locate on site plan, excavation not required):

If SAS not located, explain why:

Type:

- leaching pits number: _____
- leaching chambers number: _____
- leaching galleries number: _____
- leaching trenches number, length: _____
- leaching fields number, dimensions: 4 lines 25' x 24.4' pressure dist.
- overflow cesspool number: _____
- innovative/alternative system

Type/name of technology: _____



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D. System Information (cont.)

11. Soil Absorption System (SAS) (cont.)

Comments (note condition of soil, signs of hydraulic failure, level of ponding, damp soil, condition of vegetation, etc.):

The SAS is in good working order. Strong squirt height on effluent leaching lines _____

12. Cesspools (cesspool must be pumped as part of inspection) (locate on site plan):

Number and configuration _____
 Depth – top of liquid to inlet invert _____
 Depth of solids layer _____
 Depth of scum layer _____
 Dimensions of cesspool _____
 Materials of construction _____
 Indication of groundwater inflow Yes No

Comments (note condition of soil, signs of hydraulic failure, level of ponding, condition of vegetation, etc.):



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D. System Information (cont.)

13. Privy (locate on site plan):

Materials of construction: _____

Dimensions _____

Depth of solids _____

Comments (note condition of soil, signs of hydraulic failure, level of ponding, condition of vegetation, etc.):



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D. System Information (cont.)

14. Sketch Of Sewage Disposal System:

Provide a view of the sewage disposal system, including ties to at least two permanent reference landmarks or benchmarks. Locate all wells within 100 feet. Locate where public water supply enters the building. Check one of the boxes below:

- hand-sketch in the area below
- drawing attached separately



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D. System Information (cont.)

15. Site Exam:

- Check Slope
- Surface water
- Check cellar
- Shallow wells

Estimated depth to high ground water: 5' ESHWT to bottom of bed
 feet

Please indicate all methods used to determine the high ground water elevation:

- Obtained from system design plans on record
 If checked, date of design plan reviewed: Soil evaluation 10/1/2002
 Date
- Observed site (abutting property/observation hole within 150 feet of SAS)
- Checked with local Board of Health - explain:

- Checked with local excavators, installers - (attach documentation)
- Accessed USGS database - explain:

You **must** describe how you established the high ground water elevation:

An official soil evaluation took place on 10/1/2002 by John Bennett, PE and witnessed by the Manchester Board of Health. Ground water was determined to be at elevation 44.3 and the SAS was designed with a 5' offset (el 49.3). Design plan and as-built are on-file.

Before filing this Inspection Report, please see Report Completeness Checklist on next page.



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Owner's Name

Manchester by the Sea _____ MA _____ 01944 _____ 7 April 2023

City/Town

State

Zip Code

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E. Report Completeness Checklist

Complete all applicable sections of this form inclusive of:

