

# Cape St. Claire

IMPROVEMENT ASSOCIATION

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## **Annual Membership Meeting**

January 10, 2023

### **Agenda**

President's Remarks

Introduction of Candidates

2024 Budget Discussion

Final Voting

Approval of Minutes

Approval of Financials

Old Business

New Business

Election Results

Comments from the Floor

**Adjournment**

## Quarterly Meeting October 25, 2022

In attendance: President Beau Breeden, Governors Michele Shipley, Mary Lamb, Neil Macindoe, Cheri Fairchild, and Joe Angel, guests Stacy Wildberger, Brad Knopf, Steve Arnold, Dot Arnold, Reg Barss, Nathan Barss, Phil and Sandy Ourisson, Bob Bishop, Bill Rappoport, Jon & Kim Gardner, Larry Jennings, Edward Hayes, Mary Alice Ross, Jennifer Connor, Steve Gindes, Jerome Zadera, Connor Keating, and Dottie Ballard.

President Breeden called the meeting to order at 7:37 pm, thanked everyone for coming and gave an overview of the agenda. Larry Jennings made a motion to add a Boy Scout presentation between the approval of financial reports and the overview of the budget. It was seconded by Phil Ourisson and passed unanimously. President Breeden stated that the past quarter was busy and he commended beach attendants for their work at the beaches and piers. He announced that the Board accepted the resignation of Town Manager Anderson, and that work will begin to fill the job vacancy over the winter. The Board is likely to hire a search firm to recruit and screen candidates. A committee will be formed to interview finalists. He asked that everyone be patient with the all-volunteer Board while there is not a fulltime employee available to do many tasks. He noted that the budget proposal to be presented this evening was announced at the October Board of Governor's meeting, will be printed in the Caper for December and January, and voted on at the January Annual meeting.

### MINUTES AND FINANCIAL STATEMENTS

Minutes of the July 26 Quarterly Meeting were reviewed. A motion to approve the minutes was made by Phil Ourisson, seconded by Bob Bishop, and approved unanimously.

The financial statements for May through July 2022 were reviewed. A motion to approve was made by Jerome Zadera and seconded Stacy Wildberger. President Breeden answered a question about the note of explanation regarding grant funds. He also noted that despite Covid issues, the year ended with monies available to carry over to the 2024 budget year. The motion passed unanimously.

### SCOUT PRESENTATION

Scout Connor Keating of Troop 995 presented his plan to install two fishing line disposal tubes. The 6-inch diameter PVC tubes would be mounted with metal strips on a light post on the Lake Claire fishing pier and on a piling at the main beach inlet. They will have signage stating their purpose which is to allow for proper disposal of used fishing line to avoid dangers of fishhooks and line to people and wildlife. Funding would be provided by Cape Conservation Corps and requests made via fundraising sites. Boy Scouts would provide the labor to install the tubes on a Saturday in January, and it is expected to take about 2 hours. They will maintain and monitor the tubes for a trial period.

### BUDGET PROPOSAL

President Breeden presented the fiscal year 2024 (FY24) proposed budget and assessment letter that will be printed in the Caper. He noted that the budget committee is separate from the Board of Governors and includes two governors and three community members. Other governors and the town manager attend meetings as necessary to give input.

He explained the two revenue accounts in the budget, which are the county Special Community Benefits District (SCBD) and the Cape St Claire Improvement Association (CSCIA). Anne Arundel County collects SCBD fees through property taxes, charges for the service, and sends funds to manage the community. Those funds must be used for general administration and capital expenses that benefit the entire community and cannot be used to build reserves. County Council approval is needed to use funds for payment of loans. The current assessment is \$200 per tax lot, with a cap of \$225. The cap can be changed no more frequently than every other year, and it is not proposed to raise the cap this year. It is proposed that the assessment be increased 5% to \$210 to cover inflation and minimum wage increases. The FY2023 budget is based on 2,320 taxable lots, and the county has reduced that to 2,308 lots for FY2024 due to state tax exemptions for veterans.

CSCIA revenues include maintenance fees, clubhouse rentals, Caper advertising, Swim Club and Business Lot Owners Association (BLOA) rent and security/insurance payments, and slip rentals. Caper advertising, clubhouse rental, and slip rental fees are all increasing. Budgeted revenues total \$765,000. President Breeden explained most expense line items in some detail. Required expenses are county fees, an annual financial audit, 4 by-law required issues of the Caper, and the Deep Creek property front foot assessment. Maryland unemployment insurance increased from 0.8% to 2.6% due to the need to rebuild after Covid payments depleted their reserves. A 4% wage increase is proposed for full time employees. Several line items were increased, and capital expenditures were reduced, resulting in a balanced budget.

A resident noted that 5% seems a small increase. President Breeden said the Board wants to be fiscally responsible. The assessment was increased by \$50 several years ago to fund the beach project, and the Board would rather defer projects than raise the assessment. Carrying surpluses across years has allowed for fewer cash flow issues with the spaced receipt of SCBD funds from the county. It was asked what effect the town manager vacancy would have. Mr. Breeden explained that the fee charged by a search firm would be taken from the town manager salary line, so it is unlikely that there would be significant savings as the plan is to fill the vacancy early in 2023 to have coverage during the busy times in the office. It was asked if volunteers could cover some of those tasks. President Breeden said that some tasks would require certain skill sets, but that volunteers are welcomed. Governor Fairchild said to see the website for volunteer opportunities.

### OLD BUSINESS

President Breeden reported on several old business items. Fairwinds Marina requested an easement across CSCIA property at Lake Claire to connect into the county sewer line. There are concerns from the community and the Board regarding environmental impacts and limits to future projects. Questions raised have not been answered so there is not update. Other options are being considered.

The county is to do a first-time dredge of Deep Creek because of sediment that has built up from drainage from several areas. The dredge is to be one foot below the low mean low tide level. By paying to be included in the permit as a spur dredge, the Cape can be included for the dredge and dump of dredged material. The piers committee would like to take advantage of the opportunity. There was a restoration fee of about \$70,000 for underwater vegetation mitigation, but it was found that can be offset by a project in lieu of the fee. The Lake Claire restoration site was denied as such a project because it was funded by grants. Former Town Manager Anderson's proposal to plant vegetation at Lake Claire was accepted and is awaiting approval. Volunteers would be needed to harvest seeds from grasses at Deep Creek that would then be stored and germinated at Anne Arundel Community College. They will then be placed near the oyster balls at Lake Claire. If after 3-4 years, the plants are not thriving, it would have to be repeated in another area. CSCIA will try to negotiate with the contractor to use the parking lot and boat slips near the shed for offloading into dump trucks to reduce our dredge fees. There was some discussion about what vegetation is in Deep Creek, what can be planted and where, the benefits to the Lake Claire beach, etc.

The beach restoration project has been mostly completed at Sites 1 and 2. Agreements are wrapping up with Alliance of the Chesapeake, BioHabitats and the Chesapeake Bay Trust. It has taken 8 years to fund, design, and construct, cost approximately \$1.5 million, and was the first to be funded by community, county, state and federal funds. Final reports regarding sand accretion are due from Sustainable Science this winter. CSCIA is working with the Cape Conservation Corps (CCC) and Christina Ryder of US Fish and Wildlife to apply for an up to \$1 million grant to do the 5 sites originally identified as potentially benefitting from restoration work and to continue work on Site 1. There is about \$14 million in federal funding available for comprehensive projects in the Bay. BioHabitats updated the technical assessment to include work completed. Other grants be pursued as well, but a large grant would be advantageous for streamlining the design and building of several projects concurrently. There will be a meeting Nov 1 to organize the grant writing effort in order to meet the March deadline.

#### **NEW BUSINESS**

President Breeden presented several new business items. The Little Magothy River Association made a presentation at the September Board of Governors meeting to request funding of about \$25,000 for a dredge of the inlet due to an unexpected build up of sand. The permit for placing sand at the main beach has expired so the Cape could not take dredged sand until a new permit could be issued. The most recent nor'easter storm may have shifted the sand back out of the channel. The Board did not feel the dredge would benefit the whole community, did not want to rush into spending that amount, and would like a better solution.

The county cut the damaged drainpipe on the main beach on the east side of the park and is working on a design to replace it with one that will go out into the water. The current cut pipe, which drains water from Riverbay Rd, ends at the wall and could cause erosion. Residents noted that with the pipe removed, more people are walking past that area and kids are throwing the cobbles. The Board is considering signage requesting that the cobbles not be disturbed and encourages anyone who sees them being moved to kindly ask the offenders to stop.

There will be a volunteer workday November 12/13 to replace rocks from the wall damaged by the October 2021 storm at 1226 Riverbay Road. Time is to be determined based on weather and tides. Information will be made available on the website, Facebook and via email blast.

Information on hiring of a town manager will be in the Capar and an update made at the January meeting.

#### **COMMENTS**

Stacy Wildberger said the Cape Conservation Corps (CCC) has been clearing invasive species and planting trees at the Little Magothy beach and Serene Ravine. Mulch will be spread on path at Little Magothy beach. Volunteer hours count toward the community contribution portion of grants and CCC welcomes volunteers. On Nov. 4 at the clubhouse, 6-9 pm, CCC will have guest speakers Jackie Sprecht of the Nature Conservancy talking about climate impact, and Beau Breeden speaking about local projects. She thanked those involved in the plant sale.

Jon Gardner reported thefts from vehicles on Riverview Rd and concerns of that escalating. President Breeden said he would inform the Eastern District Police and request increased patrols in that area as a "hot spot".

Steve Gindes of Atlantis stated they have sporadic theft issues but not on the level described on Riverview Rd. He asked if the county dredge was to go as far as Atlantis and President Breeden said it was not.

Jon Gardner asked if there was a pier permit for 1260 Swan Drive. President Breeden said there is a permit to plant grasses and a pier application submitted. The plan was changed to shift the pier to the right to reduce interference with poles at the Little Magothy pier. The owner has communicated well with CSCIA, the county and his neighbor, has adhered to rules and followed processes. Brad Knopf noted the posted permit names the county as owner of the property. President Breeden said the county owns the property at the Little Magothy pier.

Steve Arnold asked if the Bay Bridge walk day may impact the number of volunteers. It was guessed that it would not.

Kim Gardner commended Governor Lamb on the addition of live music from the blue grass band at the Halloween Happenings.

#### **ADJOURNMENT**

A motion to adjourn was made by Jon Gardner, seconded by Brad Knopf and approved unanimously. The October 25, 2022 CSCIA Quarterly Meeting was adjourned at 9:13 pm.

