Cape St. Claire
IMPROVEMENT ASSOCIATION
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Annual Membership Meeting

January 14, 2025

Agenda

President's Remarks

Introduction of Candidates

2026 Budget Discussion

Final Voting

Approval of Minutes

Approval of Financials

Old Business

New Business

Election Results

Comments from the Floor

Adjournment

Quarterly Meeting October 22, 2024

In attendance: President Jerome Zadera, Governors Joe Angel, Beau Breeden, Cheri Fairchild, Mary Lamb, Neil Macindoe, Kim Pollack, Michele Shipley, Town Manager Frank Tewey, Budget Committee members Blake Morris and Charlie Shoul, residents Ryan Anderson, Dottie Ballard, Jane Barss, Roy & Becky Benner, Diana Carey, Brian Corcoran, Todd Dallanegra, Cindi Edelschein, David Einstein, Cathy Gazzo, Cheryl Gorman, Robert Hamilton, Frances & Lud Kimbrough, Jeanne & Marion Klingler, Brad Knopf, Ron Malfi, Lincoln & Karen Minor, Phil & Sandy Ourisson, Kim Poffel, Pamela Porter-Smith, Bill Rappoport, Loren Shipley, and Stacey Wildberger.

President Zadera called the meeting to order at 7:30 pm and thanked all for attending. He noted that the focus has changed from summer to the budget and preparing for next year. With pipe replacement happening on Hampton Dr. and Halloween coming up, he asked that drivers avoid that street and use caution if they must travel that way. There is a call for nominations to fill open board and budget committee positions for 2025, so please reach out if you want to serve.

MINUTES AND FINANCIAL STATEMENTS

Minutes of the July 23, 2024 quarterly meeting were reviewed. A motion was made by Brad Knopf to approve the minutes, seconded by Becky Benner, and approved unanimously.

The financial statements for May through July of 2024 were reviewed. A motion to approve was made by Ron Malfi and seconded by Charlie Shoul. Balances of the bank accounts as of July 31, 2024 were (approx.): Maintenance $172,000, grants $192,000, Piers $300,000, Special Community Benefits District (SCBD) $240,000. A new resident asked what SCBD means, and Governor Breeden explained the agreement Cape St Claire Improvement Association (CSCIA) entered with the county in 1989 where special tax is collected by the county through real estate tax bills and paid to CSCIA. CSCIA must submit a budget to the county for approval and operate withing the restrictions of the county SCBD laws. Maintenance fees, clubhouse rentals, slip fees, Caper advertising, etc. make up the remainder of the revenues and are used for expenses beyond the SCBD tax. The motion passed unanimously.

BUDGET

Town Manager Tewey presented the proposed budget for Fiscal year 2026 (FY26). The budget committee includes three elected members-Chairman Charlie Moore, Charlie Shoul, Blake Morris, two appointed governors -Governor Shipley and Governor Angel, and one non-appointed Governor- Thor Harris. The committee used actual revenues and expenses from the prior year as the basis for FY26 expectations. The proposed increase to the annual SCBD assessment is $13, raising it to $283 per tax account. There will be an increase in clubhouse and slip rental fees. With maintenance fees, clubhouse rentals, slip fees, Caper advertising, reimbursements from the Business Lot Owners Association (BLOA) and Swim Club, rollover from FY24 of $23,657, and SCBD assessments, income is budgeted at $1,049,173. Caper costs, legal fees, and maintenance line items were decreased. Repairs/maintenance was also decreased because capital reserves will be used as expected for some of those expenses. The most significant increases in expenses are for insurance, telecommunications, proving a cost-of-living increase to full-time employees and a stipend to the webmaster, increasing police patrols, fully staffing beach attendants, and changing the office administrator position to full-time. Capital improvements include converting the old main office to a conference room and storage. The capital reserve scheduled increase as mandated by the study performed last year is 6%. The overall increase to the budget is 4.81%. The budget will be posted in The Caper and voted on by the membership at the January 2025 Annual Meeting. Contact Mr. Tewey with input. President Zadera thanked the budget committee members for their hard work.

BREAK - A break was taken at 7:51 pm, and the meeting reconvened at 8:03 pm.

TOWN MANAGER

Town Manager Tewey reported that the State Highway Administration pilot program for Rt 50 access road closures concluded in August. Feedback can be provided at shainput@mdot.maryland.gov. The Broadneck Peninsula Trail project is behind schedule due to soil issues but still progressing. Updates can be found on the county website. The county also has a "report a concern" webpage, the 311 phone app, and the 311 phone number to report issues with roads, trash, abandoned vehicles, dangerous trees in right of ways, etc. CSCIA has no authority or control of roadways or trees on county property, but monitors the concerns made via the county. Clubhouse bookings are strong, with very few weekend dates available for 2024. Click on dates in the calendar on the CSCIA.org website homepage to check availability. Two skylights in the office were replaced due to leaking. A letter was sent to homeowners adjacent to the clubhouse field informing that installation of a black chain link fence to replace the wooden one is planned for spring of 2025, and they may choose to keep the section of wooden fence along their property but will have to assume maintenance responsibility. The building committee meets once a month to review building applications. Please check Cape Building Codes, which are totally independent from county codes, on our website before planning or undertaking projects. There were no significant legislative changes this quarter. Bids are being reviewed for replacement of the small pier and ramp decking at Deep Creek as well as improvements to the bulkhead. Aging trees on CSCIA property are being addressed on a case-by-case basis. Dangerous trees will be removed, and others monitored for later removal as budget allows. Mr. Tewey commended the 28 beach attendants, saying all will be invited back for 2025 because he received only compliments concerning their work. The Cape has little crime, and the most common is theft of opportunity. Lock cars and boats and keep valuables out of sight. Report suspicious activity to the police and contact Mr. Tewey if you have a repetitive issue. We continue to have off-duty police 16 nights per month. CSCIA continues to work with Youth Sailing regarding use of the kayak racks. Two infant and two child swings were replaced at the main beach. Upcoming meetings are: Broadneck Council of Communities (BCC) is to be determined (check the website for updates), Board of Governors - Nov. 11, 2024 at 7:30 pm and the Annual Membership meeting with elections and budget voting - January 14, 2025 at 7:30 pm.