A. Inspector Information: Complete all fields in this section.

B. Certification: Signed & Dated and 1, 2, 3, or 4 checked

C. Inspection Summary:

1, 2, 3, or 5 completed as appropriate

4 (Failure Criteria) and 6 (Checklist) completed

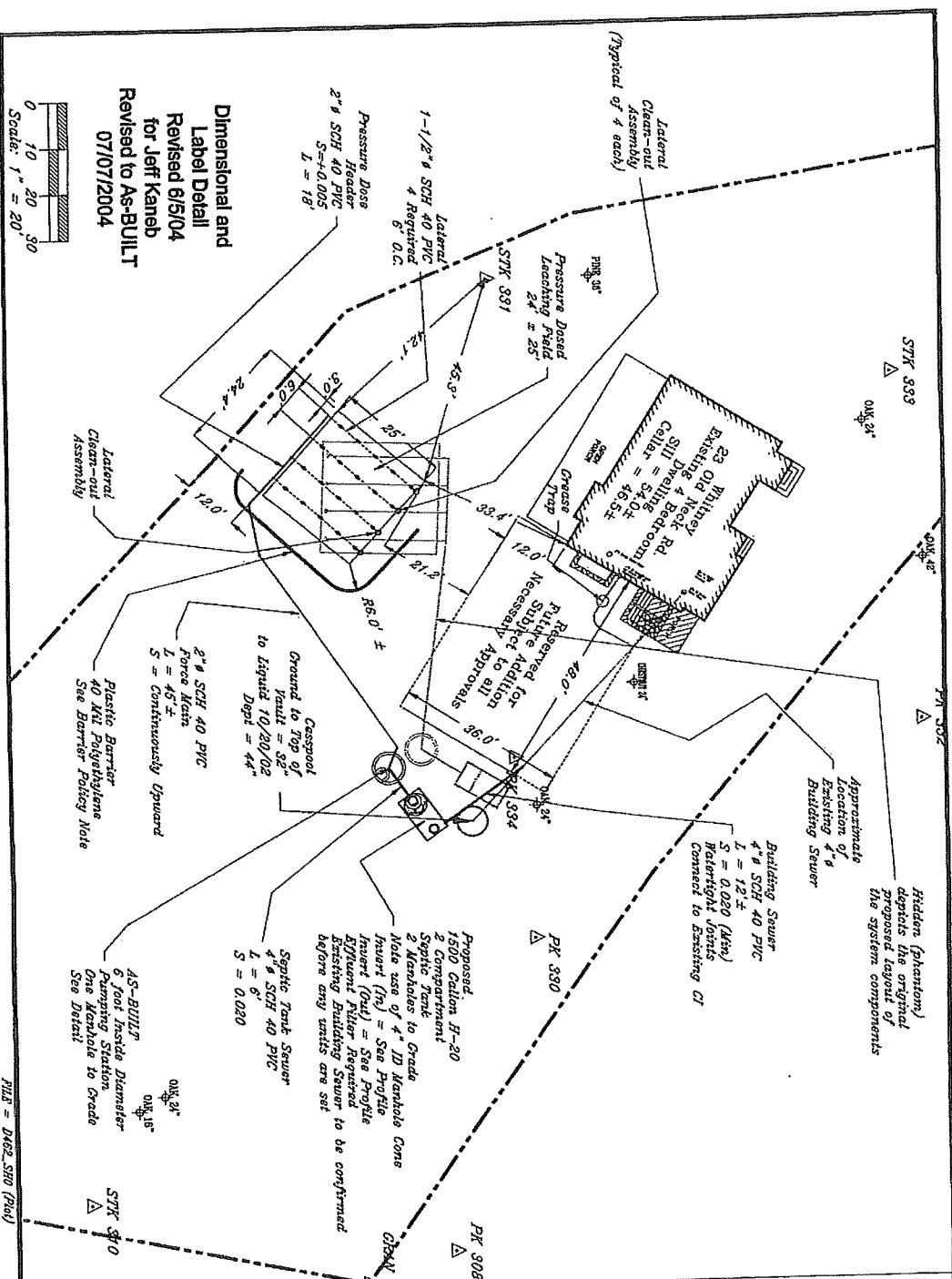
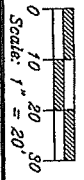
D. System Information:

For 8: Tight/Holding Tank – Pumping contract attached

For 14: Sketch of Sewage Disposal System drawn on pg. 16 or attached

For 15: Explanation of estimated depth to high groundwater included

Dimensional and Label Detail
 Revised 6/5/04
 for Jeff Kaneb
 Revised to AS-BUILT
 07/07/2004