**Cape St. Claire Improvement Association, Inc.**  
**Profit & Loss - Piers**  
**August 31, 2022 - Final**

	August Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Interest Income	1.74	3.50	0.00	3.50	
Late Fees	0.00	0.00	100.00	(100.00)	0%
Miscellaneous Income	0.00	0.00	100.00	(100.00)	0%
Piers - Capital Replacement Assessment	0.00	0.00	13,035.00	(13,035.00)	0%
Piers - Waitlist Fee	400.00	500.00	1,500.00	(1,000.00)	33%
Rentals/ Slips	(87.00)	538.00	92,595.00	(92,057.00)	1%
<b>Total Income</b>	<b>314.74</b>	<b>1,041.50</b>	<b>107,330.00</b>	<b>(106,288.50)</b>	
<b>Expense</b>					
<b>General and Administrative</b>					
1 Accounting Fees	95.70	191.40	1,000.00	(808.60)	19%
2 Audit Expenses	0.00	0.00	500.00	(500.00)	0%
3 Front Foot Assessment	0.00	0.00	1,170.00	(1,170.00)	0%
4 Insurance	0.00	0.00	6,000.00	(6,000.00)	0%
5 Legal Services	0.00	0.00	3,000.00	(3,000.00)	0%
6 Membrshp(Confrence/Training/Dues)	0.00	0.00	150.00	(150.00)	0%
7 Voluntr Apprec(Refreshments/Misc)	0.00	0.00	156.18	(156.18)	0%
8 Office Supplies/Expense	0.00	0.00	100.00	(100.00)	0%
9 Payroll Expenses & Benefits	4.81	51.62	2,637.25	(2,585.63)	2%
10 Permits	0.00	0.00	520.00	(520.00)	0%
11 Postage	0.00	0.00	500.00	(500.00)	0%
12 Printing	0.00	0.00	100.00	(100.00)	0%
13 Property Taxes	1,562.60	1,562.60	1,900.00	(337.40)	82%
14 Repairs/Maintenance	942.19	2,761.23	15,000.00	(12,238.77)	18%
15 Sanitary Services	0.00	0.00	100.00	(100.00)	0%
16 Sewer	0.00	0.00	100.00	(100.00)	0%
17 Signage	0.00	0.00	500.00	(500.00)	0%
18 Telecommunications & Internet	600.00	635.00	8,500.00	(7,865.00)	7%
19 Trash Collection	0.00	0.00	350.00	(350.00)	0%
20 Utilities	750.56	1,371.39	12,500.00	(11,128.61)	11%
21 Wages-Town Manager	0.00	0.00	5,712.17	(5,712.17)	0%
22 Wages-Administrator	0.00	0.00	5,608.37	(5,608.37)	0%
23 Wages-Asst. Administrator	52.00	362.75	4,000.00	(3,637.25)	9%
24 Wages-Handyman	0.00	209.63	4,000.00	(3,790.37)	5%
25 Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	966.03	(966.03)	0%
26 Technology/Website	0.00	1.11	150.00	(148.89)	1%
<b>Total General and Administrative</b>	<b>4,007.86</b>	<b>7,146.73</b>	<b>75,220.00</b>	<b>(68,073.27)</b>	<b>10%</b>
<b>Capital Expenditures</b>					
Piers Replacement/Repair	0.00	0.00	13,035.00	(13,035.00)	0%
Pier Improvements	0.00	0.00	19,075.00	(19,075.00)	0%
<b>Total Capital Expenditures</b>	<b>0.00</b>	<b>0.00</b>	<b>32,110.00</b>	<b>(32,110.00)</b>	
<b>Total Expenditures</b>	<b>4,007.86</b>	<b>7,146.73</b>	<b>107,330.00</b>	<b>(100,183.27)</b>	
<b>Net Income (Loss)</b>	<b>(3,693.12)</b>	<b>(6,105.23)</b>	<b>0.00</b>	<b>(6,105.23)</b>	

**Cape St. Claire Improvement Association, Inc.**  
**Profit & Loss - Maintenance, Caper, Clubhouse**  
**August 31, 2022 - Final**

	September Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Caper Advertising	1,820.00	12,117.50	40,000.00	(27,882.50)	30%
BLOA Contribution	0.00	0.00	11,500.00	(11,500.00)	0%
CSSC Contribution	752.29	752.29	2,000.00	(1,247.71)	38%
Maintenance Fees	430.00	690.00	25,000.00	(24,310.00)	3%
HOA Packets	2,100.00	3,900.00	11,000.00	(7,100.00)	35%
Interest Income	3.03	5.96	80.00	(74.04)	7%
Late Fees	240.00	510.00	5,500.00	(4,990.00)	9%
Miscellaneous Income	150.00	375.00	4,750.00	(4,375.00)	8%
Clubhouse - Rental Income	4,565.00	9,508.33	35,000.00	(25,491.67)	27%
Stickers	75.00	175.00	2,000.00	(1,825.00)	9%
<b>Total Income</b>	<b>10,135.32</b>	<b>28,034.08</b>	<b>136,830.00</b>	<b>(108,795.92)</b>	
<b>Expense</b>					
<b>General and Administrative</b>					
1 Accounting Fees	118.80	237.60	1,500.00	(1,262.40)	16%
2 Audit Expenses	0.00	0.00	1,000.00	(1,000.00)	0%
3 Bank Charges	0.00	0.00	50.00	(50.00)	0%
4 Caper Print/Edit/Contract&Postage	0.00	0.00	15,000.00	(15,000.00)	0%
5 Clubhouse Custodial Svcs	1,609.08	3,218.16	15,000.00	(11,781.84)	21%
6 Insurance	0.00	0.00	9,000.00	(9,000.00)	0%
7 Legal Services	0.00	0.00	12,000.00	(12,000.00)	0%
8 Membrshp(Confrence/Training/Dues)	0.00	0.00	650.00	(650.00)	0%
9 Voluntr Apprec(Refreshments/Misc)	0.00	100.00	300.00	(200.00)	33%
10 Events	0.00	0.00	500.00	(500.00)	0%
11 Office Supplies/Expense	0.00	0.00	1,500.00	(1,500.00)	0%
12 Payroll Expenses & Benefits	0.00	0.00	7,524.95	(7,524.95)	0%
13 Permits	0.00	0.00	500.00	(500.00)	0%
14 Postage	0.00	0.00	1,500.00	(1,500.00)	0%
15 Printing	0.00	0.00	1,500.00	(1,500.00)	0%
16 Property Taxes	5,192.00	5,192.00	5,000.00	192.00	104%
17 Repairs/Maintenance	135.00	212.00	12,500.00	(12,288.00)	2%
18 Sanitary Services	0.00	0.00	1,000.00	(1,000.00)	0%
19 Security Mllege Reimbursement	0.00	0.00	0.00	0.00	
20 Signage	0.00	0.00	500.00	(500.00)	0%
21 Telecommunications & Internet	0.00	43.46	138.75	(95.29)	31%
22 Utilities	0.00	0.00	0.00	0.00	
23 Wages-Town Manager	0.00	0.00	15,233.70	(15,233.70)	0%
24 Wages-Administrator	0.00	0.00	10,043.74	(10,043.74)	0%
25 Wages-Asst. Administrator	0.00	0.00	2,500.00	(2,500.00)	0%
26 Wages-Beach Attendants	0.00	0.00	10,000.00	(10,000.00)	0%
27 Wages-Groundskeeper	0.00	0.00	10,000.00	(10,000.00)	0%
28 Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	2,388.86	(2,388.86)	0%
<b>Total General and Administrative</b>	<b>7,054.88</b>	<b>9,003.22</b>	<b>136,830.00</b>	<b>(127,826.78)</b>	
<b>Capital Expenditures</b>					
Clubhouse Improvements	0.00	0.00	0.00	0.00	
Beaches and Park Improvements	0.00	0.00	0.00	0.00	
<b>Total Capital Expenditures</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Total Expenditures</b>	<b>7,054.88</b>	<b>9,003.22</b>	<b>136,830.00</b>	<b>(127,826.78)</b>	
<b>Net Income (Loss)</b>	<b>3,080.44</b>	<b>19,030.86</b>	<b>0.00</b>	<b>19,030.86</b>	

Cape St. Claire Improvement Association, Inc.

