Cape St. Claire
IMPROVEMENT ASSOCIATION
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Annual Membership Meeting

January 13, 2026

Agenda

President's Remarks

Introduction of Candidates

2027 Budget Discussion

Final Voting

Approval of Minutes

Approval of Financials

Old Business

New Business

Election Results

Comments from the Floor

Adjournment

Quarterly Membership October 28, 2025

In attendance in person: President Jerome Zadera, Governors Beau Breeden, Thor Harris, Mary Lamb, Neil Macindoe, Blake Morris, Michele Shipley, Town Manager Frank Tewey, Dottie Ballard, Becky and Roy Benner, Leslie Coble, Todd Dallanegra, Susa Dorgan, Sara Feeney, Frances and Lud Kimbrough, John Lawther, Ron Malfi, Phil Ourisson, Greg and Lumi Pascuzzi, Neil and Erin Pumphrey, Bill Rappoport, Mary Alice Ross, Catherine Salam, Nick Shepherd, Abby Sparrow, Tyrone and Isabella Thornton, and Dave and Rhonda Titus.

President Zadera called the meeting to order at 7:31 pm and said he appreciated those who came out to make a quorum. Noting that there was not a quorum for the July meeting, he said this meeting would cover the business that has occurred for the last 6 months.

MINUTES AND FINANCIAL STATEMENTS

Minutes of the April 22, 2025 annual meeting were reviewed. A motion was made by Phil Ourisson to approve the minutes, seconded by Bill Rappoport, and approved unanimously.

The financial statements for February-July 2025 were reviewed. A motion to approve was made by Becky Benner and seconded by Ron Malfi. President Zadera noted that CSCIA is operating in the black. The motion passed unanimously.

BUDGET

Town Manager Tewey presented the proposed budget for Fiscal Year 27. The budget committee is made of three people elected by the membership and two governors chosen by the board, along with help from President Zadera, other governors, and Town Manager Tewey. They created a draft budget and presented it to the board. With feedback and some changes, it was approved and will be posted online and in The Caper. Membership will vote on it at the annual meeting. If not approved at that meeting, the current budget will continue to be used until a new budget is approved because the county will require a Special Community Benefits District (SCBD) budget by January 31, 2026. With known increases in insurance, employee expenses, and the required Capital Reserve increase, the FY26 budget will not cover expenses without cuts in other areas. The SCBD fee is a self-imposed tax that is collected by the county and paid to CSCIA in multiple checks throughout the year. Other revenue streams include maintenance fees, clubhouse rentals, slip fees, Caper advertising, reimbursements from the Business Lot Owners Association (BLOA) and Swim Club, and rollover from FY25. Piers are self-sustaining, making their own budget that is presented to the budget committee to approve and add to the larger budget. Mr. Tewey reviewed the most significant changes. A new 30-hour employee position was created in 2025, titled Facilities Manager, and combines the Piers Administrator position and mowing contract with a maintenance crew position, and Matthew Cox was promoted to that position. The Capital Reserve requirement will be paid in full, along with what was not paid in the first year. The proposed increase to the SCBD assessment is 6%, raising it to $300 per account and is based on the current count of 2,285 taxable lots. That number can go up or down based on separation of lots, claims for veteran benefits, etc. The FY25 carryover is about $110,000, with about $100,000 to be used for the Capital Reserve payment and $10,000 as regular revenue. With the sustained increase in clubhouse rentals over the past three years, expected rental income was raised $5,000. As reserves build, interest will increase. Slip rentals were raised by an average of 5%.

Expense increases were made to insurance, refreshments for events, postage (3-year land use letters to be sent out), signage, and electricity. A 4% cost-of-living increase for staff is currently budgeted but will be decided by the board at a later date. Reductions were made to legal expenses, mowing, repairs and maintenance, telecommunication services (changed providers) and beach attendants. In capital improvements, money is budgeted to convert the old office into an office, a meeting room, and storage space. The required capital savings for both piers and the regular corporation are budgeted. As capital projects occur, expenses will come from savings, so the balance will change accordingly. The beach restoration loan repayment is fixed at $44,444,44 for 15 years, though the interest amount decreases as the loan is repaid. The first year's interest was $75,000, and that amount has been used each year to build up a buffer that could be used toward any grant that requires matching funds, an early payoff of the loan, or emergency uses. With the lower interest rate, it was decided that having flexibility savings creates was preferable to budgeting the actual interest amount. A question was asked about Directors & Officers insurance coverage. Governor Breeden explained multiple policies held by CSCIA for property coverage, general liability, Directors & Officers, employee liability, marina operators, and weather-related events at the piers. Expenditures from the capital reserve are budgeted and any amount unspent from that estimate will stay in the reserve account for future use as mandated by state law. The proposed budget will be published in the Nov/Dec issue of the Caper and will be voted on at the January 2026 Annual Membership meeting.

A round of applause was given to the budget committee for their hard work. Call the office with any questions and Mr. Tewey will respond. President Zadera added that the Cape has grown to where it operates as a small business, needing insurance and legal services, as well as competitive wages to attract and retain employees. He noted that the beach attendant positions are often first jobs for local students and pride is taken in training them to not only excel here, but in future jobs. He thanked the staff for diligent management of resources and assets to benefit the approximate 7,000 residents.

A resident asked if the security officers work a fixed schedule. Mr. Tewey explained that as off-duty Anne Arundel County police, they work as they can around their regular shifts. The schedule is managed by Mr. Tewey but is not published or fixed to avoid public knowledge of when the Cape may be vulnerable to criminal activity. Officers in the area may be our security, shopping center security, or regular duty patrols. Officers are encouraged to use our properties to park while doing paperwork to increase visibility. Crime reports are provided to Mr. Tewey monthly.

TOWN MANAGER

Town Manager Tewey reported on the following:
The State Highway Administration is accepting feedback via their website regarding the Bay Bridge traffic studies. The Broadneck Peninsula Trail Project construction continues. Use the county Report A Concern website, the 311 phone app, or the 311 phone line to report issues with roads, trash pickup, abandoned vehicles, overgrown lots, dangerous trees in rights-of-way, etc. CSCIA can monitor requests and act if needed. We were approved for the Maryland Dept of Agriculture (MDA) 2025 Mosquito Spraying Program and fogging was to occur on Monday nights as needed through September, but due to lack of personnel we received only one spraying.

Clubhouse rentals remain steady. Only 5 weekend slots are open through the end of 2025. Bookings are accepted up to one year in advance with a $250 deposit. The rental calendar is available on the CSCIA.org website home page. A third HVAC unit was installed in the clubhouse. A plumbing backup at the clubhouse was due to roots in the county portion of the drain. The county removed the roots and identified a break which was also repaired. The building committee received 53 building applications this year. If you plan to build, remodel, add a shed, fence, deck, etc. on your lot, please check building codes on the website and apply prior to construction. CSCIA and the county have different rules, and both require applications. Pier/bulkhead requests require attorney input and take longer to process. No county legislation passed that affects us as an HOA and the state legislature is not in session. The National Chesapeake Recreational Area bill was reintroduced in the Senate but has not been introduced in the House of Representatives.
Phase 2 of construction to replace sections of piers at Deep Creek was completed out of sequence and early due to an opening in the contractor's schedule. A portion of the original 1968 bulkhead and finger piers were replaced. Phase 1, to replace the small pier, another portion of the bulkhead, and the area around the boat ramp is scheduled to begin in early December. Beach attendants did an excellent job, with very few shifts uncovered. Kayak racks belong to Cape Youth Sailing, not CSCIA, so please contact them for more information. County lighting at Deep Creek marina, Lake Claire beach, Main Beach and the clubhouse was changed by BGE to LED fixtures, resulting in better light coverage and reduced operating cost. Security officers continue to patrol the Cape 21-25 dates per month, with 4-hour weekend shifts and 3-hour weekday shifts. We receive monthly crime statistics from the police department for calls that result in a police report in our area, which includes the high school and the shopping center. LOCK YOUR CARS.
Upcoming meetings: - Board of Governors- November 10, Annual Membership Mtg -January 13.

BREAK – 8:06-8:17 pm

OLD BUSINESS

Governor Lamb reported that Halloween Happenings and Trick Or Treating at the shopping center were very successful, with some of the largest crowds to date. She thanked the fire department and Broadneck Baptist church for their involvement. The next events are the Christmas tree lighting on November 30 and Breakfast with Santa on December 13.

Governor Breeden reported on the following:
At the October Broadneck Council of Communities meeting, the State Highway Administration discussed the end of the 3-year pilot Bay Bridge traffic study. Feedback is being solicited now. Oceanic Drive is not to be closed in the future, and the BCC is proposing that the 50K+ cars that cross the bridge should count for more than the few Northrop Grumman employees who do also. Phase 2 of the National Environment Policy Act (NEPA) will begin in 2026. There will be public meetings to disseminate information. Decisions are still to be made regarding number of lanes, bike lanes, etc. Design will take 3-5 years, then years of securing funding before several years of construction.