OLD BUSINESS

Governor Breeden reported that the beach project is focused on two phases. The first is in conjunction with the Little Magothy River Association (LRMA) dredge of the Little Magothy River, for which LMRA was awarded a $900,000 Waterway Improvement Grant. Bayland Management is the contractor for that project, which will produce over 6,000 yd^3 of sand that we hope to acquire. CSCIA would pay for permitting and design, but the construction would be paid for by the county. BioHabitats is under contract for the design and wants to submit permit applications as soon as possible to start the mandatory 240-day review process with the Maryland Department of the Environment (MDE). The sand would be placed by hydraulic pump in the water to restore eroded beach, first at the main beach near the inlet, then at Lake Claire between the oyster balls/root wads and the inlet to the lake. The goal at Lake Claire is to create a sand dune in the water to allow for sand to shift naturally and reduce water entering the lake to more of a tidal flow. The second phase involves 4 other sites along the Little Magothy River and Deep Creek. One grant for stream restoration design of $75,000 was received from US Fish and Wildlife and another is expected. Alliance for the Chesapeake put out a request for proposal for design work. They will apply for a construction grant of up to $1 million after design. See our website for more information.

Governor Breeden said pier slip rental rates are increasing but noted that our fees are still well below the standard rates in the area. The average Cape slip price is around $600/year. Slips with 30-amp electrical service will increase by 10% and others by 5%. The piers committee has worked to build up savings for capital improvements as the piers are not part of the SCBD budget and almost completely self-sustaining. In the past 10 years or so, the Little Magothy pier, the large Deep Creek pier and about half of the Lake Claire pier have been replaced. The small pier at Deep Creek was built in 1968 and the boat ramp in 1994. While the concrete of the ramp itself is fine, the decking and pilings are failing. These, along with 10 finger piers and the portion of the bulkhead not improved in 2009, need replacement. Bids in 2018 for the work were less than $100,000 and saving for the project has occurred but the current estimates range from $260,000-360,000, depending on size and quality of materials. The pier committee has approved using $140,000 in savings for this project, with the understanding that next year another $140,000 would be used if the work can be split into phases. After that work is complete, saving will begin for replacing the other half of the Lake Claire pier.

President Zadera congratulated Governor Breeden on his recent wedding. Cheers!

NEW BUSINESS

President Zadera reported the deadline for public comment on building the new fire station in the critical area has passed. The county reached an agreement with Goshen Farm to plant on their property as offset.
The crosswalk requested by residents last year has been established. The resident who spearheaded the effort sent a note of thanks to the board.
There will be a boat parade in Deep Creek on November 16 hosted by Donnelly's Dockside. Contact them for more information.
President Zadera announced that he and several board members met with the owners of Fairwinds Marina regarding plans to build senior living housing with 30-50 units on 3-5 acres of the Fairwinds property, which would have a significant impact on our community. They claim it is only in the concept phase and that no permits have been sought. He has worked with Messick & Associates civil engineering firm. Governor Breeden said Larry Goldberg purchased the marina about 10 years ago. It is zoned Marina B, which allows for a variety of marine services as well as a restaurant, clubhouse, or hotel. It does not allow for residential housing. Mr. Goldberg wants to maximize the income of the property that is mostly boat storage now. A textual amendment would have to be approved by the county council and signed by the county executive. County councilwoman Amanda Fiedler reached out to Governor Breeden to ask if the community supports this idea, and he said he would get feedback. The Goldbergs have purchased a home in Atlantis that borders the marina that could potentially be used as a utility easement. CSCIA rejected an earlier request from Fairwinds to tie into the sewer line by crossing under the Lake Claire beach entrance. In discussion, several concerns were raised. Some of the questions/answers are as follows:
Is Fairwinds part of CSCIA or Atlantis? No- while part of the SCBD fee area, it is not in the deeded CSCIA or Atlantis lots. It could not become part of CSCIA as only single-family homes are allowed.
Would a new development be required to have affordable housing? Yes, per Anne Arundel county Bill 72-24, a percentage would have to be moderately priced, which mean more builder grade fixtures and fewer premium materials and amenities.
Would roads need to be widened? Probably not, except potentially Fairwinds Drive.

When could this happen? Estimated at least 5-6 years before construction could be possible. It would be a long process of planning, designing, permitting and variances, studies, etc.
Has CSCIA sought legal advice? No. At this point, with nothing concrete, there is nothing to do except let the county council know if we support the idea or not.
If a development is built, will the marina continue to operate? Yes, the marina would still have slips, repairs, storage, etc.
If a development is denied, what will happen? Mr. Goldberg plans to increase the use of the property, possibly a boatel.
If Amanda Fiedler does not support it, can it still pass? Yes, if another councilperson brings it forward and it gets majority support from the council and the county executive.
Would it always remain 55 and over? Probably not. The schools in the area are not at capacity, which means building is allowed and Mr. Goldberg does not have to make it 55+ at all.
Many concerns were raised such as more traffic through the community added to already dangerous intersections, runoff from more impervious surface, use of the beaches and policing that, etc. A resident noted that we should take advantage of the time factor and find out more details. He noted that residences might not be the worst thing that could happen there and that the amount of space available might allow for more than 50 units. He suggested a study to find out what use would be most beneficial to all parties. Mr. Goldberg had offered to call into this meeting from Florida. It was noted that the marina is only busy for about half the year, but residential units would be year-round. Ron Malfi made a motion that residential housing should not be allowed on Marina B zoned property at Fairwinds. It was seconded by Jane Barss. There were 23 votes for the motion, 3 abstentions and one person did not vote or abstain, so the motion passed. An additional comment was made that water and sewer are needed for most improvements such as a boatel, restaurant or clubhouse.