Profit Loss - Piers & Maintenance

August 31, 2022 - Final

	August Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Caper Advertising	1,820.00	12,117.50	40,000.00	(27,882.50)	30%
BLOA Contribution	0.00	0.00	11,500.00	(11,500.00)	0%
CSSC Contribution	752.29	752.29	2,000.00	(1,247.71)	38%
Maintenance Fees	430.00	690.00	25,000.00	(24,310.00)	3%
HOA Packets	2,100.00	3,900.00	11,000.00	(7,100.00)	35%
Interest Income	4.77	9.46	80.00	(70.54)	12%
Late Fees	240.00	510.00	5,600.00	(5,090.00)	9%
Miscellaneous Income	150.00	375.00	4,850.00	(4,475.00)	8%
Clubhouse - Rental Income	4,565.00	9,508.33	35,000.00	(25,491.67)	27%
Rentals/ Slips	(87.00)	538.00	92,595.00	(92,057.00)	1%
Piers - Capital Assessment	0.00	0.00	13,035.00	(13,035.00)	0%
Piers - Wait List Fee	400.00	500.00	1,500.00	(1,000.00)	33%
Stickers	75.00	175.00	2,000.00	(1,825.00)	9%
<b>Total Income</b>	<b>10,450.06</b>	<b>29,075.58</b>	<b>244,160.00</b>	<b>(215,084.42)</b>	
<b>Expense</b>					
<b>General and Administrative</b>					
1 Accounting Fees	214.50	429.00	2,500.00	(2,071.00)	17%
2 Audit Expenses	0.00	0.00	1,500.00	(1,500.00)	0%
3 Bank Charges	0.00	0.00	50.00	(50.00)	0%
4 Caper/Print/Contract&Postage	0.00	0.00	15,000.00	(15,000.00)	0%
5 Clubhouse Custodial Svcs	1,609.08	3,218.16	15,000.00	(11,781.84)	21%
6 Front Foot Assessment	0.00	0.00	1,170.00	(1,170.00)	0%
7 Insurance	0.00	0.00	15,000.00	(15,000.00)	0%
8 Legal Services	0.00	0.00	15,000.00	(15,000.00)	0%
9 Membrshp(Confrence/Training/Dues)	0.00	0.00	800.00	(800.00)	0%
10 Voluntr Apprec(Refreshments/Misc)	0.00	100.00	456.18	(356.18)	22%
11 Events	0.00	0.00	500.00	(500.00)	0%
13 Office Supplies/Expense	0.00	0.00	1,600.00	(1,600.00)	0%
14 Payroll Expenses & Benefits	4.81	51.62	10,162.20	(10,110.58)	1%
15 Permits	0.00	0.00	1,020.00	(1,020.00)	0%
16 Postage	0.00	0.00	2,000.00	(2,000.00)	0%
17 Printing	0.00	0.00	1,600.00	(1,600.00)	0%
18 Property Taxes	6,754.60	6,754.60	6,900.00	(145.40)	98%
19 Repairs/Maintenance	1,077.19	2,973.23	27,500.00	(24,526.77)	11%
20 Sanitary Services	0.00	0.00	1,100.00	(1,100.00)	0%
21 Security Mileage Reimbursement	0.00	0.00	0.00	0.00	
22 Sewer	0.00	0.00	100.00	(100.00)	0%
23 Signage	0.00	0.00	1,000.00	(1,000.00)	0%
24 Technology/Website	0.00	1.11	150.00	(148.89)	1%
25 Telecommunications & Internet	600.00	678.46	8,638.75	(7,960.29)	8%
26 Trash Collection	0.00	0.00	350.00	(350.00)	0%
27 Utilities	750.56	1,371.39	12,500.00	(11,128.61)	11%
28 Wages-Town Manager	0.00	0.00	20,945.87	(20,945.87)	0%
29 Wages-Administrator	0.00	0.00	15,652.11	(15,652.11)	0%
30 Wages-Asst. Administrator	52.00	362.75	6,500.00	(6,137.25)	6%
31 Wages-Beach Attendant	0.00	0.00	10,000.00	(10,000.00)	0%
32 Wages-Groundskeeper	0.00	0.00	10,000.00	(10,000.00)	0%
33 Wages-Handyman	0.00	209.63	4,000.00	(3,790.37)	5%
34 Wage/Salary Defined Criteria Bosun	0.00	0.00	3,354.89	(3,354.89)	0%
<b>Total General and Administrative</b>	<b>11,062.74</b>	<b>16,149.95</b>	<b>212,050.00</b>	<b>(195,900.05)</b>	
<b>Capital Expenditures</b>					
Beaches and Park Improvements	0.00	0.00	0.00	0.00	0%
Clubhouse Improvements	0.00	0.00	0.00	0.00	0%
Piers Replacement Project	0.00	0.00	13,035.00	(13,035.00)	0%
Piers Improvements	0.00	0.00	19,075.00	(19,075.00)	0%
<b>Total Capital Expenditures</b>	<b>0.00</b>	<b>0.00</b>	<b>32,110.00</b>	<b>(32,110.00)</b>	
<b>Total Expenditures</b>	<b>11,062.74</b>	<b>16,149.95</b>	<b>244,160.00</b>	<b>(228,010.05)</b>	
<b>Net Income (Loss)</b>	<b>(612.68)</b>	<b>12,925.63</b>	<b>0.00</b>	<b>12,925.63</b>	

**Cape St. Claire Improvement Association, Inc.**

**Profit Loss - SCBD**

**August 31, 2022 - Final**

	August Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
SCBD/Fees	0.00	0.00	464,000.00	-464,000.00	0%
Interest Income	0.00	0.00	20.00	-20.00	0%
Rollover from FY21	0.00	0.00	45,528.00	-45,528.00	0%
<b>Total Income</b>	<b>0.00</b>	<b>0.00</b>	<b>509,548.00</b>	<b>-509,548.00</b>	
<b>Expense</b>					
<b>General and Administrative</b>					
1 Accounting Fees	335.50	671.00	5,000.00	-4,329.00	13%
2 Audit Expenses	0.00	0.00	3,000.00	-3,000.00	0%
Bank Charges	0.00	0.00	150.00	-150.00	0%
4 Caper Print/Edit/Contract&Postage	7,895.98	7,895.98	23,000.00	-15,104.02	34%
5 Collection Fee-AA County	0.00	0.00	2,000.00	-2,000.00	0%
6 Contract Labor	0.00	0.00	1,000.00	-1,000.00	0%
7 Clubhouse Custodial Services	0.00	0.00	5,000.00	-5,000.00	0%
8 Insurance	1,931.00	3,862.00	25,000.00	-21,138.00	15%
9 Legal Services	3,250.64	4,779.10	13,000.00	-8,220.90	37%
10 Membrshp(Confrence/Training/Dues)	0.00	0.00	1,300.00	-1,300.00	0%
11 Voluntr Apprec(Refreshments/Misc)	0.00	0.00	500.00	-500.00	0%
12 Events	0.00	182.40	1,500.00	-1,317.60	12%
13 Mowing	2,100.00	3,675.00	17,000.00	-13,325.00	22%
14 Office Supplies/Expense	0.00	1,115.36	5,000.00	-3,884.64	22%
15 Payroll Expenses & Benefits	2,455.39	5,939.82	29,634.31	-23,694.49	20%
16 Permits	0.00	0.00	500.00	-500.00	0%
17 Postage	0.00	0.00	3,500.00	-3,500.00	0%
18 Printing	0.00	0.00	3,500.00	-3,500.00	0%
19 Property Taxes	3,006.70	3,006.70	4,350.00	-1,343.30	69%
20 Repairs/Maintenance	385.18	2,589.29	31,440.34	-28,851.05	8%
21 Sanitary Services	1,665.60	3,331.20	9,500.00	-6,168.80	35%
22 Sewer	0.00	0.00	500.00	-500.00	0%
23 Signage	0.00	0.00	600.00	-600.00	0%
24 Telecommunications & Internet	0.00	122.72	3,911.25	-3,788.53	3%
25 Trash Collection	490.79	981.58	6,000.00	-5,018.42	16%
26 Utilities	815.56	1,543.50	10,200.00	-8,656.50	15%
27 Vehicle Fuel & Maintenance	0.00	0.00	2,900.00	-2,900.00	0%
28 Wages-Town Manager	6,492.72	16,137.25	63,459.33	-47,322.08	25%
29 Wages-Administrator	4,514.39	11,236.31	43,475.04	-32,238.73	26%
30 Wages-Asst Administrator	128.00	735.00	3,000.00	-2,265.00	25%
31 Wages-Asst Admin (Mtg Spt)	150.00	450.00	2,400.00	-1,950.00	19%
32 Wages-Beach Attendant	6,441.57	15,823.52	16,500.00	-676.48	96%
34 Wages-Custodial Services	0.00	0.00	2,080.00	-2,080.00	0%
35 Wages-Groundskeeper	1,394.06	3,587.81	15,000.00	-11,412.19	24%
36 Wages-Security Patrol	962.50	2,849.00	44,352.00	-41,503.00	6%
37 Wage/Salary Annual Def Criteria Bonus	0.00	0.00	7,295.73	-7,295.73	0%
38 Website/Technology	133.31	266.62	3,000.00	-2,733.38	9%
<b>Total General and Administrative</b>	<b>44,548.89</b>	<b>90,781.16</b>	<b>409,548.00</b>	<b>-318,766.84</b>	
<b>Capital Expenditures</b>					
Clubhouse Improvements	0.00	0.00	20,000.00	-20,000.00	0%
Beaches and Parks Improvements	0.00	0.00	5,000.00	-5,000.00	0%
Shoreline Erosion Restoration	2,220.25	4,368.88	75,000.00	-70,631.12	6%
<b>Total Capital Expenditures</b>	<b>2,220.25</b>	<b>4,368.88</b>	<b>100,000.00</b>	<b>-95,631.12</b>	
<b>Total Expenditures</b>	<b>46,769.14</b>	<b>95,150.04</b>	<b>509,548.00</b>	<b>-414,397.96</b>	
<b>Net Income (Loss)</b>	<b>-46,769.14</b>	<b>-95,150.04</b>	<b>0.00</b>	<b>-95,150.04</b>	

# CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet  
As of August 31, 2022

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
Checking Accounts	
General Checking - BB&T	16,081.06
Payroll Checking - BB&T	977.99
<b>Total Checking Accounts</b>	<b>17,059.05</b>
Money Market Accounts	
Maintenance MM - BB&T	147,488.85
Maintenance MM - Grants	208,980.00
<b>Total Maintenance MM - BB&amp;T</b>	<b>356,468.85</b>
Piers MM - BB&T	163,504.56
Piers Capital Improvement - BB&T	39,105.00
<b>Total Piers MM - BB&amp;T</b>	<b>202,609.56</b>
<b>Total Money Market Accounts</b>	<b>559,078.41</b>
Petty Cash	
Maintenance	250.00
<b>Total Petty Cash</b>	<b>250.00</b>
<b>Total Bank Accounts</b>	<b>\$576,387.46</b>
Accounts Receivable	
Accounts Receivable	1,410.33
<b>Total Accounts Receivable</b>	<b>\$1,410.33</b>
Other Current Assets	
Due From SCBD	-569.55
Undeposited Funds	2,052.37
<b>Total Other Current Assets</b>	<b>\$1,482.82</b>
<b>Total Current Assets</b>	<b>\$579,280.61</b>
Fixed Assets	
Maintenance	0.00
Accumulated Depreciation	-64,181.58
Equipment	25,570.51
Furniture & Fixtures	2,000.00
Improvements	4,707.00
Land	105,027.20
Paving/Walls	35,607.28
<b>Total Maintenance</b>	<b>108,730.41</b>



# CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet  
As of August 31, 2022

	TOTAL
Membership	
Accumulated Depreciation	-123,702.00
Buildings	145,853.43
Furniture & Fixtures	1,482.84
<b>Total Membership</b>	<b>23,634.27</b>
Piers	
Accumulated Depreciation	-168,424.00
Buildings & Piers	220,307.64
<b>Total Piers</b>	<b>51,883.64</b>
<b>Total Fixed Assets</b>	<b>\$184,248.32</b>
Other Assets	
WIP - Shoreline Restoration Project	1,022,172.50
<b>Total Other Assets</b>	<b>\$1,022,172.50</b>
<b>TOTAL ASSETS</b>	<b>\$1,785,701.43</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
A/P - State Income Tax	53.00
Grants	236.00
Payroll Liabilities	-2,071.47
Prepaid Advertising	1,147.12
Prepaid Maintenance Fees	685.00
Security Deposit Clubhouse	6,586.68
<b>Total Other Current Liabilities</b>	<b>\$6,636.33</b>
<b>Total Current Liabilities</b>	<b>\$6,636.33</b>
Long-Term Liabilities	
N/P - BB&T	569,172.50
<b>Total Long-Term Liabilities</b>	<b>\$569,172.50</b>
<b>Total Liabilities</b>	<b>\$575,808.83</b>
Equity	
Net Assets	
Net Assets-Piers & Maintenance	
Net Assets-Maintenance	280,614.21
Net Assets-Piers	168,038.88
<b>Total Net Assets-Piers &amp; Maintenance</b>	<b>448,653.09</b>
<b>Total Net Assets</b>	<b>448,653.09</b>
Net Assets-Comm. Defense Fund	12,543.76
Net Assets-Old Clubhouse	11,500.24
Retained Earnings	724,269.88

# CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet  
As of August 31, 2022

	TOTAL
Net Income	12,925.63
Total Equity	\$1,209,892.60
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$1,785,701.43</b>

# SCBD - Cape St. Claire Improvement Association

Balance Sheet  
As of August 31, 2022

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
Cash Held by the County	1,282.93
Checking Accounts	
BB&T Checking -7627	10,975.88
SCBD Checking - BB&T	163,508.70
<b>Total Checking Accounts</b>	<b>174,484.58</b>
<b>Total Bank Accounts</b>	<b>\$175,767.51</b>
<b>Total Current Assets</b>	<b>\$175,767.51</b>
<b>TOTAL ASSETS</b>	<b>\$175,767.51</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Cape St. Claire	-1,000.00
<b>Total Other Current Liabilities</b>	<b>\$-1,000.00</b>
<b>Total Current Liabilities</b>	<b>\$-1,000.00</b>
<b>Total Liabilities</b>	<b>\$-1,000.00</b>
Equity	
Net Assets-SCBD	263,630.70
Retained Earnings	8,286.85
Net Income	-95,150.04
<b>Total Equity</b>	<b>\$176,767.51</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$175,767.51</b>

**Cape St. Claire Improvement Association, Inc.**  
**Profit & Loss - Piers**  
**September 30, 2022 - Final**

	September Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Interest Income	1.66	5.16	0.00	5.16	
Late Fees	0.00	0.00	100.00	(100.00)	0%
Miscellaneous Income	0.00	0.00	100.00	(100.00)	0%
Piers - Capital Replacement Assessment	0.00	0.00	13,035.00	(13,035.00)	0%
Piers - Waitlist Fee	400.00	900.00	1,500.00	(600.00)	60%
Rentals/ Slips	0.00	538.00	92,595.00	(92,057.00)	1%
<b>Total Income</b>	<b>401.66</b>	<b>1,443.16</b>	<b>107,330.00</b>	<b>(105,886.84)</b>	
<b>Expense</b>					
<b>General and Administrative</b>					
1 Accounting Fees	95.70	287.10	1,000.00	(712.90)	29%
2 Audit Expenses	0.00	0.00	500.00	(500.00)	0%
3 Front Foot Assessment	0.00	0.00	1,170.00	(1,170.00)	0%
4 Insurance	0.00	0.00	6,000.00	(6,000.00)	0%
5 Legal Services	0.00	0.00	3,000.00	(3,000.00)	0%
6 Membrshp(Conference/Training/Dues)	0.00	0.00	150.00	(150.00)	0%
7 Voluntr Apprec(Refreshments/Misc)	0.00	0.00	156.18	(156.18)	0%
8 Office Supplies/Expense	0.00	0.00	100.00	(100.00)	0%
9 Payroll Expenses & Benefits	7.40	59.02	2,637.25	(2,578.23)	2%
10 Permits	0.00	0.00	520.00	(520.00)	0%
11 Postage	0.00	0.00	500.00	(500.00)	0%
12 Printing	0.00	0.00	100.00	(100.00)	0%
13 Property Taxes	0.00	1,562.60	1,900.00	(337.40)	82%
14 Repairs/Maintenance	83.07	2,844.30	15,000.00	(12,155.70)	19%
15 Sanitary Services	0.00	0.00	100.00	(100.00)	0%
16 Sewer	0.00	0.00	100.00	(100.00)	0%
17 Signage	0.00	0.00	500.00	(500.00)	0%
18 Telecommunications & Internet	635.17	1,270.17	8,500.00	(7,229.83)	15%
19 Trash Collection	0.00	0.00	350.00	(350.00)	0%
20 Utilities	404.34	1,775.73	12,500.00	(10,724.27)	14%
21 Wages-Town Manager	0.00	0.00	5,712.17	(5,712.17)	0%
22 Wages-Administrator	0.00	0.00	5,608.37	(5,608.37)	0%
23 Wages-Asst. Administrator	80.00	442.75	4,000.00	(3,557.25)	11%
24 Wages-Handyman	0.00	209.63	4,000.00	(3,790.37)	5%
25 Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	966.03	(966.03)	0%
26 Technology/Website	1.94	3.05	150.00	(146.95)	2%
<b>Total General and Administrative</b>	<b>1,307.62</b>	<b>8,454.35</b>	<b>75,220.00</b>	<b>(66,765.65)</b>	<b>11%</b>
<b>Capital Expenditures</b>					
Piers Replacement/Repair	0.00	0.00	13,035.00	(13,035.00)	0%
Pier Improvements	0.00	0.00	19,075.00	(19,075.00)	0%
<b>Total Capital Expenditures</b>	<b>0.00</b>	<b>0.00</b>	<b>32,110.00</b>	<b>(32,110.00)</b>	
<b>Total Expenditures</b>	<b>1,307.62</b>	<b>8,454.35</b>	<b>107,330.00</b>	<b>(98,875.65)</b>	
<b>Net Income (Loss)</b>	<b>(905.96)</b>	<b>(7,011.19)</b>	<b>0.00</b>	<b>(7,011.19)</b>	

**Cape St. Claire Improvement Association, Inc.**  
**Profit & Loss - Maintenance, Caper, Clubhouse**  
**September 30, 2022 - Final**

	September Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Caper Advertising	5,992.50	18,110.00	40,000.00	(21,890.00)	45%
BLOA Contribution	4,176.89	4,176.89	11,500.00	(7,323.11)	36%
CSSC Contribution	0.00	752.29	2,000.00	(1,247.71)	38%
Maintenance Fees	210.00	925.00	25,000.00	(24,075.00)	4%
HOA Packets	450.00	4,350.00	11,000.00	(6,650.00)	40%
Interest Income	2.95	8.91	80.00	(71.09)	11%
Late Fees	135.00	645.00	5,500.00	(4,855.00)	12%
Miscellaneous Income	200.00	550.00	4,750.00	(4,200.00)	12%
Clubhouse - Rental Income	4,121.67	13,630.00	35,000.00	(21,370.00)	39%
Stickers	30.00	205.00	2,000.00	(1,795.00)	10%
<b>Total Income</b>	<b>15,319.01</b>	<b>43,353.09</b>	<b>136,830.00</b>	<b>(93,476.91)</b>	
<b>Expense</b>					
<b>General and Administrative</b>					
1 Accounting Fees	118.80	356.40	1,500.00	(1,143.60)	24%
2 Audit Expenses	0.00	0.00	1,000.00	(1,000.00)	0%
3 Bank Charges	0.00	0.00	50.00	(50.00)	0%
4 Caper Print/Edit/Contract&Postage	0.00	0.00	15,000.00	(15,000.00)	0%
5 Clubhouse Custodial Svcs	1,609.08	4,827.24	15,000.00	(10,172.76)	32%
6 Insurance	0.00	0.00	9,000.00	(9,000.00)	0%
7 Legal Services	0.00	0.00	12,000.00	(12,000.00)	0%
8 Membrshp(Conferece/Training/Dues)	0.00	0.00	650.00	(650.00)	0%
9 Voluntr Apprec(Refreshments/Misc)	1,769.56	1,869.56	300.00	1,569.56	623%
10 Events	0.00	0.00	500.00	(500.00)	0%
11 Office Supplies/Expense	60.00	60.00	1,500.00	(1,440.00)	4%
12 Payroll Expenses & Benefits	313.70	313.70	7,524.95	(7,211.25)	4%
13 Permits	0.00	0.00	500.00	(500.00)	0%
14 Postage	0.00	0.00	1,500.00	(1,500.00)	0%
15 Printing	0.00	0.00	1,500.00	(1,500.00)	0%
16 Property Taxes	0.00	5,192.00	5,000.00	192.00	104%
17 Repairs/Maintenance	165.00	377.00	12,500.00	(12,123.00)	3%
18 Sanitary Services	0.00	0.00	1,000.00	(1,000.00)	0%
19 Security Mileage Reimbursement	0.00	0.00	0.00	0.00	
20 Signage	0.00	0.00	500.00	(500.00)	0%
21 Telecommunications & Internet	43.66	87.12	138.75	(51.63)	63%
22 Utilities	0.00	0.00	0.00	0.00	
23 Wages-Town Manager	0.00	0.00	15,233.70	(15,233.70)	0%
24 Wages-Administrator	0.00	0.00	10,043.74	(10,043.74)	0%
25 Wages-Asst. Administrator	0.00	0.00	2,500.00	(2,500.00)	0%
26 Wages-Beach Attendants	3,391.17	3,391.17	10,000.00	(6,608.83)	34%
27 Wages-Groundskeeper	0.00	0.00	10,000.00	(10,000.00)	0%
28 Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	2,388.86	(2,388.86)	0%
<b>Total General and Administrative</b>	<b>7,470.97</b>	<b>16,474.19</b>	<b>136,830.00</b>	<b>(120,355.81)</b>	
<b>Capital Expenditures</b>					
Clubhouse Improvements	0.00	0.00	0.00	0.00	
Beaches and Park Improvements	0.00	0.00	0.00	0.00	
<b>Total Capital Expenditures</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Total Expenditures</b>	<b>7,470.97</b>	<b>16,474.19</b>	<b>136,830.00</b>	<b>(120,355.81)</b>	
<b>Net Income (Loss)</b>	<b>7,848.04</b>	<b>26,878.90</b>	<b>0.00</b>	<b>26,878.90</b>	

**Cape St. Claire Improvement Association, Inc.**  
**Profit Loss - Piers & Maintenance**  
**September 30, 2022 - Final**