Permitting is in process for receiving beneficial reuse of sand from dredges. Because the Little Magothy River dredge is funded from county and state grants, the county claimed the sand for use at Downs Park. With the permit in place, we are eligible to receive other sand for several years, and it is hoped that the planned Lake Placid dredge in Arnold may be a potential source. Little Magothy dredged sand would have been placed at our beaches as part of grants, so by not being included in that project, CSCIA will have to pay for placement of sand from other jobs. Permitting was delayed due to staff changes at both state and federal levels, with each new reviewer having recommendations or concerns. Originally sites 1 and 2, Main Beach and Lake Claire Beach respectively, were combined into one permit application but now need to be separated. The plan is to place sand in the water near the root wads at Lake Claire and allow it to shift naturally, not to close off the lake. With the wall built at the boat pier, sand is accumulating on the beach. Alliance for the Chesapeake is the management contractor that applies for permits and grants, solicits bids for design and construction etc., and they have helped secure over $1.1 million in grants since these projects began. They awarded Coastal Resources with the contract to assess and design projects for 5 other sites in the Cape. CSCIA received two US Fish and Wildlife grants of $75,000 each for design and will apply for construction grants. Having received design grants improves the likelihood of being awarded more funds because it allows US Fish and Wildlife to show results from the earlier grants. With a minimum 240-day permit review time, any potential construction is not expected until 2027 or 2028. The current government shutdown could cause further delays.

The next phase of pier replacement at Deep Creek is scheduled to begin in early December. Bids are being solicited to install wiring, lights and outlets, and plumbing will be done by the maintenance crew. The next major pier improvement will be the end of the Lake Claire boat pier. Other sections of that pier were replaced in 2003 and 2021. Permits to replace pilings have already been secured for Lake Claire, Deep Creek and Little Magothy piers, so only building plans need to be filed when funds are available. A question was raised about plans for Lake Claire itself, not the beach. The actual lake is state property, not CSCIA. State and county stream restoration projects, such as the step ponds at the end of Poplar Tree Drive, have been done to improve water quality in the lake. Access to the lake has been limited by growth of marshy areas and sale of land for homes in the 1950's. CSCIA currently owns hunting rights off the beach and, in response to residents, has not allowed hunting there. Access by walking path to the lake would be nice, but with other priorities in motion, the area is being left natural for now. Beach restoration plans are to help keep water flow into the lake tidal only and to return the beach to pre-Isabel conditions. Restoration efforts are to help mitigate 75 years of no action to protect the beaches, rising sea levels, and sinking land. Living shorelines are preferrable to hardscapes because they allow resiliency and better habitats. At the end of the main beach, the jetties and planted grasses have created almost an acre of beach regained. Hillsmere and Highland Beach are two other communities that looked at our projects as a guide to doing their own, and CSCIA has accommodated them for betterment of the Bay.

COMMENTS

A question was asked about the government shutdown and if anything is being done to organize food drives. Governor Breeden referred everyone to My Brother's Pantry, a well-established local pantry supported by area churches, that allows those in need to shop their storage facility on a regular schedule. It is located at the College Parkway Baptist Church. Donations of food or money can be made there. Others added that asking those you know are furloughed if there is anything you can do to help is always a good option, and that several area Little Libraries have been converted to food stations.

Phil Ourisson reported that the Cape Conservation Corps (CCC) has mulched paths at Serene Ravine and can use volunteers to help mulch at Little Magothy Beach on Saturday, November 1 from 9 am-1 pm. The September native plant sale was successful, with most plants sold and the few remaining planted at Little Magothy Beach and Serene Ravine. He thanked Governor Lamb and the Strawberry Festival for use of their tables, and the St. John's Drive street party for the collection donated to CCC. The November 7 meeting will include a silent auction starting at 6 pm, followed by guest speaker author Joan Malouf talking about old growth forests. The auction will close about 8:15-8:30pm. Memberships renewals will be collected.

Becky Benner announced Goshen Farm will have two pop-up sales, November 1 and 29, from 10 am-2 pm offering goodies made from products of the farm such as honey, jams, loofah sponges, and dyed clothing. Memberships expire December 31 so renew or join! The Annual Meeting will be held at 7 pm on January 21, 2026 to discuss accomplishments of 2025 and plans for 2026.

ADJOURNMENT

A motion to adjourn was made by Becky Benner, seconded by Todd Dallanegra and approved unanimously. The October 28, 2025 CSCIA Quarterly Membership Meeting was adjourned at 9:09 pm.

Cape St. Claire Improvement Association, Inc.
Profit & Loss - Piers
August 31, 2025 - Final

	August Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Interest Income	11.22	22.55	0.00	22.55	
Late Fees	0.00	0.00	100.00	(100.00)	0%
Miscellaneous Income	30.00	30.00	100.00	(70.00)	30%
Piers - Capital Replacement Assessment	0.00	0.00	23,700.00	(23,700.00)	0%
Piers - Waitlist Fee	0.00	400.00	1,500.00	(1,100.00)	27%
Rentals/ Slips	235.00	1,365.00	119,560.00	(118,195.00)	1%
Total Income	276.22	1,817.55	144,960.00	(143,142.45)	
Expense					
General and Administrative					
1 Accounting Fees	95.70	191.40	1,500.00	(1,308.60)	13%
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	3,336.02	(3,336.02)	0%
6 Membrshp(Confernce/Training/Dues)	0.00	0.00	150.00	(150.00)	0%
7 Voluntr Apprec(Refreshments/Misc)	0.00	0.00	250.00	(250.00)	0%
8 Office Supplies/Expense	0.00	0.00	100.00	(100.00)	0%
9 Payroll Expenses & Benefits	74.98	125.97	2,919.31	(2,793.34)	4%
10 Permits	1,125.20	1,921.70	520.00	1,401.70	370%
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	1,707.92	1,707.92	1,900.00	(192.08)	90%
14 Repairs/Maintenance	5,966.87	9,928.17	17,500.00	(7,571.83)	57%
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	810.38	1,502.71	10,000.00	(8,497.29)	15%
19 Trash Collection	0.00	0.00	350.00	(350.00)	0%
20 Utilities	931.29	1,790.04	15,000.00	(13,209.96)	12%
21 Wages-Town Manager	0.00	0.00	6,425.42	(6,425.42)	0%
22 Wages-Administrator	0.00	0.00	6,308.64	(6,308.64)	0%
23 Wages-Asst. Administrator	704.00	1,164.50	4,326.40	(3,161.90)	27%
24 Wages-Handyman	0.00	203.00	4,326.40	(4,123.40)	5%
25 Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	1,437.24	(1,437.24)	0%
26 Technology/Website	1.24	4.80	150.00	(145.20)	3%
Total General and Administrative	11,417.58	18,540.21	85,469.43	(66,929.22)	22%
Capital Expenditures					
Mandatory Capital Reserve Fund	0.00	0.00	26,191.20	(26,191.20)	0%
Pier Improvements	0.00	4,000.00	33,299.37	(29,299.37)	12%
Total Capital Expenditures	0.00	4,000.00	59,490.57	(55,490.57)	
Total Expenditures	11,417.58	22,540.21	144,960.00	(122,419.79)	
Net Income (Loss)	(11,141.36)	(20,722.66)	0.00	(20,722.66)	

Cape St. Claire Improvement Association, Inc.
Profit & Loss - Maintenance, Caper, Clubhouse
August 31, 2025 - Final

		August Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
	Ordinary Income/Expense					
	Income					
	Caper Advertising	2,545.00	13,100.00	40,000.00	(26,900.00)	33%
	BLOA Contribution	4,578.88	4,578.88	13,500.00	(8,921.12)	34%
	CSSC Contribution	724.37	724.37	2,300.00	(1,575.63)	31%
	Maintenance Fees	155.00	625.00	25,000.00	(24,375.00)	3%
	HOA Packets	1,050.00	2,100.00	8,100.00	(6,000.00)	26%
	Interest Income	2.64	5.25	100.00	(94.75)	5%
	Late Fees	100.00	520.00	5,500.00	(4,980.00)	9%
	Miscellaneous Income	225.00	525.00	3,500.00	(2,975.00)	15%
	Non Cash Contribution	0.00	0.00	0.00	0.00	0%
	Clubhouse - Rental Income	3,405.00	9,732.50	65,000.00	(55,267.50)	15%
	SCBD Prior Two-years of NonSCBD Reserves	0.00	0.00	66,400.00	(66,400.00)	0%
	Stickers	35.00	120.00	2,500.00	(2,380.00)	5%
	Total Income	12,820.89	32,031.00	231,900.00	(199,869.00)	
	Expense					
	General and Administrative					
1	Accounting Fees	118.80	237.60	2,500.00	(2,262.40)	10%
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	15,500.00	(15,500.00)	0%
5	Clubhouse Custodial Svcs	0.00	0.00	18,000.00	(18,000.00)	0%
6	Insurance	0.00	0.00	9,900.00	(9,900.00)	0%
7	Legal Services	0.00	0.00	21,205.01	(21,205.01)	0%
8	Membrshp(Confernce/Training/Dues)	0.00	0.00	100.00	(100.00)	0%
9	Voluntr Apprec(Refreshments/Misc)	0.00	(3,000.00)	300.00	(3,300.00)	-1000%
10	Events	0.00	0.00	1,000.00	(1,000.00)	0%
11	Office Supplies/Expense	0.00	0.00	1,500.00	(1,500.00)	0%
12	Payroll Expenses & Benefits	0,00	0.00	6,834.28	(6,834.28)	0%
13	Permits	471.70	471.70	500.00	(28.30)	94%
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	5,566.71	5,566.71	5,000.00	566.71	111%
17	Repairs/Maintenance	276.00	458.00	14,000.00	(13,542.00)	3%
18	Sanitary Services	0.00	0.00	1,100.00	(1,100.00)	0%
19	Signage	0.00	0.00	500.00	(500.00)	0%
20	Telecommunications & Internet	32.65	65.33	500.00	(434.67)	13%
21	Utilities	0.00	0.00	1,000.00	(1,000.00)	0%
22	Wages-Town Manager	0.00	0.00	17,135.84	(17,135.84)	0%
23	Wages-Administrator	0.00	0.00	11,297.84	(11,297.84)	0%
24	Wages-Asst. Administrator	0.00	0.00	2,704.00	(2,704.00)	0%
25	Wages-Beach Attendants	0.00	0.00	10,400.00	(10,400.00)	0%
26	Wages-Groundskeeper	0.00	0.00	10,000.00	(10,000.00)	0%
27	Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	2,973.03	(2,973.03)	0%
	Total General and Administrative	6,465.86	3,799.34	158,000.00	(154,200.66)	
	Capital Expenditures					
	Shoreline Restoration	0.00	5,459.00	66,400.00	0.00	
	Clubhouse Improvements	0.00	0.00	7,500.00	(7,500.00)	
	Beaches and Park Improvements	0.00	0.00	0.00	0.00	
	Total Capital Expenditures	0.00	5,459.00	73,900.00	(7,500.00)	
	Total Expenditures	6,465.86	9,258.34	231,900.00	(161,700.66)	
	Net Income (Loss)	6,355.03	22,772.66	0.00	(38,168.34)	