COMMENTS

Stacey Wildberger said the Cape Conservation Corps (CCC) continues to work on controlling invasive species around the Cape. Thirty-three volunteers planted trees, shrubs and plants at Little Magothy Beach last weekend, Little Learning Libraries were installed and will be stocked soon with reference books, sketch books, other resources and books to take. There will be an open house celebration when they are complete. The plant sale was successful- thank you to all who supported and purchased. Paths at Little Magothy Beach and Serene Ravine will be mulched this fall. CCC continues to look for grants offering funds for restoration. They will have a speaker event with a silent auction on November 15 at 6:30 pm. George Mauer will speak about how to use trees, understory trees, shrubs and plants to create a bird-friendly yard. The auction will have sculptures, photographs, paintings, etc. from Cape resident artists.

ADJOURNMENT

A motion to adjourn was made by Phil Ourisson, seconded by Ron Malfi and approved unanimously. The Oct. 22, 2024 CSCIA Quarterly Membership Meeting was adjourned at 9:12 pm.

Cape St. Claire Improvement Association, Inc.
Profit & Loss - Piers
August 31, 2024 - Final

		August Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense						
Income						
	Interest Income	2.53	5.09	0.00	5.09	
	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	23,700.00	(23,700.00)	0%
	Piers - Waitlist Fee	0.00	600.00	1,500.00	(900.00)	40%
	Rentals/ Slips	202.50	615.00	112,305.00	(111,690.00)	1%
Total Income		205.03	1,220.09	137,705.00	(136,484.91)	
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	2,062.20	(2,062.20)	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	26.72	45.12	2,673.36	(2,628.24)	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	1,715.76	1,715.76	1,900.00	(184.24)	90%
14	Repairs/Maintenance	632.00	1,300.94	15,000.00	(13,699.06)	9%
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	26.11	1,551.81	8,500.00	(6,948.19)	18%
19	Trash Collection	0.00	0.00	350.00	(350.00)	0%
20	Utilities	559.62	1,852.91	15,000.00	(13,147.09)	12%
21	Wages-Town Manager	0.00	0.00	6,178.29	(6,178.29)	0%
22	Wages-Administrator	0.00	0.00	6,066.00	(6,066.00)	0%
23	Wages-Asst. Administrator	228.25	466.75	4,160.00	(3,693.25)	11%
24	Wages-Handyman	105.75	105.75	4,160.00	(4,054.25)	3%
25	Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	1,265.84	(1,265.84)	0%
26	Technology/Website	0.00	0.00	150.00	(150.00)	0%
Total General and Administrative		3,389.91	7,230.44	78,955.69	(71,725.25)	9%
Capital Expenditures						
	Mandatory Capital Reserve Fund	0.00	0.00	24,708.60	(24,708.60)	0%
	Pier Improvements	0.00	0.00	34,040.71	(34,040.71)	0%
Total Capital Expenditures		0.00	0.00	58,749.31	(58,749.31)	
Total Expenditures		3,389.91	7,230.44	137,705.00	(130,474.56)	
Net Income (Loss)		(3,184.88)	(6,010.35)	0.00	(6,010.35)	

Cape St. Claire Improvement Association, Inc.
Profit & Loss - Maintenance, Caper, Clubhouse
August 31, 2024 - Final

	August Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Caper Advertising	1,120.00	12,920.00	42,000.00	(29,080.00)	31%
BLOA Contribution	4,578.22	4,578.22	12,500.00	(7,921.78)	37%
CSSC Contribution	0.00	0.00	2,100.00	(2,100.00)	0%
Maintenance Fees	210.00	900.00	25,000.00	(24,100.00)	4%
HOA Packets	1,350.00	1,500.00	11,000.00	(9,500.00)	14%
Interest Income	3.29	6.54	100.00	(93.46)	7%
Late Fees	180.00	515.00	5,500.00	(4,985.00)	9%
Miscellaneous Income	350.00	550.00	4,750.00	(4,200.00)	12%
Non Cash Contribution	0.00	0.00	0.00	0.00	0%
Clubhouse - Rental Income	7,147.60	12,557.60	50,000.00	(37,442.40)	25%
Stickers	30.00	150.00	2,000.00	(1,850.00)	8%
Total Income	14,969.11	33,677.36	154,950.00	(121,272.64)	
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	17,500.00	(17,500.00)	0%
5 Clubhouse Custodial Svcs	0.00	0.00	18,000.00	(18,000.00)	0%
6 Insurance	0.00	0.00	9,000.00	(9,000.00)	0%
7 Legal Services	0.00	0.00	17,342.98	(17,342.98)	0%
8 Membrshp(Confernce/Training/Dues)	0.00	0.00	650.00	(650.00)	0%
9 Voluntr Apprec(Refreshments/Misc)	291.69	291.69	300.00	(8.31)	97%
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	6,596.21	(6,596.21)	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	245.00	1,500.00	(1,255.00)	16%
16 Property Taxes	5,624.44	5,624.44	5,000.00	624.44	112%
17 Repairs/Maintenance	171.00	649.95	14,000.00	(13,350.05)	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	32.42	32.42	500.00	(467.58)	6%
21 Utilities	0.00	0.00	1,000.00	(1,000.00)	0%
22 Wages-Town Manager	0.00	0.00	16,476.77	(16,476.77)	0%
23 Wages-Administrator	0.00	0.00	10,863.31	(10,863.31)	0%
24 Wages-Asst. Administrator	0.00	0.00	2,600.00	(2,600.00)	0%
25 Wages-Beach Attendants	0.00	0.00	10,400.00	(10,400.00)	0%
26 Wages-Groundskeeper	0.00	0.00	10,400.00	(10,400.00)	0%
27 Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	3,170.73	(3,170.73)	0%
Total General and Administrative	6,238.35	7,081.10	154,950.00	(147,868.90)	
Capital Expenditures					
Shoreline Restoration	9,076.00	10,168.00	0.00	0.00	
Clubhouse Improvements	0.00	0.00	0.00	0.00	
Beaches and Park Improvements	0.00	0.00	0.00	0.00	
Total Capital Expenditures	9,076.00	10,168.00	0.00	0.00	
Total Expenditures	15,314.35	17,249.10	154,950.00	(147,868.90)	
Net Income (Loss)	(345.24)	16,428.26	0.00	26,596.26	