	September Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Caper Advertising	5,992.50	18,110.00	40,000.00	(21,890.00)	45%
BLOA Contribution	4,176.89	4,176.89	11,500.00	(7,323.11)	36%
CSSC Contribution	0.00	752.29	2,000.00	(1,247.71)	38%
Maintenance Fees	210.00	925.00	25,000.00	(24,075.00)	4%
HOA Packets	450.00	4,350.00	11,000.00	(6,650.00)	40%
Interest Income	4.61	14.07	80.00	(65.93)	18%
Late Fees	135.00	645.00	5,600.00	(4,955.00)	12%
Miscellaneous Income	200.00	550.00	4,850.00	(4,300.00)	11%
Clubhouse - Rental Income	4,121.67	13,630.00	35,000.00	(21,370.00)	39%
Rentals/ Slips	0.00	538.00	92,595.00	(92,057.00)	1%
Piers - Capital Assessment	0.00	0.00	13,035.00	(13,035.00)	0%
Piers - Wait List Fee	400.00	900.00	1,500.00	(600.00)	60%
Stickers	30.00	205.00	2,000.00	(1,795.00)	10%
<b>Total Income</b>	<b>15,720.67</b>	<b>44,796.25</b>	<b>244,160.00</b>	<b>(199,363.75)</b>	
<b>Expense</b>					
<b>General and Administrative</b>					
1 Accounting Fees	214.50	643.50	2,500.00	(1,856.50)	26%
2 Audit Expenses	0.00	0.00	1,500.00	(1,500.00)	0%
3 Bank Charges	0.00	0.00	50.00	(50.00)	0%
4 Caper/Print/Contract&Postage	0.00	0.00	15,000.00	(15,000.00)	0%
5 Clubhouse Custodial Svcs	1,609.08	4,827.24	15,000.00	(10,172.76)	32%
6 Front Foot Assessment	0.00	0.00	1,170.00	(1,170.00)	0%
7 Insurance	0.00	0.00	15,000.00	(15,000.00)	0%
8 Legal Services	0.00	0.00	15,000.00	(15,000.00)	0%
9 Membrshp(Confrence/Training/Dues)	0.00	0.00	800.00	(800.00)	0%
10 Voluntr Apprec(Refreshments/Misc)	1,769.56	1,869.56	456.18	1,413.38	410%
11 Events	0.00	0.00	500.00	(500.00)	0%
13 Office Supplies/Expense	60.00	60.00	1,600.00	(1,540.00)	4%
14 Payroll Expenses & Benefits	321.10	372.72	10,162.20	(9,789.48)	4%
16 Permits	0.00	0.00	1,020.00	(1,020.00)	0%
16 Postage	0.00	0.00	2,000.00	(2,000.00)	0%
17 Printing	0.00	0.00	1,600.00	(1,600.00)	0%
18 Property Taxes	0.00	6,754.60	6,900.00	(145.40)	98%
19 Repairs/Maintenance	248.07	3,221.30	27,500.00	(24,278.70)	12%
20 Sanitary Services	0.00	0.00	1,100.00	(1,100.00)	0%
21 Security Mileage Reimbursement	0.00	0.00	0.00	0.00	
22 Sewer	0.00	0.00	100.00	(100.00)	0%
23 Signage	0.00	0.00	1,000.00	(1,000.00)	0%
24 Technology/Website	1.94	3.05	150.00	(146.95)	2%
25 Telecommunications & Internet	678.83	1,357.29	8,638.75	(7,281.46)	16%
26 Trash Collection	0.00	0.00	350.00	(350.00)	0%
27 Utilities	404.34	1,775.73	12,500.00	(10,724.27)	14%
28 Wages-Town Manager	0.00	0.00	20,945.87	(20,945.87)	0%
29 Wages-Administrator	0.00	0.00	15,652.11	(15,652.11)	0%
30 Wages-Asst. Administrator	80.00	442.75	6,500.00	(6,057.25)	7%
31 Wages-Beach Attendant	3,391.17	3,391.17	10,000.00	(6,608.83)	34%
32 Wages-Groundskeeper	0.00	0.00	10,000.00	(10,000.00)	0%
33 Wages-Handyman	0.00	209.63	4,000.00	(3,790.37)	5%
34 Wage/Salary Defined Criteria Bosun	0.00	0.00	3,354.89	(3,354.89)	0%
<b>Total General and Administrative</b>	<b>8,778.59</b>	<b>24,928.54</b>	<b>212,050.00</b>	<b>(187,121.46)</b>	
<b>Capital Expenditures</b>					
Beaches and Park Improvements	0.00	0.00	0.00	0.00	0%
Clubhouse Improvements	0.00	0.00	0.00	0.00	0%
Piers Replacement Project	0.00	0.00	13,035.00	(13,035.00)	0%
Piers Improvements	0.00	0.00	19,075.00	(19,075.00)	0%
<b>Total Capital Expenditures</b>	<b>0.00</b>	<b>0.00</b>	<b>32,110.00</b>	<b>(32,110.00)</b>	
<b>Total Expenditures</b>	<b>8,778.59</b>	<b>24,928.54</b>	<b>244,160.00</b>	<b>(219,231.46)</b>	
<b>Net Income (Loss)</b>	<b>6,942.08</b>	<b>19,867.71</b>	<b>0.00</b>	<b>19,867.71</b>	

Cape St. Claire Improvement Association, Inc.

Profit Loss - SCBD

September 30, 2022 - Final

Ordinary Income/Expense	September Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
<b>Income</b>					
SCBD/Fees	0.00	0.00	464,000.00	-464,000.00	0%
Interest Income	0.00	0.00	20.00	-20.00	0%
Rollover from FY21	0.00	0.00	45,528.00	-45,528.00	0%
<b>Total Income</b>	<b>0.00</b>	<b>0.00</b>	<b>509,548.00</b>	<b>-509,548.00</b>	
<b>Expense</b>					
<b>General and Administrative</b>					
1 Accounting Fees	335.50	1,006.50	5,000.00	-3,993.50	20%
2 Audit Expenses	0.00	0.00	3,000.00	-3,000.00	0%
Bank Charges	0.00	0.00	150.00	-150.00	0%
4 Caper Print/Edit/Contract&Postage	4,133.64	12,029.62	23,000.00	-10,970.38	52%
5 Collection Fee-AA County	0.00	0.00	2,000.00	-2,000.00	0%
6 Contract Labor	0.00	0.00	1,000.00	-1,000.00	0%
7 Clubhouse Custodial Services	0.00	0.00	5,000.00	-5,000.00	0%
8 Insurance	1,931.00	5,793.00	25,000.00	-19,207.00	23%
9 Legal Services	2,134.86	6,913.96	13,000.00	-6,086.04	53%
10 Membrshp(Confrence/Training/Dues)	0.00	0.00	1,300.00	-1,300.00	0%
11 Voluntr Apprec(Refreshments/Misc)	409.09	409.09	500.00	-90.91	82%
12 Events	0.00	182.40	1,500.00	-1,317.60	12%
13 Mowing	2,100.00	5,775.00	17,000.00	-11,225.00	34%
14 Office Supplies/Expense	200.27	1,315.63	5,000.00	-3,684.37	26%
15 Payroll Expenses & Benefits	1,901.75	7,841.57	29,634.31	-21,792.74	26%
16 Permits	0.00	0.00	500.00	-500.00	0%
17 Postage	62.10	62.10	3,500.00	-3,437.90	2%
18 Printing	0.00	0.00	3,500.00	-3,500.00	0%
19 Property Taxes	0.00	3,006.70	4,350.00	-1,343.30	69%
20 Repairs/Maintenance	4,699.26	7,288.55	31,440.34	-24,151.79	23%
21 Sanitary Services	1,665.60	4,996.80	9,500.00	-4,503.20	53%
22 Sewer	116.47	116.47	500.00	-383.53	23%
23 Signage	0.00	0.00	600.00	-600.00	0%
24 Telecommunications & Internet	123.30	246.02	3,911.25	-3,665.23	6%
25 Trash Collection	490.79	1,472.37	6,000.00	-4,527.63	25%
26 Utilities	616.91	2,160.41	10,200.00	-8,039.59	21%
27 Vehicle Fuel & Maintenance	94.87	94.87	2,900.00	-2,805.13	3%
28 Wages-Town Manager	6,492.72	22,629.97	63,459.33	-40,829.36	36%
29 Wages-Administrator	4,466.18	15,702.49	43,475.04	-27,772.55	36%
30 Wages-Asst Administrator	55.00	790.00	3,000.00	-2,210.00	26%
31 Wages-Asst Admin (Mtg Spt)	150.00	600.00	2,400.00	-1,800.00	25%
32 Wages-Beach Attendant	677.00	16,500.52	16,500.00	0.52	100%
34 Wages-Custodial Services	0.00	0.00	2,080.00	-2,080.00	0%
35 Wages-Groundskeeper	903.00	4,490.81	15,000.00	-10,509.19	30%
36 Wages-Security Patrol	519.75	3,368.75	44,352.00	-40,983.25	8%
37 Wage/Salary Annual Def Criteria Bonus	0.00	0.00	7,295.73	-7,295.73	0%
38 Website/Technology	133.23	399.85	3,000.00	-2,600.15	13%
<b>Total General and Administrative</b>	<b>34,412.29</b>	<b>125,193.45</b>	<b>409,548.00</b>	<b>-284,354.55</b>	
<b>Capital Expenditures</b>					
Clubhouse Improvements	0.00	0.00	20,000.00	-20,000.00	0%
Beaches and Parks Improvements	0.00	0.00	5,000.00	-5,000.00	0%
Shoreline Erosion Restoration	2,220.24	6,589.12	75,000.00	-68,410.88	9%
<b>Total Capital Expenditures</b>	<b>2,220.24</b>	<b>6,589.12</b>	<b>100,000.00</b>	<b>-93,410.88</b>	
<b>Total Expenditures</b>	<b>36,632.53</b>	<b>131,782.57</b>	<b>509,548.00</b>	<b>-377,765.43</b>	
<b>Net Income (Loss)</b>	<b>-36,632.53</b>	<b>-131,782.57</b>	<b>0.00</b>	<b>-131,782.57</b>	

# CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

## Balance Sheet

As of September 30, 2022

ASSETS	TOTAL
Current Assets	
Bank Accounts	
Checking Accounts	
General Checking - BB&T	17,977.32
Payroll Checking - BB&T	584.18
<b>Total Checking Accounts</b>	<b>18,561.50</b>
Money Market Accounts	
Maintenance MM - BB&T	148,465.18
Maintenance MM - Grants	208,980.00
<b>Total Maintenance MM - BB&amp;T</b>	<b>357,445.18</b>
Piers MM - BB&T	162,452.38
Piers Capital Improvement - BB&T	39,105.00
<b>Total Piers MM - BB&amp;T</b>	<b>201,557.38</b>
<b>Total Money Market Accounts</b>	<b>559,002.56</b>
Petty Cash	
Maintenance	250.00
<b>Total Petty Cash</b>	<b>250.00</b>
<b>Total Bank Accounts</b>	<b>\$577,814.06</b>
Accounts Receivable	
Accounts Receivable	1,410.33
<b>Total Accounts Receivable</b>	<b>\$1,410.33</b>
Other Current Assets	
Due From Cape St. Claire	239.22
Due From SCBD	-414.96
Undeposited Funds	1,337.37
<b>Total Other Current Assets</b>	<b>\$1,161.63</b>
<b>Total Current Assets</b>	<b>\$580,386.02</b>
Fixed Assets	
Maintenance	0.00
Accumulated Depreciation	-64,181.58
Equipment	25,570.51
Furniture & Fixtures	2,000.00
Improvements	4,707.00
Land	105,027.20
Paving/Walls	35,607.28
<b>Total Maintenance</b>	<b>108,730.41</b>



# CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

## Balance Sheet

As of September 30, 2022

	TOTAL
Membership	
Accumulated Depreciation	-123,702.00
Buildings	145,853.43
Furniture & Fixtures	1,482.84
<b>Total Membership</b>	<b>23,634.27</b>
Piers	
Accumulated Depreciation	-168,424.00
Buildings & Piers	220,307.64
<b>Total Piers</b>	<b>51,883.64</b>
<b>Total Fixed Assets</b>	<b>\$184,248.32</b>
Other Assets	
WIP - Shoreline Restoration Project	1,028,172.50
<b>Total Other Assets</b>	<b>\$1,028,172.50</b>
<b>TOTAL ASSETS</b>	<b>\$1,792,866.84</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
A/P - State Income Tax	53.00
Grants	236.00
Payroll Liabilities	-2,071.47
Prepaid Advertising	1,147.12
Prepaid Maintenance Fees	685.00
Security Deposit Clubhouse	6,750.01
<b>Total Other Current Liabilities</b>	<b>\$6,799.66</b>
<b>Total Current Liabilities</b>	<b>\$6,799.66</b>
Long-Term Liabilities	
N/P - BB&T	569,172.50
<b>Total Long-Term Liabilities</b>	<b>\$569,172.50</b>
<b>Total Liabilities</b>	<b>\$575,972.16</b>
Equity	
Net Assets	
Net Assets-Piers & Maintenance	
Net Assets-Maintenance	280,614.21
Net Assets-Piers	168,038.88
<b>Total Net Assets-Piers &amp; Maintenance</b>	<b>448,653.09</b>
<b>Total Net Assets</b>	<b>448,653.09</b>
Net Assets-Comm. Defense Fund	12,543.76
Net Assets-Old Clubhouse	11,500.24
Retained Earnings	724,269.88

# CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

## Balance Sheet

As of September 30, 2022

	TOTAL
Net Income	19,867.71
Total Equity	\$1,216,834.68
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$1,792,806.84</b>

# SCBD - Cape St. Claire Improvement Association

## Balance Sheet

As of September 30, 2022

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
Cash Held by the County	1,282.93
Checking Accounts	
BB&T Checking -7627	8,755.64
SCBD Checking - BB&T	129,320.63
<b>Total Checking Accounts</b>	<b>138,076.27</b>
<b>Total Bank Accounts</b>	<b>\$139,359.20</b>
<b>Total Current Assets</b>	<b>\$139,359.20</b>
<b>TOTAL ASSETS</b>	<b>\$139,359.20</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Cape St. Claire	-775.78
<b>Total Other Current Liabilities</b>	<b>\$-775.78</b>
<b>Total Current Liabilities</b>	<b>\$-775.78</b>
<b>Total Liabilities</b>	<b>\$-775.78</b>
Equity	
Net Assets-SCBD	263,630.70
Retained Earnings	8,286.85
Net Income	-131,782.57
<b>Total Equity</b>	<b>\$140,134.98</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$139,359.20</b>

**Cape St. Claire Improvement Association, Inc.**  
**Profit & Loss - Piers**  
**October 31, 2022 - Final**

	October Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Interest Income	1.70	6.86	0.00	6.86	
Late Fees	0.00	0.00	100.00	(100.00)	0%
Miscellaneous Income	0.00	0.00	100.00	(100.00)	0%
Piers - Capital Replacement Assessment	0.00	0.00	13,035.00	(13,035.00)	0%
Piers - Waitlist Fee	100.00	1,000.00	1,500.00	(500.00)	67%
Rentals/ Slips	0.00	538.00	92,595.00	(92,057.00)	1%
<b>Total Income</b>	<b>101.70</b>	<b>1,544.86</b>	<b>107,330.00</b>	<b>(105,785.14)</b>	
<b>Expense</b>					
<b>General and Administrative</b>					
1 Accounting Fees	95.70	382.80	1,000.00	(617.20)	38%
2 Audit Expenses	0.00	0.00	500.00	(500.00)	0%
3 Front Foot Assessment	0.00	0.00	1,170.00	(1,170.00)	0%
4 Insurance	0.00	0.00	6,000.00	(6,000.00)	0%
5 Legal Services	0.00	0.00	3,000.00	(3,000.00)	0%
6 Membrshp(Confrence/Training/Dues)	0.00	0.00	150.00	(150.00)	0%
7 Voluntr Apprec(Refreshments/Misc)	0.00	0.00	156.18	(156.18)	0%
8 Office Supplies/Expense	0.00	0.00	100.00	(100.00)	0%
9 Payroll Expenses & Benefits	20.11	79.13	2,637.25	(2,558.12)	3%
10 Permits	100.00	100.00	520.00	(420.00)	19%
11 Postage	0.00	0.00	500.00	(500.00)	0%
12 Printing	0.00	0.00	100.00	(100.00)	0%
13 Property Taxes	0.00	1,562.60	1,900.00	(337.40)	82%
14 Repairs/Maintenance	207.66	3,051.96	15,000.00	(11,948.04)	20%
15 Sanitary Services	0.00	0.00	100.00	(100.00)	0%
16 Sewer	0.00	0.00	100.00	(100.00)	0%
17 Signage	0.00	0.00	500.00	(500.00)	0%
18 Telecommunications & Internet	635.03	1,905.20	8,500.00	(6,594.80)	22%
19 Trash Collection	0.00	0.00	350.00	(350.00)	0%
20 Utilities	0.00	1,775.73	12,500.00	(10,724.27)	14%
21 Wages-Town Manager	0.00	0.00	5,712.17	(5,712.17)	0%
22 Wages-Administrator	0.00	0.00	5,608.37	(5,608.37)	0%
23 Wages-Asst. Administrator	112.00	554.75	4,000.00	(3,445.25)	14%
24 Wages-Handyman	121.63	331.26	4,000.00	(3,668.74)	8%
25 Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	966.03	(966.03)	0%
26 Technology/Website	1.45	4.50	150.00	(145.50)	3%
<b>Total General and Administrative</b>	<b>1,293.58</b>	<b>9,747.93</b>	<b>75,220.00</b>	<b>(65,472.07)</b>	<b>13%</b>
<b>Capital Expenditures</b>					
Piers Replacement/Repair	0.00	0.00	13,035.00	(13,035.00)	0%
Pier Improvements	0.00	0.00	19,075.00	(19,075.00)	0%
<b>Total Capital Expenditures</b>	<b>0.00</b>	<b>0.00</b>	<b>32,110.00</b>	<b>(32,110.00)</b>	
<b>Total Expenditures</b>	<b>1,293.58</b>	<b>9,747.93</b>	<b>107,330.00</b>	<b>(97,582.07)</b>	
<b>Net Income (Loss)</b>	<b>(1,191.88)</b>	<b>(8,203.07)</b>	<b>0.00</b>	<b>(8,203.07)</b>	

**Cape St. Claire Improvement Association, Inc.**  
**Profit & Loss - Maintenance, Caper, Clubhouse**  
**October 31, 2022 - Final**

Ordinary Income/Expense	October Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
<b>Income</b>					
Caper Advertising	1,745.00	19,855.00	40,000.00	(20,145.00)	50%
BLOA Contribution	0.00	4,176.89	11,500.00	(7,323.11)	36%
CSSC Contribution	0.00	752.29	2,000.00	(1,247.71)	38%
Maintenance Fees	10.00	935.00	25,000.00	(24,065.00)	4%
HOA Packets	750.00	5,100.00	11,000.00	(5,900.00)	46%
Interest Income	3.13	12.04	80.00	(67.96)	15%
Late Fees	10.00	655.00	5,500.00	(4,845.00)	12%
Miscellaneous Income	250.00	800.00	4,750.00	(3,950.00)	17%
Clubhouse - Rental Income	5,583.33	19,213.33	35,000.00	(15,786.67)	55%
Stickers	20.00	225.00	2,000.00	(1,775.00)	11%
<b>Total Income</b>	<b>8,371.46</b>	<b>51,724.55</b>	<b>136,830.00</b>	<b>(85,105.45)</b>	
<b>Expense</b>					
<b>General and Administrative</b>					
1   Accounting Fees	118.80	475.20	1,500.00	(1,024.80)	32%
2   Audit Expenses	0.00	0.00	1,000.00	(1,000.00)	0%
3   Bank Charges	0.00	0.00	50.00	(50.00)	0%
4   Caper Print/Edit/Contract&Postage	0.00	0.00	15,000.00	(15,000.00)	0%
5   Clubhouse Custodial Svcs	0.00	4,827.24	15,000.00	(10,172.76)	32%
6   Insurance	0.00	0.00	9,000.00	(9,000.00)	0%
7   Legal Services	0.00	0.00	12,000.00	(12,000.00)	0%
8   Membrshp(Confrence/Training/Dues)	0.00	0.00	650.00	(650.00)	0%
9   Voluntr Apprec(Refreshments/Misc)	0.00	1,869.56	300.00	1,569.56	623%
10   Events	0.00	0.00	500.00	(500.00)	0%
11   Office Supplies/Expense	388.90	448.90	1,500.00	(1,051.10)	30%
12   Payroll Expenses & Benefits	0.00	313.70	7,524.95	(7,211.25)	4%
13   Permits	0.00	0.00	500.00	(500.00)	0%
14   Postage	0.00	0.00	1,500.00	(1,500.00)	0%
15   Printing	0.00	0.00	1,500.00	(1,500.00)	0%
16   Property Taxes	0.00	5,192.00	5,000.00	192.00	104%
17   Repairs/Maintenance	105.80	482.80	12,500.00	(12,017.20)	4%
18   Sanitary Services	0.00	0.00	1,000.00	(1,000.00)	0%
19   Security Mileage Reimbursement	0.00	0.00	0.00	0.00	
20   Signage	0.00	0.00	500.00	(500.00)	0%
21   Telecommunications & Internet	43.49	130.61	138.75	(8.14)	94%
22   Utilities	0.00	0.00	0.00	0.00	
23   Wages-Town Manager	0.00	0.00	15,233.70	(15,233.70)	0%
24   Wages-Administrator	0.00	0.00	10,043.74	(10,043.74)	0%
25   Wages-Asst. Administrator	0.00	0.00	2,500.00	(2,500.00)	0%
26   Wages-Beach Attendants	0.00	3,391.17	10,000.00	(6,608.83)	34%
27   Wages-Groundskeeper	0.00	0.00	10,000.00	(10,000.00)	0%
28   Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	2,388.86	(2,388.86)	0%
<b>Total General and Administrative</b>	<b>656.99</b>	<b>17,131.18</b>	<b>136,830.00</b>	<b>(119,698.82)</b>	
<b>Capital Expenditures</b>					
Clubhouse Improvements	0.00	0.00	0.00	0.00	
Beaches and Park Improvements	0.00	0.00	0.00	0.00	
<b>Total Capital Expenditures</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Total Expenditures</b>	<b>656.99</b>	<b>17,131.18</b>	<b>136,830.00</b>	<b>(119,698.82)</b>	
<b>Net Income (Loss)</b>	<b>7,714.47</b>	<b>34,593.37</b>	<b>0.00</b>	<b>34,593.37</b>	