Cape St. Claire Improvement Association, Inc.
Profit Loss - Piers & Maintenance
August 31, 2025 - Final

	August Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Caper Advertising	2,545.00	13,100.00	40,000.00	(26,900.00)	33%
BLOA Contribution	4,578.88	4,578.88	13,500.00	(8,921.12)	34%
CSSC Contribution	724.37	724.37	2,300.00	(1,575.63)	31%
Maintenance Fees	155.00	625.00	25,000.00	(24,375.00)	3%
HOA Packets	1,050.00	2,100.00	8,100.00	(6,000.00)	26%
Interest Income	13.86	27.80	100.00	(72.20)	28%
Late Fees	100.00	520.00	5,600.00	(5,080.00)	9%
Miscellaneous Income	255.00	555.00	3,600.00	(3,045.00)	15%
Clubhouse - Rental Income	3,405.00	9,732.50	65,000.00	(55,267.50)	15%
Rentals/ Slips	235.00	1,365.00	119,560.00	(118,195.00)	1%
Non Cash Contribution	0.00	0.00	0.00	0.00	0%
Piers - Capital Assessment	0.00	0.00	23,700.00	(23,700.00)	0%
Piers - Wait List Fee	0.00	400.00	1,500.00	(1,100.00)	27%
SCBD Prior Two-Year or NonSCBD Reserves	0.00	0.00	66,400.00	(66,400.00)	0%
Stickers	35.00	120.00	2,500.00	(2,380.00)	5%
Total Income	13,097.11	33,848.55	376,860.00	(343,011.45)	
Expense					
General and Administrative					
1 Accounting Fees	214.50	429.00	4,000.00	(3,571.00)	11%
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	15,500.00	(15,500.00)	0%
5 Clubhouse Custodial Svcs	0.00	0.00	18,000.00	(18,000.00)	0%
6 Front Foot Assessment	0.00	0.00	1,170.00	(1,170.00)	0%
7 Insurance	0.00	0.00	15,900.00	(15,900.00)	0%
8 Legal Services	0.00	0.00	24,541.03	(24,541.03)	0%
9 Membrshp(Confernce/Training/Dues)	0.00	0.00	250.00	(250.00)	0%
10 Voluntr Apprec(Refreshments/Misc)	0.00	(3,000.00)	550.00	(3,550.00)	-545%
11 Events	0.00	0.00	1,000.00	(1,000.00)	0%
12 Office Supplies/Expense	0.00	0.00	1,600.00	(1,600.00)	0%
13 Payroll Expenses & Benefits	74.98	125.97	9,753.58	(9,627.61)	1%
14 Permits	1,596.90	2,393.40	1,020.00	1,373.40	235%
15 Postage	0.00	0.00	2,000.00	(2,000.00)	0%
16 Printing	0.00	0.00	1,600.00	(1,600.00)	0%
17 Property Taxes	7,274.63	7,274.63	6,900.00	374.63	105%
18 Repairs/Maintenance	6,242.87	10,386.17	31,500.00	(21,113.83)	33%
19 Sanitary Services	0.00	0.00	1,200.00	(1,200.00)	0%
20 Sewer	0.00	0.00	100.00	(100.00)	0%
21 Signage	0.00	0.00	1,000.00	(1,000.00)	0%
22 Technology/Website	1.24	4.80	150.00	(145.20)	3%
23 Telecommunications & Internet	843.03	1,568.04	10,500.00	(8,931.96)	15%
24 Trash Collection	0.00	0.00	350.00	(350.00)	0%
25 Utilities	931.29	1,790.04	16,000.00	(14,209.96)	11%
26 Wages-Town Manager	0.00	0.00	23,561.26	(23,561.26)	0%
27 Wages-Administrator	0.00	0.00	17,606.48	(17,606.48)	0%
28 Wages-Asst. Administrator	704.00	1,164.50	7,030.40	(5,865.90)	17%
29 Wages-Beach Attendant	0.00	0.00	10,400.00	(10,400.00)	0%
30 Wages-Groundskeeper	0.00	0.00	10,000.00	(10,000.00)	0%
31 Wages-Handyman	0.00	203.00	4,326.40	(4,123.40)	5%
32 Wage/Salary Defined Criteria Bosun	0.00	0.00	4,410.28	(4,410.28)	0%
Total General and Administrative	17,883.44	22,339.55	243,469.43	(221,129.88)	
Capital Expenditures					
Beaches and Park Improvements	0.00	0.00		0.00	0%
Clubhouse Improvements	0.00	0.00	7,500.00	(7,500.00)	0%
Shoreline Restoration	0.00	5,459.00	66,400.00	0.00	
Mandatory Capital Reserve Funding	0.00	0.00	26,191.20	(26,191.20)	0%
Piers Improvements	0.00	4,000.00	33,299.37	(29,299.37)	12%
Total Capital Expenditures	0.00	9,459.00	133,390.57	(62,990.57)	
Total Expenditures	17,883.44	31,798.55	376,860.00	(284,120.45)	
Net Income (Loss)	(4,786.33)	2,050.00	0.00	(58,891.00)	

Cape St. Claire Improvement Association, Inc.
Profit Loss - SCBD
August 31, 2025 - Final

		August Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense						
Income						
	SCBD/Fees	0.00	0.00	648,636.00	-648,636.00	0%
	Interest Income	3.51	7.02	20.00	-12.98	35%
	Rollover from FY22	0.00	0.00	23,657.00	-23,657.00	0%
Total Income		3.51	7.02	672,313.00	-672,305.98	
Expense						
General and Administrative						
1	Accounting Fees	335.50	671.00	6,000.00	(5,329.00)	11.18%
2	Audit Expenses	0.00	0.00	6000.00	(6,000.00)	0.00%
3	Bank Charges	0.00	0.00	150.00	(150.00)	0.00%
4	Caper Print/Edit/Contract&Postage	7,299.11	7,299.11	32,500.00	(25,200.89)	22.46%
5	Collection Fee-AA County	0.00	0.00	2,000.00	(2,000.00)	0.00%
6	Contract Labor	0.00	1,100.00	1,000.00	100.00	110.00%
7	Clubhouse Custodial Services	0.00	1,600.00	7,000.00	(5,400.00)	22.86%
8	Insurance	2,654.29	5,284.79	27,500.00	(22,215.21)	19.22%
9	Legal Services	1,864.25	2,849.75	10,426.23	(7,576.48)	27.33%
10	Membrshp(Confernce/Training/Dues)	0.00	0.00	1,300.00	(1,300.00)	0.00%
11	Voluntr Apprec(Refreshments/Misc)	367.79	367.79	500.00	(132.21)	73.56%
12	Events	0.00	173.75	2,000.00	(1,826.25)	8.69%
13	Mowing	2,560.00	5,120.00	19,200.00	(14,080.00)	26.67%
14	Office Supplies/Expense	655.99	1,064.22	5,900.00	(4,835.78)	18.04%
15	Payroll Expenses & Benefits	5,133.29	9,606.07	30,053.21	(20,447.14)	31.96%
16	Permits	0.00	800.00	800.00	-	100.00%
17	Postage	80.75	80.75	4,000.00	(3,919.25)	2.02%
18	Printing	0.00	0.00	3,500.00	(3,500.00)	0.00%
19	Property Taxes	3,362.82	3,362.82	4,800.00	(1,437.18)	70.06%
20	Repairs/Maintenance	624.36	7,056.48	28,500.00	(21,443.52)	24.76%
21	Sanitary Services	1,721.44	3,442.88	13,800.00	(10,357.12)	24.95%
22	Sewer	0.00	0.00	500.00	(500.00)	0.00%
23	Signage	0.00	0.00	1,000.00	(1,000.00)	0.00%
24	Telecommunications & Internet	92.20	184.50	3,500.00	(3,315.50)	5.27%
25	Trash Collection	457.04	835.04	6,650.00	(5,814.96)	12.56%
26	Utilities	1,090.48	2,790.98	14,000.00	(11,209.02)	19.94%
27	Vehicle Fuel & Maintenance	259.32	408.14	2,500.00	(2,091.86)	16.33%
28	Wages-Town Manager	7,303.40	14,466.36	71,383.11	(56,916.75)	20.27%
29	Wages-Administrator	5,116.16	10,203.56	48,903.51	(38,699.95)	20.86%
30	Wages-Asst Administrator	0.00	0.00	3,244.80	(3,244.80)	0.00%
31	Wages-Asst Admin (Mtg Spt)	150.00	300.00	3,028.48	(2,728.48)	9.91%
32	Wages-Beach Attendant	12,717.28	25,811.81	43,745.00	(17,933.19)	59.01%
33	Wages-Groundskeeper	3,045.50	4,992.75	15,000.00	(10,007.25)	33.29%
34	Wages-Security Patrol	2,970.00	6,210.00	55,440.00	(49,230.00)	11.20%
35	Wage/Salary Annual Def Criteria Bonus	0.00	0.00	10,820.86	(10,820.86)	0.00%
36	Website/Technology	222.14	444.28	5,500.00	(5,055.72)	8.08%
Total General and Administrative		60,083.11	116,526.83	492,145.20	-375,618.37	
Capital Expenditures						
	Clubhouse Improvements	4,600.00	4,600.00	0.00	4,600.00	
	Mandatory Capital Reserve Funding	0.00	0.00	105,167.80	(105,167.80)	0.00
	Shoreline Erosion Restoration	1,705.34	3,355.66	75,000.00	(71,644.34)	4.47%
Total Capital Expenditures		6,305.34	7,955.66	180,167.80	-176,812.14	
Total Expenditures		66,388.45	124,482.49	672,313.00	-552,430.51	
Net Income (Loss)		-66,384.94	-124,475.47	0.00	-119,875.47	