Cape St. Claire Improvement Association, Inc.
Profit Loss - Piers & Maintenance
August 31, 2024 - Final

		August Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
	Ordinary Income/Expense					
	Income					
	Caper Advertising	1,120.00	12,920.00	42,000.00	(29,080.00)	31%
	BLOA Contribution	4,578.22	4,578.22	12,500.00	(7,921.78)	37%
	CSSC Contribution	0.00	0.00	2,100.00	(2,100.00)	0%
	Maintenance Fees	210.00	900.00	25,000.00	(24,100.00)	4%
	HOA Packets	1,350.00	1,500.00	11,000.00	(9,500.00)	14%
	Interest Income	5.82	11.63	100.00	(88.37)	12%
	Late Fees	180.00	515.00	5,600.00	(5,085.00)	9%
	Miscellaneous Income	350.00	550.00	4,850.00	(4,300.00)	11%
	Clubhouse - Rental Income	7,147.60	12,557.60	50,000.00	(37,442.40)	25%
	Rentals/ Slips	202.50	615.00	112,305.00	(111,690.00)	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	600.00	1,500.00	(900.00)	40%
	Stickers	30.00	150.00	2,000.00	(1,850.00)	8%
	Total Income	15,174.14	34,897.45	292,655.00	(257,757.55)	
	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	17,500.00	(17,500.00)	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	15,000.00	(15,000.00)	0%
8	Legal Services	0.00	0.00	19,405.18	(19,405.18)	0%
9	Membrship(Confernce/Training/Dues)	0.00	0.00	800.00	(800.00)	0%
10	Voluntr Apprec(Refreshments/Misc)	291.69	291.69	550.00	(258.31)	53%
11	Events	0.00	0.00	1,000.00	(1,000.00)	0%
13	Office Supplies/Expense	0.00	0.00	1,600.00	(1,600.00)	0%
14	Payroll Expenses & Benefits	26.72	45.12	9,269.57	(9,224.45)	0%
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	245.00	1,600.00	(1,355.00)	15%
18	Property Taxes	7,340.20	7,340.20	6,900.00	440.20	106%
19	Repairs/Maintenance	803.00	1,950.89	29,000.00	(27,049.11)	7%
20	Sanitary Services	0.00	0.00	1,200.00	(1,200.00)	0%
21	Sewer	0.00	0.00	100.00	(100.00)	0%
22	Signage	0.00	0.00	1,000.00	(1,000.00)	0%
23	Technology/Website	0.00	0.00	150.00	(150.00)	0%
24	Telecommunications & Internet	58.53	1,584.23	9,000.00	(7,415.77)	18%
25	Trash Collection	0.00	0.00	350.00	(350.00)	0%
26	Utilities	559.62	1,852.91	16,000.00	(14,147.09)	12%
27	Wages-Town Manager	0.00	0.00	22,655.06	(22,655.06)	0%
28	Wages-Administrator	0.00	0.00	16,929.31	(16,929.31)	0%
29	Wages-Asst. Administrator	228.25	466.75	6,760.00	(6,293.25)	7%
30	Wages-Beach Attendant	0.00	0.00	10,400.00	(10,400.00)	0%
31	Wages-Groundskeeper	0.00	0.00	10,400.00	(10,400.00)	0%
32	Wages-Handyman	105.75	105.75	4,160.00	(4,054.25)	3%
33	Wage/Salary Defined Criteria Bosun	0.00	0.00	4,436.57	(4,436.57)	0%
	Total General and Administrative	9,628.26	14,311.54	233,905.69	(219,594.15)	
	Capital Expenditures					
	Beaches and Park Improvements	0.00	0.00	0.00	0.00	0%
	Clubhouse Improvements	0.00	0.00	0.00	0.00	0%
	Shoreline Restoration	9,076.00	10,168.00	0.00	0.00	
	Mandatory Capital Reserve Funding	0.00	0.00	24,708.60	(24,708.60)	0%
	Piers Improvements	0.00	0.00	34,040.71	(34,040.71)	0%
	Total Capital Expenditures	9,076.00	10,168.00	58,749.31	(58,749.31)	
	Total Expenditures	18,704.26	24,479.54	292,655.00	(278,343.46)	
	Net Income (Loss)	(3,530.12)	10,417.91	0.00	20,585.91	

Cape St. Claire Improvement Association, Inc.
Profit Loss - SCBD
August 31, 2024 - Final