**Cape St. Claire Improvement Association, Inc.**  
**Profit Loss - Piers & Maintenance**  
**October 31, 2022 - Final**

	October Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Caper Advertising	1,745.00	19,855.00	40,000.00	(20,145.00)	50%
BLOA Contribution	0.00	4,176.89	11,500.00	(7,323.11)	36%
CSSC Contribution	0.00	752.29	2,000.00	(1,247.71)	38%
Maintenance Fees	10.00	935.00	25,000.00	(24,065.00)	4%
HOA Packets	750.00	5,100.00	11,000.00	(5,900.00)	46%
Interest Income	4.83	18.90	80.00	(61.10)	24%
Late Fees	10.00	655.00	5,600.00	(4,945.00)	12%
Miscellaneous Income	250.00	800.00	4,850.00	(4,050.00)	16%
Clubhouse - Rental Income	5,583.33	19,213.33	35,000.00	(15,786.67)	55%
Rentals/ Slips	0.00	538.00	92,595.00	(92,057.00)	1%
Piers - Capital Assessment	0.00	0.00	13,035.00	(13,035.00)	0%
Piers - Wait List Fee	100.00	1,000.00	1,500.00	(500.00)	67%
Stickers	20.00	225.00	2,000.00	(1,775.00)	11%
<b>Total Income</b>	<b>8,473.16</b>	<b>53,269.41</b>	<b>244,160.00</b>	<b>(190,890.59)</b>	
<b>Expense</b>					
<b>General and Administrative</b>					
1 Accounting Fees	214.50	858.00	2,500.00	(1,642.00)	34%
2 Audit Expenses	0.00	0.00	1,500.00	(1,500.00)	0%
3 Bank Charges	0.00	0.00	50.00	(50.00)	0%
4 Caper/Print/Contract&Postage	0.00	0.00	15,000.00	(15,000.00)	0%
5 Clubhouse Custodial Svcs	0.00	4,827.24	15,000.00	(10,172.76)	32%
6 Front Foot Assessment	0.00	0.00	1,170.00	(1,170.00)	0%
7 Insurance	0.00	0.00	15,000.00	(15,000.00)	0%
8 Legal Services	0.00	0.00	15,000.00	(15,000.00)	0%
9 Membrshp(Confrence/Training/Dues)	0.00	0.00	800.00	(800.00)	0%
10 Voluntr Apprec(Refreshments/Misc)	0.00	1,869.56	456.18	1,413.38	410%
11 Events	0.00	0.00	500.00	(500.00)	0%
13 Office Supplies/Expense	388.90	448.90	1,600.00	(1,151.10)	28%
14 Payroll Expenses & Benefits	20.11	392.83	10,162.20	(9,769.37)	4%
15 Permits	100.00	100.00	1,020.00	(920.00)	10%
16 Postage	0.00	0.00	2,000.00	(2,000.00)	0%
17 Printing	0.00	0.00	1,600.00	(1,600.00)	0%
18 Property Taxes	0.00	6,754.60	6,900.00	(145.40)	98%
19 Repairs/Maintenance	313.46	3,534.76	27,500.00	(23,965.24)	13%
20 Sanitary Services	0.00	0.00	1,100.00	(1,100.00)	0%
21 Security Mileage Reimbursement	0.00	0.00	0.00	0.00	0%
22 Sewer	0.00	0.00	100.00	(100.00)	0%
23 Signage	0.00	0.00	1,000.00	(1,000.00)	0%
24 Technology/Website	1.45	4.50	150.00	(145.50)	3%
25 Telecommunications & Internet	678.52	2,035.81	8,638.75	(6,602.94)	24%
26 Trash Collection	0.00	0.00	350.00	(350.00)	0%
27 Utilities	0.00	1,775.73	12,500.00	(10,724.27)	14%
28 Wages-Town Manager	0.00	0.00	20,945.87	(20,945.87)	0%
29 Wages-Administrator	0.00	0.00	15,652.11	(15,652.11)	0%
30 Wages-Asst. Administrator	112.00	554.75	6,500.00	(5,945.25)	9%
31 Wages-Beach Attendant	0.00	3,391.17	10,000.00	(6,608.83)	34%
32 Wages-Groundskeeper	0.00	0.00	10,000.00	(10,000.00)	0%
33 Wages-Handyman	121.63	331.26	4,000.00	(3,668.74)	8%
34 Wage/Salary Defined Criteria Bosun	0.00	0.00	3,354.89	(3,354.89)	0%
<b>Total General and Administrative</b>	<b>1,950.57</b>	<b>26,879.11</b>	<b>212,050.00</b>	<b>(185,170.89)</b>	
<b>Capital Expenditures</b>					
Beaches and Park Improvements	0.00	0.00	0.00	0.00	0%
Clubhouse Improvements	0.00	0.00	0.00	0.00	0%
Piers Replacement Project	0.00	0.00	13,035.00	(13,035.00)	0%
Piers Improvements	0.00	0.00	19,075.00	(19,075.00)	0%
<b>Total Capital Expenditures</b>	<b>0.00</b>	<b>0.00</b>	<b>32,110.00</b>	<b>(32,110.00)</b>	
<b>Total Expenditures</b>	<b>1,950.57</b>	<b>26,879.11</b>	<b>244,160.00</b>	<b>(217,280.89)</b>	
<b>Net Income (Loss)</b>	<b>6,522.59</b>	<b>26,390.30</b>	<b>0.00</b>	<b>26,390.30</b>	

**Cape St. Claire Improvement Association, Inc.**  
**Profit Loss - SCBD**  
**October 31, 2022 - Final**

	October Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
SCBD/Fees	0.00	0.00	464,000.00	-464,000.00	0%
Interest Income	0.00	0.00	20.00	-20.00	0%
Rollover from FY21	0.00	0.00	45,528.00	-45,528.00	0%
<b>Total Income</b>	0.00	0.00	509,548.00	-509,548.00	
<b>Expense</b>					
<b>General and Administrative</b>					
1 Accounting Fees	335.50	1,342.00	5,000.00	-3,658.00	
2 Audit Expenses	0.00	0.00	3,000.00	-3,000.00	27%
Bank Charges	0.00	0.00	150.00	-150.00	0%
4 Caper Print/Edit/Contract&Postage	3,796.99	15,826.61	23,000.00	-7,173.39	69%
5 Collection Fee-AA County	0.00	0.00	2,000.00	-2,000.00	0%
6 Contract Labor	0.00	0.00	1,000.00	-1,000.00	0%
7 Clubhouse Custodial Services	1,609.08	1,609.08	5,000.00	-3,390.92	32%
8 Insurance	2,711.67	8,504.67	25,000.00	-16,495.33	34%
9 Legal Services	1,891.57	8,805.53	13,000.00	-4,194.47	68%
10 Membrshp(Conferrnce/Training/Dues)	0.00	0.00	1,300.00	-1,300.00	0%
11 Voluntr Apprec(Refreshments/Misc)	0.00	409.09	500.00	-90.91	82%
12 Events	0.00	182.40	1,500.00	-1,317.60	12%
13 Mowing	2,100.00	7,875.00	17,000.00	-9,125.00	46%
14 Office Supplies/Expense	248.80	1,564.43	5,000.00	-3,435.57	31%
15 Payroll Expenses & Benefits	2,495.27	10,336.84	29,634.31	-19,297.47	35%
16 Permits	0.00	0.00	500.00	-500.00	0%
17 Postage	69.10	131.20	3,500.00	-3,368.80	4%
18 Printing	0.00	0.00	3,500.00	-3,500.00	0%
19 Property Taxes	0.00	3,006.70	4,350.00	-1,343.30	69%
20 Repairs/Maintenance	2,030.33	9,318.88	31,440.34	-22,121.46	30%
21 Sanitary Services	1,665.60	6,662.40	9,500.00	-2,837.60	70%
22 Sewer	0.00	116.47	500.00	-383.53	23%
23 Signage	0.00	0.00	600.00	-600.00	0%
24 Telecommunications & Internet	122.80	368.82	3,911.25	-3,542.43	9%
25 Trash Collection	490.79	1,963.16	6,000.00	-4,036.84	33%
26 Utilities	15.49	2,175.90	10,200.00	-8,024.10	21%
27 Vehicle Fuel & Maintenance	0.00	94.87	2,900.00	-2,805.13	3%
28 Wages-Town Manager	17,307.34	39,937.31	63,459.33	-23,522.02	63%
29 Wages-Administrator	4,514.39	20,216.88	43,475.04	-23,258.16	47%
30 Wages-Asst Administrator	319.00	1,109.00	3,000.00	-1,891.00	37%
31 Wages-Asst Admin (Mtg Spt)	150.00	750.00	2,400.00	-1,650.00	31%
32 Wages-Beach Attendant	0.00	16,500.52	16,500.00	0.52	100%
34 Wages-Custodial Services	124.00	124.00	2,080.00	-1,956.00	6%
35 Wages-Groundskeeper	756.38	5,247.19	15,000.00	-9,752.81	35%
36 Wages-Security Patrol	2,194.50	5,563.25	44,352.00	-38,788.75	13%
37 Wage/Salary Annual Def Criteria Bonus	0.00	0.00	7,295.73	-7,295.73	0%
38 Website/Technology	157.74	557.59	3,000.00	-2,442.41	19%
<b>Total General and Administrative</b>	45,106.34	170,299.79	409,548.00	-239,248.21	
<b>Capital Expenditures</b>					
Clubhouse Improvements	0.00	0.00	20,000.00	-20,000.00	0%
Beaches and Parks Improvements	0.00	0.00	5,000.00	-5,000.00	0%
Shoreline Erosion Restoration	2,148.63	8,737.75	75,000.00	-66,262.25	12%
<b>Total Capital Expenditures</b>	2,148.63	8,737.75	100,000.00	-91,262.25	
<b>Total Expenditures</b>	47,254.97	179,037.54	509,548.00	-330,510.46	
<b>Net Income (Loss)</b>	-47,254.97	-179,037.54	0.00	-179,037.54	

# CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet  
As of October 31, 2022

ASSETS	TOTAL
Current Assets	
Bank Accounts	
Checking Accounts	
General Checking - BB&T	17,155.90
Payroll Checking - BB&T	422.87
<b>Total Checking Accounts</b>	<b>17,578.77</b>
Money Market Accounts	
Maintenance MM - BB&T	158,692.08
Maintenance MM - Grants	208,980.00
<b>Total Maintenance MM - BB&amp;T</b>	<b>367,672.08</b>
Piers MM - BB&T	160,756.16
Piers Capital Improvement - BB&T	39,105.00
<b>Total Piers MM - BB&amp;T</b>	<b>199,861.16</b>
<b>Total Money Market Accounts</b>	<b>567,533.24</b>
Petty Cash	
Maintenance	250.00
<b>Total Petty Cash</b>	<b>250.00</b>
<b>Total Bank Accounts</b>	<b>\$585,362.01</b>
Accounts Receivable	
Accounts Receivable	1,410.33
<b>Total Accounts Receivable</b>	<b>\$1,410.33</b>
Other Current Assets	
Due From SCBD	-98.45
Undeposited Funds	1,187.37
<b>Total Other Current Assets</b>	<b>\$1,088.92</b>
<b>Total Current Assets</b>	<b>\$587,861.26</b>
Fixed Assets	
Maintenance	0.00
Accumulated Depreciation	-64,181.58
Equipment	25,570.51
Furniture & Fixtures	2,000.00
Improvements	4,707.00
Land	105,027.20
Paving/Walls	35,607.28
<b>Total Maintenance</b>	<b>108,730.41</b>



# CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet  
As of October 31, 2022

	TOTAL
Membership	
Accumulated Depreciation	-123,702.00
Buildings	145,853.43
Furniture & Fixtures	1,482.84
<b>Total Membership</b>	<b>23,634.27</b>
Piers	
Accumulated Depreciation	-168,424.00
Buildings & Piers	220,307.64
<b>Total Piers</b>	<b>-51,893.64</b>
<b>Total Fixed Assets</b>	<b>\$184,248.32</b>
Other Assets	
WIP - Shoreline Restoration Project	1,028,172.50
<b>Total Other Assets</b>	<b>\$1,028,172.50</b>
<b>TOTAL ASSETS</b>	<b>\$1,866,282.08</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
A/P - State Income Tax	53.00
Due to SCBD	-84.02
Grants	236.00
Payroll Liabilities	-2,071.47
Prepaid Advertising	1,147.12
Prepaid Maintenance Fees	685.00
Security Deposit Clubhouse	7,786.68
<b>Total Other Current Liabilities</b>	<b>\$7,752.31</b>
<b>Total Current Liabilities</b>	<b>\$7,752.31</b>
Long-Term Liabilities	
N/P - BB&T	569,172.50
<b>Total Long-Term Liabilities</b>	<b>\$569,172.50</b>
<b>Total Liabilities</b>	<b>\$576,924.81</b>
Equity	
Net Assets	
Net Assets-Piers & Maintenance	
Net Assets-Maintenance	280,614.21
Net Assets-Piers	168,038.88
<b>Total Net Assets-Piers &amp; Maintenance</b>	<b>448,653.09</b>
<b>Total Net Assets</b>	<b>448,653.09</b>
Net Assets-Comm. Defense Fund	12,543.76
Net Assets-Old Clubhouse	11,500.24

# CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet  
As of October 31, 2022

	TOTAL
Retained Earnings	
Net Income	724,269.88
Total Equity	26,390.30
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$1,223,357.27</b>
	<b>\$1,800,282.08</b>

# SCBD - Cape St. Claire Improvement Association

Balance Sheet  
As of October 31, 2022

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
Cash Held by the County	1,282.93
Checking Accounts	
BB&T Checking -7627	6,607.01
SCBD Checking - BB&T	84,975.64
<b>Total Checking Accounts</b>	<b>91,582.65</b>
<b>Total Bank Accounts</b>	<b>\$92,865.58</b>
<b>Total Current Assets</b>	<b>\$92,865.58</b>
<b>TOTAL ASSETS</b>	<b>\$92,865.58</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Cape St. Claire	-14.43
<b>Total Other Current Liabilities</b>	<b>\$-14.43</b>
<b>Total Current Liabilities</b>	<b>\$-14.43</b>
<b>Total Liabilities</b>	<b>\$-14.43</b>
Equity	
Net Assets-SCBD	263,630.70
Retained Earnings	8,286.85
Net Income	-179,037.54
<b>Total Equity</b>	<b>\$92,880.01</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$92,865.58</b>

# Cape St. Claire Improvement Association, Inc.

## Membership Meeting

Meeting Date: 1/10/2023

**MEMBERS: SIGN-UP SHEET**    **PROPERTY OWNERS**

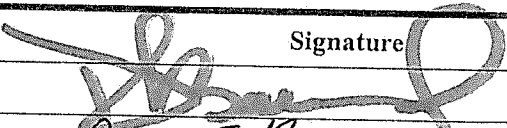

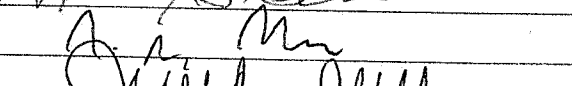

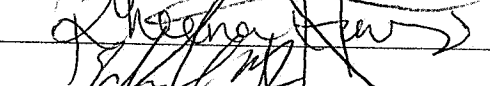
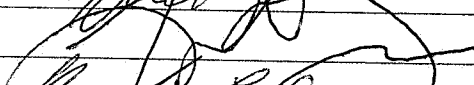
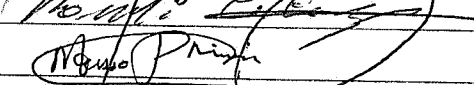
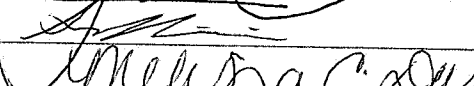

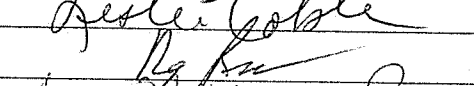
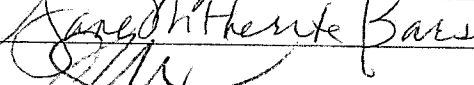
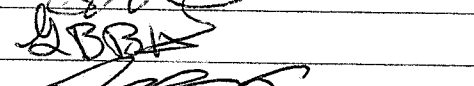
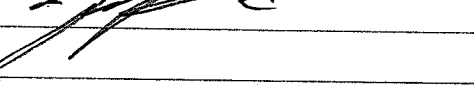
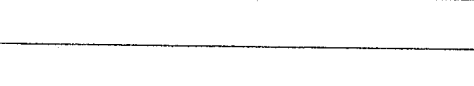
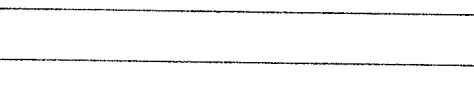
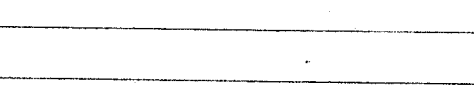

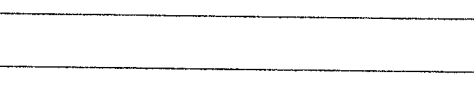


	Printed Name	Signature
1.	BILL RAPPOPORT	Bill Rappoport
2.	Charles Showl	Charles Showl
3.	Carol Moore	Carol Moore
4.	CHARLIE MOORE	Charlie Moore
5.	BRAD KNOPF	Brad Knopf
6.	Stacy Wildberger	Stacy Wildberger
7.	HOLLY McDERMOTT	Holly McDermott
8.	RON MALFI	Ron Malfi
9.	Phil Ourisson	Phil Ourisson
10.	Larry Jennings	Larry Jennings
11.	Jeanne Klingler	Jeanne Klingler
12.	Jennifer Williams	Jennifer Williams
13.	Jim Pollock	Jim Pollock
14.	MATT LAYMAN	Matt Layman
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# Cape St. Claire Improvement Association, Inc.

Membership Meeting

Meeting Date: 1/10/2023

**MEMBERS:** SIGN-UP SHEET      **PROPERTY OWNERS:**

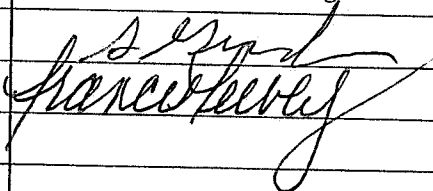
	Printed Name	Signature
1.	Jottie Ballard	
2.	Roy E Benner	
3.	Rebecca B Benner	
4.	WN Macindoe	
5.	Jennifer Connor	
6.	Adam Harris	
7.	Rheena Harris	
8.	Edward Hayes	
9.	Frank D'Angelo	
10.	Dominick Cucuzza	
11.	Menissa Mirani	
12.	Sean Mirani	
13.	Melissa Day	
14.	Mary Lamb	
15.	Leslie Coble	
16.	Roy Benner	
17.	Jane Wilherite Barss	
18.	Stephen Arnold	
19.	George Brecher "Beem"	
20.	JOYCE MCGE	
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# Cape St. Claire Improvement Association, Inc.

## Membership Meeting

Meeting Date: 1/10/2023

**GUESTS: SIGN-UP SHEET**    **GUESTS ONLY - not property owners**

	Printed Name	Signature
1.	STEPHEN GINDES	
2.	Francis Tewey	
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