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of August 31, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Checking Accounts	
General Checking - BB&T	14,979.21
Payroll Checking - BB&T	346.54
Total Checking Accounts	**15,325.75**
Money Market Accounts	
Maintenance MM - BB&T	231,019.83
Maintenance MM - Grants	63,303.70
Total Maintenance MM - BB&T	**294,323.53**
Piers MM - BB&T	124,997.17
Total Money Market Accounts	**419,320.70**
Petty Cash	
Maintenance	250.00
Total Petty Cash	**250.00**
Piers Capital Reserve	238,715.92
Total Bank Accounts	**$673,612.37**
Accounts Receivable	
Accounts Receivable	1,410.33
Total Accounts Receivable	**$1,410.33**
Other Current Assets	
Due From Cape St. Claire	17,512.82
Due From SCBD	-33,607.57
Undeposited Funds	1,227.37
Total Other Current Assets	**$ -14,867.38**
Total Current Assets	**$660,155.32**
Fixed Assets	
Maintenance	94.50
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
Total Maintenance	**108,824.91**
Membership	
Accumulated Depreciation	-123,702.00
Buildings	145,853.43
Furniture & Fixtures	1,482.84
Total Membership	**23,634.27**

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of August 31, 2025

	TOTAL
Piers	
Accumulated Depreciation	-168,424.00
Buildings & Piers	220,307.64
Total Piers	**51,883.64**
Total Fixed Assets	**$184,342.82**
Other Assets	
WIP - Shoreline Restoration Project	1,042,172.50
Total Other Assets	**$1,042,172.50**
TOTAL ASSETS	**$1,886,670.64**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
A/P - State Income Tax	53.00
Due to SCBD	-281.15
Grants	236.00
Payroll Liabilities	-2,071.47
Prepaid Advertising	1,147.12
Prepaid Maintenance Fees	685.00
Security Deposit Clubhouse	6,334.25
Total Other Current Liabilities	**$6,102.75**
Total Current Liabilities	**$6,102.75**
Long-Term Liabilities	
N/P - BB&T	437,172.50
Total Long-Term Liabilities	**$437,172.50**
Total Liabilities	**$443,275.25**
Equity	
Net Assets	
Net Assets-Piers & Maintenance	
Net Assets-Maintenance	280,614.21
Net Assets-Piers	168,038.88
Total Net Assets-Piers & Maintenance	**448,653.09**
Total Net Assets	**448,653.09**
Net Assets-Comm. Defense Fund	12,543.76
Net Assets-Old Clubhouse	11,500.24
Retained Earnings	968,648.30
Net Income	2,050.00
Total Equity	**$1,443,395.39**
TOTAL LIABILITIES AND EQUITY	**$1,886,670.64**

SCBD - Cape St. Claire Improvement Association

Balance Sheet

As of August 31, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Cash Held by the County	275.94
Checking Accounts	
BB&T Checking -7627	8,759.54
SCBD Checking - BB&T	187,365.73
Total Checking Accounts	**196,125.27**
CSCIA Capital Reserve	78,149.81
Total Bank Accounts	**$274,551.02**
Other Current Assets	
Due from Cape St. Claire	16,472.30
Total Other Current Assets	**$16,472.30**
Total Current Assets	**$291,023.32**
TOTAL ASSETS	**$291,023.32**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Cape St. Claire	330.02
Total Other Current Liabilities	**$330.02**
Total Current Liabilities	**$330.02**
Total Liabilities	**$330.02**
Equity	
Net Assets-SCBD	305,390.11
Retained Earnings	109,778.66
Net Income	-124,475.47
Total Equity	**$290,693.30**
TOTAL LIABILITIES AND EQUITY	**$291,023.32**

SCBD - Cape St. Claire Improvement Association

Balance Sheet

As of August 31, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Cash Held by the County	275.94
Checking Accounts	
BB&T Checking -7627	8,759.54
SCBD Checking - BB&T	187,365.73
Total Checking Accounts	196,125.27
CSCIA Capital Reserve	78,149.81
Total Bank Accounts	$274,551.02
Other Current Assets	
Due from Cape St. Claire	16,472.30
Total Other Current Assets	$16,472.30
Total Current Assets	$291,023.32
TOTAL ASSETS	$291,023.32
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Cape St. Claire	330.02
Total Other Current Liabilities	$330.02
Total Current Liabilities	$330.02
Total Liabilities	$330.02
Equity	
Net Assets-SCBD	305,390.11
Retained Earnings	109,778.66
Net Income	-124,475.47
Total Equity	$290,693.30
TOTAL LIABILITIES AND EQUITY	$291,023.32

Cape St. Claire Improvement Association, Inc.
Profit & Loss - Piers
September 30, 2025 - Final

	September Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Interest Income	10.54	33.09	0.00	33.09	
Late Fees	0.00	0.00	100.00	(100.00)	0%
Miscellaneous Income	0.00	30.00	100.00	(70.00)	30%
Piers - Capital Replacement Assessment	0.00	0.00	23,700.00	(23,700.00)	0%
Piers - Waitlist Fee	0.00	600.00	1,500.00	(900.00)	40%
Rentals/ Slips	200.00	1,365.00	119,560.00	(118,195.00)	1%
Total Income	210.54	2,028.09	144,960.00	(142,931.91)	
Expense					
General and Administrative					
1 Accounting Fees	95.70	287.10	1,500.00	(1,212.90)	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	3,336.02	(3,336.02)	0%
6 Membrshp(Confernce/Training/Dues)	0.00	0.00	150.00	(150.00)	0%
7 Voluntr Apprec(Refreshments/Misc)	0.00	0.00	250.00	(250.00)	0%
8 Office Supplies/Expense	0.00	0.00	100.00	(100.00)	0%
9 Payroll Expenses & Benefits	94.35	220.32	2,919.31	(2,698.99)	8%
10 Permits	0.00	1,921.70	520.00	1,401.70	370%
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	1,707.92	1,900.00	(192.08)	90%
14 Repairs/Maintenance	741.25	10,669.42	17,500.00	(6,830.58)	61%
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	732.76	2,235.47	10,000.00	(7,764.53)	22%
19 Trash Collection	0.00	0.00	350.00	(350.00)	0%
20 Utilities	1,085.92	2,875.96	15,000.00	(12,124.04)	19%
21 Wages-Town Manager	0.00	0.00	6,425.42	(6,425.42)	0%
22 Wages-Administrator	0.00	0.00	6,308.64	(6,308.64)	0%
23 Wages-Asst. Administrator	693.00	1,857.50	4,326.40	(2,468.90)	43%
24 Wages-Handyman	216.88	419.88	4,326.40	(3,906.52)	10%
25 Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	1,437.24	(1,437.24)	0%
26 Technology/Website	3.38	8.18	150.00	(141.82)	5%
Total General and Administrative	3,663.24	22,203.45	85,469.43	(63,265.98)	26%
Capital Expenditures					
Mandatory Capital Reserve Fund	0.00	0.00	26,191.20	(26,191.20)	0%
Pier Improvements	52,000.00	56,000.00	33,299.37	22,700.63	168%
Total Capital Expenditures	52,000.00	56,000.00	59,490.57	(3,490.57)	
Total Expenditures	55,663.24	78,203.45	144,960.00	(66,756.55)	
Net Income (Loss)	(55,452.70)	(76,175.36)	0.00	(76,175.36)	

Cape St. Claire Improvement Association, Inc.
Profit & Loss - Maintenance, Caper, Clubhouse
September 30, 2025 - Final