		August Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense						
Income						
	SCBD/Fees	0.00	0.00	621,000.00	(621,000.00)	0%
	Interest Income	0.00	0.00	20.00	(20.00)	0%
	Rollover from FY22	0.00	0.00	9,815.00	(9,815.00)	0%
Total Income		0.00	0.00	630,835.00	(630,835.00)	
Expense						
General and Administrative						
1	Accounting Fees	335.50	671.00	6,000.00	(5,329.00)	11%
2	Audit Expenses	0.00	0.00	6,000.00	(6,000.00)	0%
3	Bank Charges	0.00	0.00	150.00	(150.00)	0%
4	Caper Print/Edit/Contract&Postage	3,787.61	6,539.96	32,500.00	(25,960.04)	20%
5	Collection Fee-AA County	0.00	0.00	2,000.00	(2,000.00)	0%
6	Contract Labor	0.00	1,000.00	1,000.00	-	100%
7	Clubhouse Custodial Services	2,050.00	3,650.00	7,000.00	(3,350.00)	52%
8	Insurance	2,697.92	5,372.73	25,000.00	(19,627.27)	21%
9	Legal Services	851.01	1,135.01	17,057.87	(15,922.86)	7%
10	Membrshp(Confernce/Training/Dues)	0.00	0.00	1,300.00	(1,300.00)	0%
11	Voluntr Apprec(Refreshments/Misc)	341.00	341.00	500.00	(159.00)	68%
12	Events	0.00	325.64	2,000.00	(1,674.36)	16%
13	Mowing	1,740.00	4,060.00	18,700.00	(14,640.00)	22%
14	Office Supplies/Expense	390.51	934.84	5,000.00	(4,065.16)	19%
15	Payroll Expenses & Benefits	3,694.94	7,020.37	26,635.99	(19,615.62)	26%
16	Permits	0.00	0.00	500.00	(500.00)	0%
17	Postage	0.00	70.35	4,000.00	(3,929.65)	2%
18	Printing	0.00	0.00	3,500.00	(3,500.00)	0%
19	Property Taxes	3,377.79	3,377.79	4,350.00	(972.21)	78%
20	Repairs/Maintenance	1,348.01	1,861.75	32,000.00	(30,138.25)	6%
21	Sanitary Services	1,665.60	3,481.30	12,500.00	(9,018.70)	28%
22	Sewer	0.00	0.00	500.00	(500.00)	0%
23	Signage	0.00	0.00	1,000.00	(1,000.00)	0%
24	Telecommunications & Internet	91.55	91.55	3,500.00	(3,408.45)	3%
25	Trash Collection	462.19	924.38	6,650.00	(5,725.62)	14%
26	Utilities	958.36	2,012.28	14,000.00	(11,987.72)	14%
27	Vehicle Fuel & Maintenance	101.22	219.32	2,500.00	(2,280.68)	9%
28	Wages-Town Manager	7,397.52	14,795.04	68,637.61	(53,842.57)	22%
29	Wages-Administrator	4,745.36	9,534.86	47,022.61	(37,487.75)	20%
30	Wages-Asst Administrator	0.00	0.00	3,120.00	(3,120.00)	0%
31	Wages-Asst Admin (Mtg Spt)	450.00	450.00	2,912.00	(2,462.00)	15%
32	Wages-Beach Attendant	12,149.64	24,987.25	31,200.00	(6,212.75)	80%
33	Wages-Custodial Services	0.00	0.00	0.00	-	0%
34	Wages-Groundskeeper	1,901.63	3,771.13	15,600.00	(11,828.87)	24%
35	Wages-Security Patrol	3,165.00	5,835.00	36,400.00	(30,565.00)	16%
36	Wage/Salary Annual Def Criteria Bonus	0.00	0.00	12,884.52	(12,884.52)	0%
37	Website/Technology	142.22	390.43	3,000.00	(2,609.57)	13%
Total General and Administrative		53,844.58	102,852.98	456,620.60	(353,767.62)	
Capital Expenditures						
	Mandatory Capital Reserve Funding	0.00	0.00	99,214.40	(99,214.40)	0%
	Shoreline Erosion Restoration	1,876.98	3693.40	75000.00	(71,306.60)	5%
Total Capital Expenditures		1,876.98	3,693.40	174,214.40	(170,521.00)	
Total Expenditures		55,721.56	106,546.38	630,835.00	(524,288.62)	
Net Income (Loss)		-55,721.56	-106,546.38	0.00	(106,546.38)	

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of August 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Checking Accounts	
General Checking - BB&T	16,452.42
Payroll Checking - BB&T	667.45
Total Checking Accounts	17,119.87
Money Market Accounts	
Maintenance MM - BB&T	177,772.20
Maintenance MM - Grants	183,104.00
Total Maintenance MM - BB&T	360,876.20
Piers MM - BB&T	157,314.70
Piers Capital Improvement - BB&T	140,175.00
Total Piers MM - BB&T	297,489.70
Total Money Market Accounts	658,365.90
Petty Cash	
Maintenance	250.00
Total Petty Cash	250.00
Total Bank Accounts	$675,735.77
Accounts Receivable	
Accounts Receivable	1,410.33
Total Accounts Receivable	$1,410.33
Other Current Assets	
Due From SCBD	337.89
Undeposited Funds	1,187.37
Total Other Current Assets	$1,525.26
Total Current Assets	$678,671.36
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
Total Maintenance	108,730.41

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of August 31, 2024

	TOTAL
Membership	
Accumulated Depreciation	-123,702.00
Buildings	145,853.43
Furniture & Fixtures	1,482.84
Total Membership	23,634.27
Piers	
Accumulated Depreciation	-168,424.00
Buildings & Piers	220,307.64
Total Piers	51,883.64
Total Fixed Assets	$184,248.32
Other Assets	
WIP - Shoreline Restoration Project	1,042,172.50
Total Other Assets	$1,042,172.50
TOTAL ASSETS	$1,905,092.18
LIABILITIES AND EQUITY	
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	7,182.41
Total Other Current Liabilities	$7,232.06
Total Current Liabilities	$7,232.06
Long-Term Liabilities	
N/P - BB&T	481,172.50
Total Long-Term Liabilities	$481,172.50
Total Liabilities	$488,404.56
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	933,572.62