File = D462_SH9

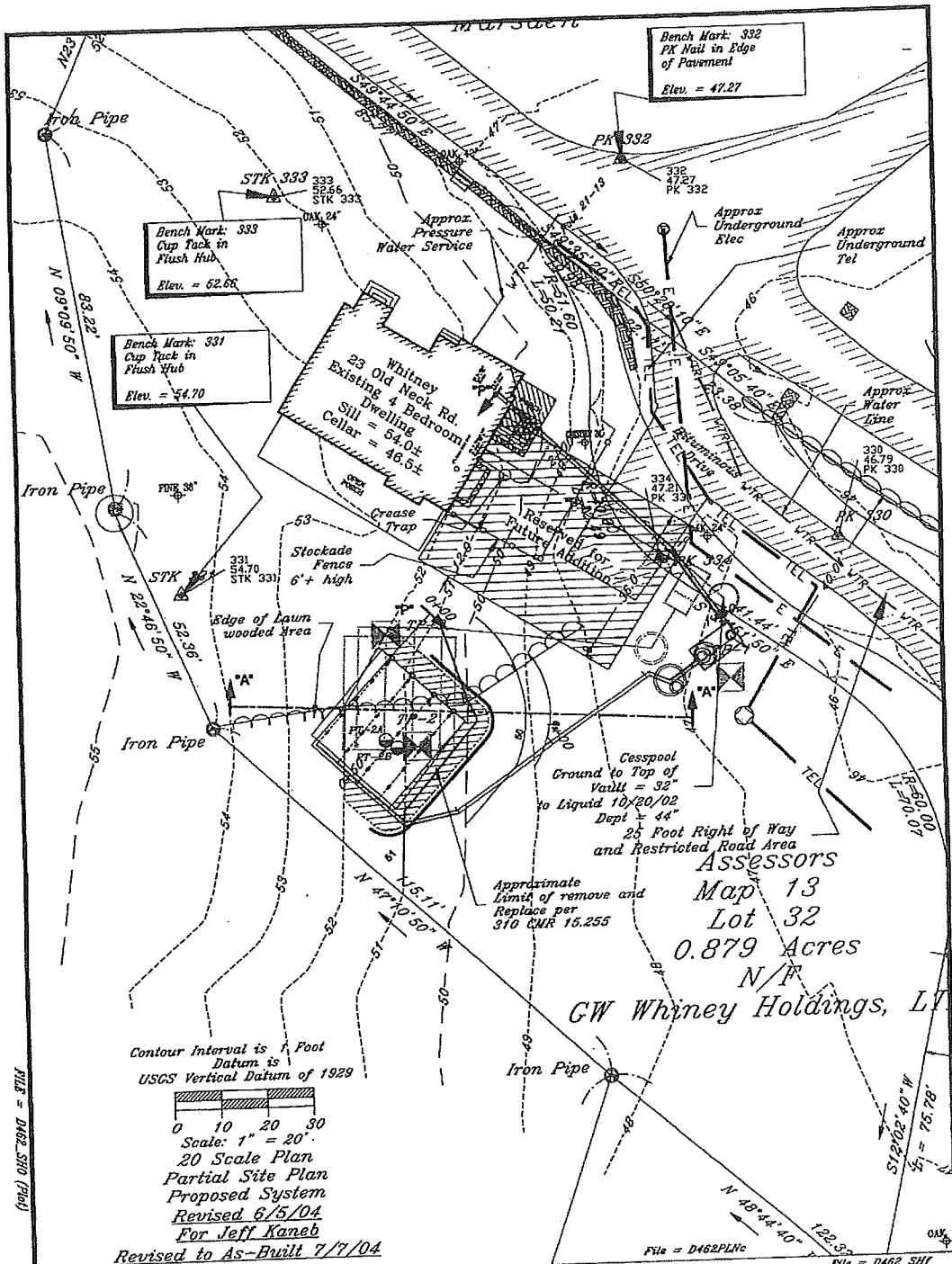
2/07/07/04 REVISED TO AS-BUILT		JMB
7/03/20/03 SEE SHEET REVISION 1 NOTE		JMB
NO. DATE DESCRIPTION		BY
Scale:	AS-NOTED	Drawn By: JMB
Date:	10/23/02	Drawing No: D434A-P1
Job No:	D434A	Sheet 7 of 18

Cape Ann Professional Engineers, Inc.
 dba CAPE, Inc.
 5 Knight Road P.O. Box 308
 Manchester, MA 01944 (978) 526-8254