		September Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense						
Income						
	Caper Advertising	1,705.00	14,805.00	40,000.00	(25,195.00)	37%
	BLOA Contribution	0.00	4,578.88	13,500.00	(8,921.12)	34%
	CSSC Contribution	0.00	724.37	2,300.00	(1,575.63)	31%
	Maintenance Fees	20.00	645.00	25,000.00	(24,355.00)	3%
	HOA Packets	600.00	2,700.00	8,100.00	(5,400.00)	33%
	Interest Income	2.63	7.88	100.00	(92.12)	8%
	Late Fees	10.00	530.00	5,500.00	(4,970.00)	10%
	Miscellaneous Income	250.00	775.00	3,500.00	(2,725.00)	22%
	Non Cash Contribution	0.00	0.00	0.00	0.00	0%
	Clubhouse - Rental Income	9,914.24	19,646.74	65,000.00	(45,353.26)	30%
	SCBD Prior Two-years of NonSCBD Reserves	0.00	0.00	66,400.00	(66,400.00)	0%
	Stickers	30.00	150.00	2,500.00	(2,350.00)	6%
Total Income		12,531.87	44,562.87	231,900.00	(187,337.13)	
Expense						
General and Administrative						
1	Accounting Fees	118.80	356.40	2,500.00	(2,143.60)	14%
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	15,500.00	(15,500.00)	0%
5	Clubhouse Custodial Svcs	0.00	0.00	18,000.00	(18,000.00)	0%
6	Insurance	0.00	0.00	9,900.00	(9,900.00)	0%
7	Legal Services	0.00	0.00	21,205.01	(21,205.01)	0%
8	Membrshp(Confernce/Training/Dues)	0.00	0.00	100.00	(100.00)	0%
9	Voluntr Apprec(Refreshments/Misc)	250.00	(2,750.00)	300.00	(3,050.00)	-917%
10	Events	0.00	0.00	1,000.00	(1,000.00)	0%
11	Office Supplies/Expense	60.00	60.00	1,500.00	(1,440.00)	4%
12	Payroll Expenses & Benefits	0.00	0.00	6,834.28	(6,834.28)	0%
13	Permits	0.00	471.70	500.00	(28.30)	94%
14	Postage	0.00	0.00	1,500.00	(1,500.00)	0%
15	Printing	186.83	186.83	1,500.00	(1,313.17)	12%
16	Property Taxes	0.00	5,566.71	5,000.00	566.71	111%
17	Repairs/Maintenance	79.00	537.00	14,000.00	(13,463.00)	4%
18	Sanitary Services	0.00	0.00	1,100.00	(1,100.00)	0%
19	Signage	0.00	0.00	500.00	(500.00)	0%
20	Telecommunications & Internet	65.30	130.63	500.00	(369.37)	26%
21	Utilities	0.00	0.00	1,000.00	(1,000.00)	0%
22	Wages-Town Manager	0.00	0.00	17,135.84	(17,135.84)	0%
23	Wages-Administrator	0.00	0.00	11,297.84	(11,297.84)	0%
24	Wages-Asst. Administrator	0.00	0.00	2,704.00	(2,704.00)	0%
25	Wages-Beach Attendants	0.00	0.00	10,400.00	(10,400.00)	0%
26	Wages-Groundskeeper	0.00	0.00	10,000.00	(10,000.00)	0%
27	Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	2,973.03	(2,973.03)	0%
Total General and Administrative		759.93	4,559.27	158,000.00	(153,440.73)	
Capital Expenditures						
	Shoreline Restoration	12,639.50	18,098.50	66,400.00	(48,301.50)	27%
	Clubhouse Improvements	0.00	0.00	7,500.00	(7,500.00)	0%
	Beaches and Park Improvements	0.00	0.00	0.00	0.00	
Total Capital Expenditures		12,639.50	18,098.50	73,900.00	(55,801.50)	
Total Expenditures		13,399.43	22,657.77	231,900.00	(209,242.23)	
Net Income (Loss)		(867.56)	21,905.10	0.00	21,905.10	

Cape St. Claire Improvement Association, Inc.
Profit Loss - Piers & Maintenance
September 30, 2025 - Final

	September Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Caper Advertising	1,705.00	14,805.00	40,000.00	(25,195.00)	37%
BLOA Contribution	0.00	4,578.88	13,500.00	(8,921.12)	34%
CSSC Contribution	0.00	724.37	2,300.00	(1,575.63)	31%
Maintenance Fees	20.00	645.00	25,000.00	(24,355.00)	3%
HOA Packets	600.00	2,700.00	8,100.00	(5,400.00)	33%
Interest Income	13.17	40.97	100.00	(59.03)	41%
Late Fees	10.00	530.00	5,600.00	(5,070.00)	9%
Miscellaneous Income	250.00	805.00	3,600.00	(2,795.00)	22%
Clubhouse - Rental Income	9,914.24	19,646.74	65,000.00	(45,353.26)	30%
Rentals/ Slips	0.00	1,365.00	119,560.00	(118,195.00)	1%
Non Cash Contribution	0.00	0.00	0.00	0.00	0%
Piers - Capital Assessment	0.00	0.00	23,700.00	(23,700.00)	0%
Piers - Wait List Fee	200.00	600.00	1,500.00	(900.00)	40%
SCBD Prior Two-Year or NonSCBD Reserves	0.00	0.00	66,400.00	(66,400.00)	0%
Stickers	30.00	150.00	2,500.00	(2,350.00)	6%
Total Income	12,742.41	46,590.96	376,860.00	(330,269.04)	
Expense					
General and Administrative					
1 Accounting Fees	214.50	643.50	4,000.00	(3,356.50)	16%
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	15,500.00	(15,500.00)	0%
5 Clubhouse Custodial Svcs	0.00	0.00	18,000.00	(18,000.00)	0%
6 Front Foot Assessment	0.00	0.00	1,170.00	(1,170.00)	0%
7 Insurance	0.00	0.00	15,900.00	(15,900.00)	0%
8 Legal Services	0.00	0.00	24,541.03	(24,541.03)	0%
9 Membrshp(Confernce/Training/Dues)	0.00	0.00	250.00	(250.00)	0%
10 Voluntr Apprec(Refreshments/Misc)	250.00	(2,750.00)	550.00	(3,300.00)	-500%
11 Events	0.00	0.00	1,000.00	(1,000.00)	0%
12 Office Supplies/Expense	60.00	60.00	1,600.00	(1,540.00)	4%
13 Payroll Expenses & Benefits	94.35	220.32	9,753.58	(9,533.26)	2%
14 Permits	0.00	2,393.40	1,020.00	1,373.40	235%
15 Postage	0.00	0.00	2,000.00	(2,000.00)	0%
16 Printing	186.83	186.83	1,600.00	(1,413.17)	12%
17 Property Taxes	0.00	7,274.63	6,900.00	374.63	105%
18 Repairs/Maintenance	820.25	11,206.42	31,500.00	(20,293.58)	36%
19 Sanitary Services	0.00	0.00	1,200.00	(1,200.00)	0%
20 Sewer	0.00	0.00	100.00	(100.00)	0%
21 Signage	0.00	0.00	1,000.00	(1,000.00)	0%
22 Technology/Website	3.38	8.18	150.00	(141.82)	5%
23 Telecommunications & Internet	798.06	2,366.10	10,500.00	(8,133.90)	23%
24 Trash Collection	0.00	0.00	350.00	(350.00)	0%
25 Utilities	1,085.92	2,875.96	16,000.00	(13,124.04)	18%
26 Wages-Town Manager	0.00	0.00	23,561.26	(23,561.26)	0%
27 Wages-Administrator	0.00	0.00	17,606.48	(17,606.48)	0%
28 Wages-Asst. Administrator	693.00	1,857.50	7,030.40	(5,172.90)	26%
29 Wages-Beach Attendant	0.00	0.00	10,400.00	(10,400.00)	0%
30 Wages-Groundskeeper	0.00	0.00	10,000.00	(10,000.00)	0%
31 Wages-Handyman	216.88	419.88	4,326.40	(3,906.52)	10%
32 Wage/Salary Defined Criteria Bosun	0.00	0.00	4,410.28	(4,410.28)	0%
Total General and Administrative	4,423.17	26,762.72	243,469.43	(216,706.71)	
Capital Expenditures					
Clubhouse Improvements	0.00	0.00	7,500.00	(7,500.00)	0%
Shoreline Restoration	12,639.50	18,098.50	66,400.00	(48,301.50)	27%
Mandatory Capital Reserve Funding	0.00	0.00	26,191.20	(26,191.20)	0%
Piers Improvements	52,000.00	56,000.00	33,299.37	22,700.63	168%
Total Capital Expenditures	64,639.50	74,098.50	133,390.57	(59,292.07)	
Total Expenditures	69,062.67	100,861.22	376,860.00	(275,998.78)	
Net Income (Loss)	(56,320.26)	(54,270.26)	0.00	(54,270.26)	

Cape St. Claire Improvement Association, Inc.
Profit Loss - SCBD
September 30, 2025 - Final