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of August 31, 2024

	TOTAL
Net Income	10,417.91
Total Equity	$1,416,687.62
TOTAL LIABILITIES AND EQUITY	$1,905,092.18

SCBD - Cape St. Claire Improvement Association

Balance Sheet

As of August 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Cash Held by the County	5.00
Checking Accounts	
BB&T Checking -7627	11,857.25
SCBD Checking - BB&T	187,319.47
Total Checking Accounts	199,176.72
Total Bank Accounts	$199,181.72
Total Current Assets	$199,181.72
TOTAL ASSETS	$199,181.72
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Cape St. Claire	337.99
Total Other Current Liabilities	$337.99
Total Current Liabilities	$337.99
Total Liabilities	$337.99
Equity	
Net Assets-SCBD	281,733.09
Retained Earnings	23,657.02
Net Income	-106,546.38
Total Equity	$198,843.73
TOTAL LIABILITIES AND EQUITY	$199,181.72

Cape St. Claire Improvement Association, Inc.
Profit & Loss - Piers
September 30, 2024 - Final

	September Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Interest Income	2.42	7.51	0.00	7.51	
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	23,700.00	(23,700.00)	0%
Piers - Waitlist Fee	0.00	800.00	1,500.00	(700.00)	53%
Rentals/ Slips	200.00	615.00	112,305.00	(111,690.00)	1%
Total Income	202.42	1,422.51	137,705.00	(136,282.49)	
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	2,062.20	(2,062.20)	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	58.01	103.13	2,673.36	(2,570.23)	4%
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	1,715.76	1,900.00	(184.24)	90%
14 Repairs/Maintenance	20.97	1,321.91	15,000.00	(13,678.09)	9%
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	951.81	2,503.62	8,500.00	(5,996.38)	29%
19 Trash Collection	0.00	0.00	350.00	(350.00)	0%
20 Utilities	427.36	2,280.27	15,000.00	(12,719.73)	15%
21 Wages-Town Manager	0.00	0.00	6,178.29	(6,178.29)	0%
22 Wages-Administrator	0.00	0.00	6,066.00	(6,066.00)	0%
23 Wages-Asst. Administrator	129.50	596.25	4,160.00	(3,563.75)	14%
24 Wages-Handyman	619.25	725.00	4,160.00	(3,435.00)	17%
25 Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	1,265.84	(1,265.84)	0%
26 Technology/Website	1.37	1.37	150.00	(148.63)	1%
Total General and Administrative	2,303.97	9,534.41	78,955.69	(69,421.28)	12%
Capital Expenditures					
Mandatory Capital Reserve Fund	0.00	0.00	24,708.60	(24,708.60)	0%
Pier Improvements	0.00	0.00	34,040.71	(34,040.71)	0%
Total Capital Expenditures	0.00	0.00	58,749.31	(58,749.31)	
Total Expenditures	2,303.97	9,534.41	137,705.00	(128,170.59)	
Net Income (Loss)	(2,101.55)	(8,111.90)	0.00	(8,111.90)	

Cape St. Claire Improvement Association, Inc.
Profit & Loss - Maintenance, Caper, Clubhouse
September 30, 2024 - Final

	September Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Caper Advertising	1,075.00	13,995.00	42,000.00	(28,005.00)	33%
BLOA Contribution	0.00	4,578.22	12,500.00	(7,921.78)	37%
CSSC Contribution	783.41	783.41	2,100.00	(1,316.59)	37%
Maintenance Fees	30.00	930.00	25,000.00	(24,070.00)	4%
HOA Packets	1,050.00	2,550.00	11,000.00	(8,450.00)	23%
Interest Income	3.15	9.69	100.00	(90.31)	10%
Late Fees	20.00	535.00	5,500.00	(4,965.00)	10%
Miscellaneous Income	150.00	700.00	4,750.00	(4,050.00)	15%
Non Cash Contribution	0.00	0.00	0.00	0.00	0%
Clubhouse - Rental Income	6,872.40	19,430.00	50,000.00	(30,570.00)	39%
Stickers	25.00	175.00	2,000.00	(1,825.00)	9%
Total Income	10,008.96	43,686.32	154,950.00	(111,263.68)	
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	17,500.00	(17,500.00)	0%
5 Clubhouse Custodial Svcs	0.00	0.00	18,000.00	(18,000.00)	0%
6 Insurance	0.00	0.00	9,000.00	(9,000.00)	0%
7 Legal Services	0.00	0.00	17,342.98	(17,342.98)	0%
8 Membrshp(Confernce/Training/Dues)	0.00	0.00	650.00	(650.00)	0%
9 Voluntr Apprec(Refreshments/Misc)	0.00	291.69	300.00	(8.31)	97%
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	6,596.21	(6,596.21)	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	245.00	1,500.00	(1,255.00)	16%
16 Property Taxes	0.00	5,624.44	5,000.00	624.44	112%
17 Repairs/Maintenance	79.00	728.95	14,000.00	(13,271.05)	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	32.42	64.84	500.00	(435.16)	13%
21 Utilities	0.00	0.00	1,000.00	(1,000.00)	0%
22 Wages-Town Manager	0.00	0.00	16,476.77	(16,476.77)	0%
23 Wages-Administrator	0.00	0.00	10,863.31	(10,863.31)	0%
24 Wages-Asst. Administrator	0.00	0.00	2,600.00	(2,600.00)	0%
25 Wages-Beach Attendants	0.00	0.00	10,400.00	(10,400.00)	0%
26 Wages-Groundskeeper	0.00	0.00	10,400.00	(10,400.00)	0%
27 Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	3,170.73	(3,170.73)	0%
Total General and Administrative	230.22	7,311.32	154,950.00	(147,638.68)	
Capital Expenditures					
Shoreline Restoration	7,101.25	17,269.25	0.00	0.00	
Clubhouse Improvements	0.00	0.00	0.00	0.00	
Beaches and Park Improvements	0.00	0.00	0.00	0.00	
Total Capital Expenditures	7,101.25	17,269.25	0.00	0.00	
Total Expenditures	7,331.47	24,580.57	154,950.00	(147,638.68)	
Net Income (Loss)	2,677.49	19,105.75	0.00	36,375.00	