George W. Whitney
 23 Old Neck Road
 Manchester, MA 01944

Assessors Map(s) 013 Assessors Lot(s) 032

AS-BUILT SUBSURFACE SEWAGE DISPOSAL SYSTEM UPGRADE IN MANCHESTER-BY-THE-SEA, MA Plan & Details 23 Old Neck Road



FILE = D462 SHJ (Plan)

Contour Interval is 1 Foot
Datum is
USGS Vertical Datum of 1929

0 10 20 30
Scale: 1" = 20'
20 Scale Plan
Partial Site Plan
Proposed System
Revised 6/5/04
For Jeff Kaneb
Revised to As-Built 7/7/04

Bench Mark: 332
PK Nail in Edge
of Pavement
Elev. = 47.27

Bench Mark: 333
Cup Tack in
Flush Hub
Elev. = 62.66

Bench Mark: 331
Cup Tack in
Flush Hub
Elev. = 54.70

Cesspool
Ground to Top of
Vault = 32'
to Liquid 10x20/102
Dept = 44'

25 Foot Right of Way
and Restricted Road Area

Assessors
Map 13
Lot 32
0.879 Acres
N/F
GW Whitney Holdings, L.P.

Approximate
Limit of remove and
Replace per
310 CMR 15.255

FILE = D462 SHJ

**AS-BUILT
SUBSURFACE SEWAGE
DISPOSAL SYSTEM UPGRADE
IN
MANCHESTER-BY-THE-SEA, MA
Plan & Details
23 Old Neck Road**

George W. Whitney
23 Old Neck Road
Manchester, MA 01944

Assessors Map(s) 013
Assessors Lot(s) 032

2/07/07/04	REVISED TO AS-BUILT	JIB
11/03/20/03	SEE SHEET REVISION 1 NOTE	JIB
NO.	DATE	DESCRIPTION
Scale: AS-NOTED	Drawn By: JIB	
Date: 10/23/02	Drawing No.: D434A-P1	
Job No.: D434A	Sheet 6 of 18	
Cape Ann Professional Engineers, Inc. dba CAPE, Inc. 5 Knight Road P.O. Box 308 Manchester, MA 01044 (978) 626-8254		



Customer Transaction Summary

Customer Information

Account No: 40861
 DEIRDRE HENDERSON
 23 OLD NECK ROAD
 MANCHESTER, MA 01944-

Location Information

Location No: 1105200
 23 OLD NECK ROAD
 MANCHESTER, MA 01944

Date	Type	More Info	Reading	Usage	Prior Balance	Transaction Amount	Balance
05/17/2021	F Charge	04/07/2021	2057 4	100	0.00	6.22	6.22
06/29/2021	Interest				6.22	0.07	6.29
07/01/2021	Penalty				6.29	5.00	11.29
07/12/2021	Payment	CHECK			11.29	-11.29	0.00
08/16/2021	Charge	07/07/2021	2070 1	1300	0.00	81.30	81.30
09/15/2021	Payment	CCC			81.30	-81.30	0.00
11/15/2021	Charge	10/05/2021	2084 1	1400	0.00	89.59	89.59
02/02/2022	Payment	CHECK			89.59	-89.59	0.00
02/15/2022	Charge	01/04/2022	2096 1	1200	0.00	76.65	76.65
05/16/2022	Charge	04/05/2022	2107 1	1100	76.65	70.18	146.83
06/29/2022	Payment	CCC			146.83	-76.65	70.18
08/15/2022	Charge	07/13/2022	2120 1	1300	70.18	83.12	153.30
10/04/2022	Interest				153.30	1.79	155.09
10/05/2022	Penalty				155.09	5.00	160.09
11/15/2022	Charge	10/06/2022	2130 1	1000	160.09	65.61	225.70
12/12/2022	Payment	CHECK			225.70	-225.70	0.00
02/15/2023	Charge	01/05/2023	2146 1	1600	0.00	105.57	105.57
04/06/2023	L Charge	04/06/2023	2164 1	1800	105.57	119.55	225.12