		September Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
	Ordinary Income/Expense					
	Income					
	SCBD/Fees	0.00	0.00	648,636.00	-648,636.00	0%
	Interest Income	3.31	10.33	20.00	-9.67	52%
	Rollover from FY22	0.00	0.00	23,657.00	-23,657.00	0%
	Total Income	3.31	10.33	672,313.00	-672,302.67	
	Expense					
	General and Administrative					
1	Accounting Fees	335.50	1,006.50	6,000.00	(4,993.50)	16.78%
2	Audit Expenses	0.00	0.00	6000.00	(6,000.00)	0.00%
3	Bank Charges	0.00	0.00	150.00	(150.00)	0.00%
4	Caper Print/Edit/Contract&Postage	3,585.06	10,884.17	32,500.00	(21,615.83)	33.49%
5	Collection Fee-AA County	0.00	0.00	2,000.00	(2,000.00)	0.00%
6	Contract Labor	0.00	1,100.00	1,000.00	100.00	110.00%
7	Clubhouse Custodial Services	3,200.00	4,800.00	7,000.00	(2,200.00)	68.57%
8	Insurance	2,651.84	7,936.63	27,500.00	(19,563.37)	28.86%
9	Legal Services	2,465.22	5,314.97	10,426.23	(5,111.26)	50.98%
10	Membrshp(Confernce/Training/Dues)	0.00	0.00	1,300.00	(1,300.00)	0.00%
11	Voluntr Apprec(Refreshments/Misc)	0.00	367.79	500.00	(132.21)	73.56%
12	Events	337.19	510.94	2,000.00	(1,489.06)	25.55%
13	Mowing	2,560.00	7,680.00	19,200.00	(11,520.00)	40.00%
14	Office Supplies/Expense	236.90	1,301.12	5,900.00	(4,598.88)	22.05%
15	Payroll Expenses & Benefits	4,532.98	14,139.05	30,053.21	(15,914.16)	47.05%
16	Permits	0.00	800.00	800.00	-	100.00%
17	Postage	0.00	80.75	4,000.00	(3,919.25)	2.02%
18	Printing	0.00	0.00	3,500.00	(3,500.00)	0.00%
19	Property Taxes	0.00	3,362.82	4,800.00	(1,437.18)	70.06%
20	Repairs/Maintenance	2,765.79	9,822.27	28,500.00	(18,677.73)	34.46%
21	Sanitary Services	1,721.44	5,164.32	13,800.00	(8,635.68)	37.42%
22	Sewer	139.34	139.34	500.00	(360.66)	27.87%
23	Signage	0.00	0.00	1,000.00	(1,000.00)	0.00%
24	Telecommunications & Internet	184.40	368.90	3,500.00	(3,131.10)	10.54%
25	Trash Collection	298.96	1,134.00	6,650.00	(5,516.00)	17.05%
26	Utilities	1,030.69	3,821.67	14,000.00	(10,178.33)	27.30%
27	Vehicle Fuel & Maintenance	47.36	455.50	2,500.00	(2,044.50)	18.22%
28	Wages-Town Manager	7,303.40	21,769.76	71,383.11	(49,613.35)	30.50%
29	Wages-Administrator	7,553.66	17,757.22	48,903.51	(31,146.29)	36.31%
30	Wages-Asst Administrator	1,398.38	1,398.38	3,244.80	(1,846.42)	43.10%
31	Wages-Asst Admin (Mtg Spt)	150.00	450.00	3,028.48	(2,578.48)	14.86%
32	Wages-Beach Attendant	6,223.66	32,035.47	43,745.00	(11,709.53)	73.23%
33	Wages-Groundskeeper	1,383.13	6,375.88	15,000.00	(8,624.12)	42.51%
34	Wages-Security Patrol	3,885.00	10,095.00	55,440.00	(45,345.00)	18.21%
35	Wage/Salary Annual Def Criteria Bonus	0.00	0.00	10,820.86	(10,820.86)	0.00%
36	Website/Technology	222.50	666.78	5,500.00	(4,833.22)	12.12%
	Total General and Administrative	54,212.40	170,739.23	492,145.20	-321,405.97	
	Capital Expenditures					
	Clubhouse Improvements	0.00	4,600.00	0.00	4,600.00	
	Mandatory Capital Reserve Funding	0.00	0.00	105,167.80	(105,167.80)	0.00
	Shoreline Erosion Restoration	1,705.34	5,061.00	75,000.00	(69,939.00)	6.75%
	Total Capital Expenditures	1,705.34	9,661.00	180,167.80	-175,106.80	
	Total Expenditures	55,917.74	180,400.23	672,313.00	-496,512.77	
	Net Income (Loss)	-55,914.43	-180,389.90	0.00	-175,789.90	

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of September 30, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Checking Accounts	
General Checking - BB&T	10,251.68
Payroll Checking - BB&T	12,027.13
Total Checking Accounts	**22,278.81**
Money Market Accounts	
Maintenance MM - BB&T	247,002.39
Maintenance MM - Grants	50,664.20
Total Maintenance MM - BB&T	**297,666.59**
Piers MM - BB&T	119,396.87
Total Money Market Accounts	**417,063.46**
Petty Cash	
Maintenance	250.00
Total Petty Cash	**250.00**
Piers Capital Reserve	170,253.16
Total Bank Accounts	**$609,845.43**
Accounts Receivable	
Accounts Receivable	1,410.33
Total Accounts Receivable	**$1,410.33**
Other Current Assets	
Due From Cape St. Claire	17,512.82
Due From SCBD	-44,667.43
Undeposited Funds	2,462.37
Total Other Current Assets	**$ -24,692.24**
Total Current Assets	**$586,563.52**
Fixed Assets	
Maintenance	94.50
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
Total Maintenance	**108,824.91**
Membership	
Accumulated Depreciation	-123,702.00
Buildings	145,853.43
Furniture & Fixtures	1,482.84
Total Membership	**23,634.27**

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of September 30, 2025

	TOTAL
Piers	
Accumulated Depreciation	-168,424.00
Buildings & Piers	220,307.64
Total Piers	**51,883.64**
Total Fixed Assets	**$184,342.82**
Other Assets	
WIP - Shoreline Restoration Project	1,042,172.50
Total Other Assets	**$1,042,172.50**
TOTAL ASSETS	**$1,813,078.84**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
A/P - State Income Tax	53.00
Due to SCBD	-16,753.45
Grants	236.00
Payroll Liabilities	-2,071.47
Prepaid Advertising	1,147.12
Prepaid Maintenance Fees	685.00
Security Deposit Clubhouse	5,535.01
Total Other Current Liabilities	**$ -11,168.79**
Total Current Liabilities	**$ -11,168.79**
Long-Term Liabilities	
N/P - BB&T	437,172.50
Total Long-Term Liabilities	**$437,172.50**
Total Liabilities	**$426,003.71**
Equity	
Net Assets	
Net Assets-Piers & Maintenance	
Net Assets-Maintenance	280,614.21
Net Assets-Piers	168,038.88
Total Net Assets-Piers & Maintenance	**448,653.09**
Total Net Assets	**448,653.09**
Net Assets-Comm. Defense Fund	12,543.76
Net Assets-Old Clubhouse	11,500.24
Retained Earnings	968,648.30
Net Income	-54,270.26
Total Equity	**$1,387,075.13**
TOTAL LIABILITIES AND EQUITY	**$1,813,078.84**

SCBD - Cape St. Claire Improvement Association

Balance Sheet

As of September 30, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Cash Held by the County	275.94
Checking Accounts	
BB&T Checking -7627	7,054.20
SCBD Checking - BB&T	138,565.77
Total Checking Accounts	**145,619.97**
CSCIA Capital Reserve	78,153.12
Total Bank Accounts	**$224,049.03**
Total Current Assets	**$224,049.03**
TOTAL ASSETS	**$224,049.03**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Cape St. Claire	-10,729.84
Total Other Current Liabilities	**$ -10,729.84**
Total Current Liabilities	**$ -10,729.84**
Total Liabilities	**$ -10,729.84**
Equity	
Net Assets-SCBD	305,390.11
Retained Earnings	109,778.66
Net Income	-180,389.90
Total Equity	**$234,778.87**
TOTAL LIABILITIES AND EQUITY	**$224,049.03**

Cape St. Claire Improvement Association, Inc.
Profit & Loss - Piers
October 31, 2025 - Final

	October Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Interest Income	7.11	40.20	0.00	40.20	
Late Fees	0.00	0.00	100.00	(100.00)	0%
Miscellaneous Income	0.00	30.00	100.00	(70.00)	30%
Piers - Capital Replacement Assessment	0.00	0.00	23,700.00	(23,700.00)	0%
Piers - Waitlist Fee	0.00	600.00	1,500.00	(900.00)	40%
Rentals/ Slips	(210.55)	1,154.45	119,560.00	(118,405.55)	1%
Total Income	(203.44)	1,824.65	144,960.00	(143,135.35)	
Expense					
General and Administrative					
1 Accounting Fees	95.70	382.80	1,500.00	(1,117.20)	26%
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	3,336.02	(3,336.02)	0%
6 Membrshp(Confernce/Training/Dues)	0.00	0.00	150.00	(150.00)	0%
7 Voluntr Apprec(Refreshments/Misc)	0.00	0.00	250.00	(250.00)	0%
8 Office Supplies/Expense	0.00	0.00	100.00	(100.00)	0%
9 Payroll Expenses & Benefits	199.52	419.84	2,919.31	(2,499.47)	14%
10 Permits	100.00	2,021.70	520.00	1,501.70	389%
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	1,707.92	1,900.00	(192.08)	90%
14 Repairs/Maintenance	341.21	11,010.63	17,500.00	(6,489.37)	63%
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	484.58	2,720.05	10,000.00	(7,279.95)	27%
19 Trash Collection	0.00	0.00	350.00	(350.00)	0%
20 Utilities	1,519.84	4,395.80	15,000.00	(10,604.20)	29%
21 Wages-Town Manager	0.00	0.00	6,425.42	(6,425.42)	0%
22 Wages-Administrator	0.00	0.00	6,308.64	(6,308.64)	0%
23 Wages-Asst. Administrator	1,694.00	3,551.50	4,326.40	(774.90)	82%
24 Wages-Handyman	207.00	626.88	4,326.40	(3,699.52)	14%
25 Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	1,437.24	(1,437.24)	0%
26 Technology/Website	0.00	8.18	150.00	(141.82)	5%
Total General and Administrative	4,641.85	26,845.30	85,469.43	(58,624.13)	31%
Capital Expenditures					
Mandatory Capital Reserve Fund	0.00	0.00	26,191.20	(26,191.20)	0%
Pier Improvements	47,970.00	103,970.00	33,299.37	70,670.63	312%
Total Capital Expenditures	47,970.00	103,970.00	59,490.57	44,479.43	
Total Expenditures	52,611.85	130,815.30	144,960.00	(14,144.70)	
Net Income (Loss)	(52,815.29)	(128,990.65)	0.00	(128,990.65)	

Cape St. Claire Improvement Association, Inc.
Profit & Loss - Maintenance, Caper, Clubhouse
October 31, 2025 - Final