Cape St. Claire Improvement Association, Inc.
Profit Loss - Piers & Maintenance
September 30, 2024 - Final

		September Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
	Ordinary Income/Expense					
	Income					
	Caper Advertising	1,075.00	13,995.00	42,000.00	(28,005.00)	33%
	BLOA Contribution	0.00	4,578.22	12,500.00	(7,921.78)	37%
	CSSC Contribution	783.41	783.41	2,100.00	(1,316.59)	37%
	Maintenance Fees	30.00	930.00	25,000.00	(24,070.00)	4%
	HOA Packets	1,050.00	2,550.00	11,000.00	(8,450.00)	23%
	Interest Income	5.57	17.20	100.00	(82.80)	17%
	Late Fees	20.00	535.00	5,600.00	(5,065.00)	10%
	Miscellaneous Income	150.00	700.00	4,850.00	(4,150.00)	14%
	Clubhouse - Rental Income	6,872.40	19,430.00	50,000.00	(30,570.00)	39%
	Rentals/ Slips	0.00	615.00	112,305.00	(111,690.00)	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	800.00	1,500.00	(700.00)	53%
	Stickers	25.00	175.00	2,000.00	(1,825.00)	9%
	Total Income	10,211.38	45,108.83	292,655.00	(247,546.17)	
	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	17,500.00	(17,500.00)	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	15,000.00	(15,000.00)	0%
8	Legal Services	0.00	0.00	19,405.18	(19,405.18)	0%
9	Membrshp(Confernce/Training/Dues)	0.00	0.00	800.00	(800.00)	0%
10	Voluntr Apprec(Refreshments/Misc)	0.00	291.69	550.00	(258.31)	53%
11	Events	0.00	0.00	1,000.00	(1,000.00)	0%
13	Office Supplies/Expense	0.00	0.00	1,600.00	(1,600.00)	0%
14	Payroll Expenses & Benefits	58.01	103.13	9,269.57	(9,166.44)	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	245.00	1,600.00	(1,355.00)	15%
18	Property Taxes	0.00	7,340.20	6,900.00	440.20	106%
19	Repairs/Maintenance	99.97	2,050.86	29,000.00	(26,949.14)	7%
20	Sanitary Services	0.00	0.00	1,200.00	(1,200.00)	0%
21	Sewer	0.00	0.00	100.00	(100.00)	0%
22	Signage	0.00	0.00	1,000.00	(1,000.00)	0%
23	Technology/Website	1.37	1.37	150.00	(148.63)	1%
24	Telecommunications & Internet	984.23	2,568.46	9,000.00	(6,431.54)	29%
25	Trash Collection	0.00	0.00	350.00	(350.00)	0%
26	Utilities	427.36	2,280.27	16,000.00	(13,719.73)	14%
27	Wages-Town Manager	0.00	0.00	22,655.06	(22,655.06)	0%
28	Wages-Administrator	0.00	0.00	16,929.31	(16,929.31)	0%
29	Wages-Asst. Administrator	129.50	596.25	6,760.00	(6,163.75)	9%
30	Wages-Beach Attendant	0.00	0.00	10,400.00	(10,400.00)	0%
31	Wages-Groundskeeper	0.00	0.00	10,400.00	(10,400.00)	0%
32	Wages-Handyman	619.25	725.00	4,160.00	(3,435.00)	17%
33	Wage/Salary Defined Criteria Bosun	0.00	0.00	4,436.57	(4,436.57)	0%
	Total General and Administrative	2,534.19	16,845.73	233,905.69	(217,059.96)	
	Capital Expenditures					
	Beaches and Park Improvements	0.00	0.00	0.00	0.00	0%
	Clubhouse Improvements	0.00	0.00	0.00	0.00	0%
	Shoreline Restoration	7,101.25	17,269.25	0.00	0.00	
	Mandatory Capital Reserve Funding	0.00	0.00	24,708.60	(24,708.60)	0%
	Piers Improvements	0.00	0.00	34,040.71	(34,040.71)	0%
	Total Capital Expenditures	7,101.25	17,269.25	58,749.31	(58,749.31)	
	Total Expenditures	9,635.44	34,114.98	292,655.00	(275,809.27)	
	Net Income (Loss)	575.94	10,993.85	0.00	28,263.10	

Cape St. Claire Improvement Association, Inc.
Profit Loss - SCBD
September 30, 2024 - Final