		October Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
	Ordinary Income/Expense					
	Income					
	Caper Advertising	545.00	15,350.00	40,000.00	(24,650.00)	38%
	BLOA Contribution	0.00	4,578.88	13,500.00	(8,921.12)	34%
	CSSC Contribution	0.00	724.37	2,300.00	(1,575.63)	31%
	Maintenance Fees	210.03	855.03	25,000.00	(24,144.97)	3%
	HOA Packets	1,200.00	3,900.00	8,100.00	(4,200.00)	48%
	Interest Income	2.82	10.70	100.00	(89.30)	11%
	Late Fees	199.97	729.97	5,500.00	(4,770.03)	13%
	Miscellaneous Income	150.00	925.00	3,500.00	(2,575.00)	26%
	Non Cash Contribution	0.00	0.00	0.00	0.00	0%
	Clubhouse - Rental Income	5,237.89	24,884.63	65,000.00	(40,115.37)	38%
	SCBD Prior Two-years of NonSCBD Reserves	0.00	0.00	66,400.00	(66,400.00)	0%
	Stickers	20.00	170.00	2,500.00	(2,330.00)	7%
	Total Income	7,565.71	52,128.58	231,900.00	(179,771.42)	
	Expense					
	General and Administrative					
1	Accounting Fees	118.80	475.20	2,500.00	(2,024.80)	19%
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	15,500.00	(15,500.00)	0%
5	Clubhouse Custodial Svcs	0.00	0.00	18,000.00	(18,000.00)	0%
6	Insurance	0.00	0.00	9,900.00	(9,900.00)	0%
7	Legal Services	0.00	0.00	21,205.01	(21,205.01)	0%
8	Membrshp(Confernce/Training/Dues)	0.00	0.00	100.00	(100.00)	0%
9	Voluntr Apprec(Refreshments/Misc)	44.78	(2,705.22)	300.00	(3,005.22)	-902%
10	Events	0.00	0.00	1,000.00	(1,000.00)	0%
11	Office Supplies/Expense	0.00	60.00	1,500.00	(1,440.00)	4%
12	Payroll Expenses & Benefits	0.00	0.00	6,834.28	(6,834.28)	0%
13	Permits	0.00	471.70	500.00	(28.30)	94%
14	Postage	0.00	0.00	1,500.00	(1,500.00)	0%
15	Printing	0.00	186.83	1,500.00	(1,313.17)	12%
16	Property Taxes	0.00	5,566.71	5,000.00	566.71	111%
17	Repairs/Maintenance	131.04	668.04	14,000.00	(13,331.96)	5%
18	Sanitary Services	0.00	0.00	1,100.00	(1,100.00)	0%
19	Signage	0.00	0.00	500.00	(500.00)	0%
20	Telecommunications & Internet	32.80	163.43	500.00	(336.57)	33%
21	Utilities	0.00	0.00	1,000.00	(1,000.00)	0%
22	Wages-Town Manager	0.00	0.00	17,135.84	(17,135.84)	0%
23	Wages-Administrator	0.00	0.00	11,297.84	(11,297.84)	0%
24	Wages-Asst. Administrator	0.00	0.00	2,704.00	(2,704.00)	0%
25	Wages-Beach Attendants	0.00	0.00	10,400.00	(10,400.00)	0%
26	Wages-Groundskeeper	0.00	0.00	10,000.00	(10,000.00)	0%
27	Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	2,973.03	(2,973.03)	0%
	Total General and Administrative	327.42	4,886.69	158,000.00	(153,113.31)	
	Capital Expenditures					
	Shoreline Restoration	0.00	18,098.50	66,400.00	(48,301.50)	27%
	Clubhouse Improvements	0.00	0.00	7,500.00	(7,500.00)	0%
	Beaches and Park Improvements	0.00	0.00	0.00	0.00	
	Total Capital Expenditures	0.00	18,098.50	73,900.00	(7,500.00)	
	Total Expenditures	327.42	22,985.19	231,900.00	(160,613.31)	
	Net Income (Loss)	7,238.29	29,143.39	0.00	(19,158.11)	

Cape St. Claire Improvement Association, Inc.
Profit Loss - Piers & Maintenance
October 31, 2025 - Final

	October Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Caper Advertising	545.00	15,350.00	40,000.00	(24,650.00)	38%
BLOA Contribution	0.00	4,578.88	13,500.00	(8,921.12)	34%
CSSC Contribution	0.00	724.37	2,300.00	(1,575.63)	31%
Maintenance Fees	210.03	855.03	25,000.00	(24,144.97)	3%
HOA Packets	1,200.00	3,900.00	8,100.00	(4,200.00)	48%
Interest Income	9.93	50.90	100.00	(49.10)	51%
Late Fees	199.97	729.97	5,600.00	(4,870.03)	13%
Miscellaneous Income	150.00	955.00	3,600.00	(2,645.00)	27%
Clubhouse - Rental Income	5,237.89	24,884.63	65,000.00	(40,115.37)	38%
Rentals/ Slips	(210.55)	1,154.45	119,560.00	(118,405.55)	1%
Non Cash Contribution	0.00	0.00	0.00	0.00	0%
Piers - Capital Assessment	0.00	0.00	23,700.00	(23,700.00)	0%
Piers - Wait List Fee	0.00	600.00	1,500.00	(900.00)	40%
SCBD Prior Two-Year or NonSCBD Reserves	0.00	0.00	66,400.00	(66,400.00)	0%
Stickers	20.00	170.00	2,500.00	(2,330.00)	7%
Total Income	7,362.27	53,953.23	376,860.00	(322,906.77)	
Expense					
General and Administrative					
1 Accounting Fees	214.50	858.00	4,000.00	(3,142.00)	21%
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	15,500.00	(15,500.00)	0%
5 Clubhouse Custodial Svcs	0.00	0.00	18,000.00	(18,000.00)	0%
6 Front Foot Assessment	0.00	0.00	1,170.00	(1,170.00)	0%
7 Insurance	0.00	0.00	15,900.00	(15,900.00)	0%
8 Legal Services	0.00	0.00	24,541.03	(24,541.03)	0%
9 Membrshp(Confernce/Training/Dues)	0.00	0.00	250.00	(250.00)	0%
10 Voluntr Apprec(Refreshments/Misc)	44.78	(2,705.22)	550.00	(3,255.22)	-492%
11 Events	0.00	0.00	1,000.00	(1,000.00)	0%
12 Office Supplies/Expense	0.00	60.00	1,600.00	(1,540.00)	4%
13 Payroll Expenses & Benefits	199.52	419.84	9,753.58	(9,333.74)	4%
14 Permits	100.00	2,493.40	1,020.00	1,473.40	244%
15 Postage	0.00	0.00	2,000.00	(2,000.00)	0%
16 Printing	0.00	186.83	1,600.00	(1,413.17)	12%
17 Property Taxes	0.00	7,274.63	6,900.00	374.63	105%
18 Repairs/Maintenance	472.25	11,678.67	31,500.00	(19,821.33)	37%
19 Sanitary Services	0.00	0.00	1,200.00	(1,200.00)	0%
20 Sewer	0.00	0.00	100.00	(100.00)	0%
21 Signage	0.00	0.00	1,000.00	(1,000.00)	0%
22 Technology/Website	0.00	8.18	150.00	(141.82)	5%
23 Telecommunications & Internet	517.38	2,883.48	10,500.00	(7,616.52)	27%
24 Trash Collection	0.00	0.00	350.00	(350.00)	0%
25 Utilities	1,519.84	4,395.80	16,000.00	(11,604.20)	27%
26 Wages-Town Manager	0.00	0.00	23,561.26	(23,561.26)	0%
27 Wages-Administrator	0.00	0.00	17,606.48	(17,606.48)	0%
28 Wages-Asst. Administrator	1,694.00	3,551.50	7,030.40	(3,478.90)	51%
29 Wages-Beach Attendant	0.00	0.00	10,400.00	(10,400.00)	0%
30 Wages-Groundskeeper	0.00	0.00	10,000.00	(10,000.00)	0%
31 Wages-Handyman	207.00	626.88	4,326.40	(3,699.52)	14%
32 Wage/Salary Defined Criteria Bosun	0.00	0.00	4,410.28	(4,410.28)	0%
Total General and Administrative	4,969.27	31,731.99	243,469.43	(211,737.44)	
Capital Expenditures					
Beaches and Park Improvements	0.00	0.00		0.00	0%
Clubhouse Improvements	0.00	0.00	7,500.00	(7,500.00)	0%
Shoreline Restoration	0.00	18,098.50	66,400.00	(48,301.50)	27%
Mandatory Capital Reserve Funding	0.00	0.00	26,191.20	(26,191.20)	0%
Piers Improvements	47,970.00	103,970.00	33,299.37	70,670.63	312%
Total Capital Expenditures	47,970.00	122,068.50	133,390.57	(11,322.07)	
Total Expenditures	52,939.27	153,800.49	376,860.00	(223,059.51)	
Net Income (Loss)	(45,577.00)	(99,847.26)	0.00	(99,847.26)	

Cape St. Claire Improvement Association, Inc.
Profit Loss - SCBD
October 31, 2025 - Final

		October Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
	Ordinary Income/Expense					
	Income					
	SCBD/Fees	0.00	0.00	648,636.00	-648,636.00	0%
	Interest Income	3.78	14.11	20.00	-5.89	71%
	Rollover from FY22	0.00	0.00	23,657.00	-23,657.00	0%
	Total Income	3.78	14.11	672,313.00	-672,298.89	
	Expense					
	General and Administrative					
1	Accounting Fees	335.50	1,342.00	6,000.00	(4,658.00)	22.37%
2	Audit Expenses	0.00	0.00	6000.00	(6,000.00)	0.00%
3	Bank Charges	0.00	0.00	150.00	(150.00)	0.00%
4	Caper Print/Edit/Contract&Postage	3,841.95	14,726.12	32,500.00	(17,773.88)	45.31%
5	Collection Fee-AA County	0.00	0.00	2,000.00	(2,000.00)	0.00%
6	Contract Labor	0.00	1,100.00	1,000.00	100.00	110.00%
7	Clubhouse Custodial Services	1,600.00	6,400.00	7,000.00	(600.00)	91.43%
8	Insurance	2,475.31	10,411.94	27,500.00	(17,088.06)	37.86%
9	Legal Services	0.00	5,314.97	10,426.23	(5,111.26)	50.98%
10	Membrshp(Confernce/Training/Dues)	0.00	0.00	1,300.00	(1,300.00)	0.00%
11	Voluntr Apprec(Refreshments/Misc)	132.21	500.00	500.00	-	100.00%
12	Events	0.00	510.94	2,000.00	(1,489.06)	25.55%
13	Mowing	2,560.00	10,240.00	19,200.00	(8,960.00)	53.33%
14	Office Supplies/Expense	644.65	1,945.77	5,900.00	(3,954.23)	32.98%
15	Payroll Expenses & Benefits	5,159.89	19,298.94	30,053.21	(10,754.27)	64.22%
16	Permits	0.00	800.00	800.00	-	100.00%
17	Postage	10.48	91.23	4,000.00	(3,908.77)	2.28%
18	Printing	0.00	0.00	3,500.00	(3,500.00)	0.00%
19	Property Taxes	0.00	3,362.82	4,800.00	(1,437.18)	70.06%
20	Repairs/Maintenance	692.47	10,514.74	28,500.00	(17,985.26)	36.89%
21	Sanitary Services	1,721.44	6,885.76	13,800.00	(6,914.24)	49.90%
22	Sewer	0.00	139.34	500.00	(360.66)	27.87%
23	Signage	0.00	0.00	1,000.00	(1,000.00)	0.00%
24	Telecommunications & Internet	92.62	461.52	3,500.00	(3,038.48)	13.19%
25	Trash Collection	440.40	1,574.40	6,650.00	(5,075.60)	23.68%
26	Utilities	1,317.42	5,139.09	14,000.00	(8,860.91)	36.71%
27	Vehicle Fuel & Maintenance	91.98	547.48	2,500.00	(1,952.52)	21.90%
28	Wages-Town Manager	10,955.10	32,724.86	71,383.11	(38,658.25)	45.84%
29	Wages-Administrator	7,674.24	25,431.46	48,903.51	(23,472.05)	52.00%
30	Wages-Asst Administrator	154.00	1,552.38	3,244.80	(1,692.42)	47.84%
31	Wages-Asst Admin (Mtg Spt)	150.00	600.00	3,028.48	(2,428.48)	19.81%
32	Wages-Beach Attendant	0.00	32,035.47	43,745.00	(11,709.53)	73.23%
33	Wages-Groundskeeper	3,730.38	10,106.26	15,000.00	(4,893.74)	67.38%
34	Wages-Security Patrol	5,622.50	15,717.50	55,440.00	(39,722.50)	28.35%
35	Wage/Salary Annual Def Criteria Bonus	0.00	0.00	10,820.86	(10,820.86)	0.00%
36	Website/Technology	222.54	889.32	5,500.00	(4,610.68)	16.17%
	Total General and Administrative	49,625.08	220,364.31	492,145.20	-271,780.89	
	Capital Expenditures					
	Clubhouse Improvements	9,400.00	14,000.00	0.00	4,600.00	
	Mandatory Capital Reserve Funding	0.00	0.00	105,167.80	(105,167.80)	0.00
	Shoreline Erosion Restoration	1,650.32	6,711.32	75,000.00	(68,288.68)	8.95%
	Total Capital Expenditures	11,050.32	20,711.32	180,167.80	-173,456.48	
	Total Expenditures	60,675.40	241,075.63	672,313.00	-445,237.37	
	Net Income (Loss)	-60,671.62	-241,061.52	0.00	-227,061.52	

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of October 31, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Checking Accounts	
General Checking - BB&T	10,501.95
Payroll Checking - BB&T	676.56
Total Checking Accounts	**11,178.51**
Money Market Accounts	
Maintenance MM - BB&T	255,817.52
Maintenance MM - Grants	50,664.20
Total Maintenance MM - BB&T	**306,481.72**
Piers MM - BB&T	115,146.20
Total Money Market Accounts	**421,627.92**
Petty Cash	
Maintenance	250.00
Total Petty Cash	**250.00**
Piers Capital Reserve	122,289.27
Total Bank Accounts	**$555,345.70**
Accounts Receivable	
Accounts Receivable	1,410.33
Total Accounts Receivable	**$1,410.33**
Other Current Assets	
Due From SCBD	47.53
Undeposited Funds	1,897.37
Total Other Current Assets	**$1,944.90**
Total Current Assets	**$558,700.93**
Fixed Assets	
Maintenance	94.50
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
Total Maintenance	**108,824.91**
Membership	
Accumulated Depreciation	-123,702.00
Buildings	145,853.43
Furniture & Fixtures	1,482.84
Total Membership	**23,634.27**

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of October 31, 2025

	TOTAL
Piers	
Accumulated Depreciation	-168,424.00
Buildings & Piers	220,307.64
Total Piers	51,883.64
Total Fixed Assets	**$184,342.82**
Other Assets	
WIP - Shoreline Restoration Project	1,042,172.50
Total Other Assets	**$1,042,172.50**
TOTAL ASSETS	**$1,785,216.25**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
A/P - State Income Tax	53.00
Due to SCBD	-281.15
Grants	236.00
Payroll Liabilities	-2,071.47
Prepaid Advertising	1,147.12
Prepaid Maintenance Fees	685.00
Security Deposit Clubhouse	6,777.12
Total Other Current Liabilities	**$6,545.62**
Total Current Liabilities	**$6,545.62**
Long-Term Liabilities	
N/P - BB&T	437,172.50
Total Long-Term Liabilities	**$437,172.50**
Total Liabilities	**$443,718.12**
Equity	
Net Assets	
Net Assets-Piers & Maintenance	
Net Assets-Maintenance	280,614.21
Net Assets-Piers	168,038.88
Total Net Assets-Piers & Maintenance	448,653.09
Total Net Assets	448,653.09
Net Assets-Comm. Defense Fund	12,543.76
Net Assets-Old Clubhouse	11,500.24
Retained Earnings	968,648.30
Net Income	-99,847.26
Total Equity	**$1,341,498.13**
TOTAL LIABILITIES AND EQUITY	**$1,785,216.25**

SCBD - Cape St. Claire Improvement Association

Balance Sheet

As of October 31, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Cash Held by the County	275.94
Checking Accounts	
BB&T Checking -7627	5,403.88
SCBD Checking - BB&T	83,198.23
Total Checking Accounts	**88,602.11**
CSCIA Capital Reserve	85,229.20
Total Bank Accounts	**$174,107.25**
Total Current Assets	**$174,107.25**
TOTAL ASSETS	**$174,107.25**
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
Net Assets-SCBD	305,390.11
Retained Earnings	109,778.66
Net Income	-241,061.52
Total Equity	**$174,107.25**
TOTAL LIABILITIES AND EQUITY	**$174,107.25**

RESIDENTS - LAST NAME A-J

Cape St. Claire
Improvement Association, Inc.

Membership Meeting

Meeting Date: January 13, 2026

MEMBERS: **SIGN-UP SHEET**

	Printed Name	Signature
1.	Leslie Coble	Leslie Coble
2.	Jason Baybutt	[illegible]
3.	George Breeden	[illegible]
4.	Adam Thor Harris	[illegible]
5.	Brad Hill	[illegible]
6.	Dottie Ballard	[illegible]
7.	Marcia Dudley	[illegible]
8.	Larry Jennings	Larry Jennings
9.	Todd Dallanegra	[illegible] Dallnegra
10.	Edward Hayes	[illegible]
11.	Cheri Fairchild	[illegible]
12.	Joseph Angel	[illegible]
13.	Kathy Huntley	[illegible]
14.	Roy Benner	Roy E Benner
15.	Rebecca B Benner	[illegible]
16.	Charles Corliss	[illegible]
17.	H. Byron Matthews	[illegible]
18.	Louis G Biondi	[illegible]
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RESIDENTS - LAST NAME K-Z

Cape St. Claire
Improvement Association, Inc.

Membership Meeting

Meeting Date: January 13, 2026

MEMBERS: **SIGN-UP SHEET**

	Printed Name	Signature
1.	Jerome Zadera	
2.	Debbie Zadera	
3.	Jerome Zadera Jr	
4.	Andrew Sanchez	
5.	Mary Lamb	
6.	Michele Shipley	
7.	Carol Moore	Carol Moore
8.	Charlie Moore	CHARLIE MOORE
9.	Neil Pumphrey	
10.	Stephanie Pumphrey	
11.	~~[illegible]~~	
12.	Bill RAPPOPORT	Bill RAppopo
13.	MATT LAYMAN	Matt
14.	JOHN BERGER	JOHN BERGER
15.	Katie Zadera	
16.	[illegible] Onsson	
17.	Tom Zadera	
18.	Charlie Shoul	
19.	Phil Onsson	
20.	Stacey Wildhagen	
21.	Trey Meeks	
22.	Mary Alice Ross	MARoss
23.	Blake Mo[illegible]	
24.	RON MALFI	
25.	Dave Titus	
26.	Jeanne Klingler	
27.	Neil Macinder	
28.		
29.		
30.		

NON-RESIDENTS

Cape St. Claire
Improvement Association, Inc.

Membership Meeting

Meeting Date: January 13, 2026

GUESTS: SIGN-UP SHEET

	Printed Name	Signature
1.	Natalie Ogilvie (Mago Vista)	[signature]
2.	Frank Tewey	Town Manager
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