		September Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense						
Income						
	SCBD/Fees	0.00	0.00	621,000.00	(621,000.00)	-
	Interest Income	0.00	0.00	20.00	(20.00)	-
	Rollover from FY22	0.00	0.00	9,815.00	(9,815.00)	-
Total Income		0.00	0.00	630,835.00	-630,835.00	
Expense						
General and Administrative						
1	Accounting Fees	335.50	1,006.50	6,000.00	(4,993.50)	17%
2	Audit Expenses	0.00	0.00	6,000.00	(6,000.00)	0%
3	Bank Charges	0.00	0.00	150.00	(150.00)	0%
4	Caper Print/Edit/Contract&Postage	0.00	6,539.96	32,500.00	(25,960.04)	20%
5	Collection Fee-AA County	0.00	0.00	2,000.00	(2,000.00)	0%
6	Contract Labor	0.00	1,000.00	1,000.00	-	100%
7	Clubhouse Custodial Services	1,744.00	5,394.00	7,000.00	(1,606.00)	77%
8	Insurance	2,547.76	7,920.49	25,000.00	(17,079.51)	32%
9	Legal Services	0.00	1,135.01	17,057.87	(15,922.86)	7%
10	Membrshp(Confernce/Training/Dues)	0.00	0.00	1,300.00	(1,300.00)	0%
11	Voluntr Apprec(Refreshments/Misc)	0.00	341.00	500.00	(159.00)	68%
12	Events	0.00	325.64	2,000.00	(1,674.36)	16%
13	Mowing	2,320.00	6,380.00	18,700.00	(12,320.00)	34%
14	Office Supplies/Expense	198.00	1,132.84	5,000.00	(3,867.16)	23%
15	Payroll Expenses & Benefits	2,636.16	9,656.53	26,635.99	(16,979.46)	36%
16	Permits	0.00	0.00	500.00	(500.00)	0%
17	Postage	75.55	145.90	4,000.00	(3,854.10)	4%
18	Printing	0.00	0.00	3,500.00	(3,500.00)	0%
19	Property Taxes	0.00	3,377.79	4,350.00	(972.21)	78%
20	Repairs/Maintenance	220.66	2,082.41	32,000.00	(29,917.59)	7%
21	Sanitary Services	1,665.60	5,146.90	12,500.00	(7,353.10)	41%
22	Sewer	0.00	0.00	500.00	(500.00)	0%
23	Signage	0.00	0.00	1,000.00	(1,000.00)	0%
24	Telecommunications & Internet	91.55	183.10	3,500.00	(3,316.90)	5%
25	Trash Collection	596.23	1,520.61	6,650.00	(5,129.39)	23%
26	Utilities	884.06	2,896.34	14,000.00	(11,103.66)	21%
27	Vehicle Fuel & Maintenance	873.26	1,092.58	2,500.00	(1,407.42)	44%
28	Wages-Town Manager	7,397.52	22,192.56	68,637.61	(46,445.05)	32%
29	Wages-Administrator	4,863.08	14,397.94	47,022.61	(32,624.67)	31%
30	Wages-Asst Administrator	0.00	0.00	3,120.00	(3,120.00)	0%
31	Wages-Asst Admin (Mtg Spt)	150.00	600.00	2,912.00	(2,312.00)	21%
32	Wages-Beach Attendant	5,959.38	30,946.63	31,200.00	(253.37)	99%
33	Wages-Custodial Services	0.00	0.00	0.00	-	0%
34	Wages-Groundskeeper	1,615.75	5,386.88	15,600.00	(10,213.12)	35%
35	Wages-Security Patrol	2,100.00	7,935.00	36,400.00	(28,465.00)	22%
36	Wage/Salary Annual Def Criteria Bonus	0.00	0.00	12,884.52	(12,884.52)	0%
37	Website/Technology	100.00	490.43	3,000.00	(2,509.57)	16%
Total General and Administrative		36,374.06	139,227.04	456,620.60	(317,393.56)	
Capital Expenditures						
	Mandatory Capital Reserve Funding	0.00	0.00	99,214.40	(99,214.40)	0%
	Shoreline Erosion Restoration	1,876.97	5,570.37	75,000.00	(69,429.63)	7%
Total Capital Expenditures		1,876.97	5,570.37	174,214.40	(168,644.03)	
Total Expenditures		38,251.03	144,797.41	630,835.00	(486,037.59)	
Net Income (Loss)		-38,251.03	-144,797.41	0.00	(144,797.41)	

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of September 30, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Checking Accounts	
General Checking - BB&T	12,734.42
Payroll Checking - BB&T	757.58
Total Checking Accounts	13,492.00
Money Market Accounts	
Maintenance MM - BB&T	190,774.93
Maintenance MM - Grants	176,002.75
Total Maintenance MM - BB&T	366,777.68
Piers MM - BB&T	155,184.76
Piers Capital Improvement - BB&T	140,175.00
Total Piers MM - BB&T	295,359.76
Total Money Market Accounts	662,137.44
Petty Cash	
Maintenance	250.00
Total Petty Cash	250.00
Total Bank Accounts	$675,879.44
Accounts Receivable	
Accounts Receivable	1,410.33
Total Accounts Receivable	$1,410.33
Other Current Assets	
Due From SCBD	247.76
Undeposited Funds	1,187.37
Total Other Current Assets	$1,435.13
Total Current Assets	$678,724.90
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
Total Maintenance	108,730.41

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of September 30, 2024

	TOTAL
Membership	
Accumulated Depreciation	-123,702.00
Buildings	145,853.43
Furniture & Fixtures	1,482.84
Total Membership	23,634.27
Piers	
Accumulated Depreciation	-168,424.00
Buildings & Piers	220,307.64
Total Piers	51,883.64
Total Fixed Assets	$184,248.32
Other Assets	
WIP - Shoreline Restoration Project	1,042,172.50
Total Other Assets	$1,042,172.50
TOTAL ASSETS	$1,905,145.72
LIABILITIES AND EQUITY	
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	6,660.01
Total Other Current Liabilities	$6,709.66
Total Current Liabilities	$6,709.66
Long-Term Liabilities	
N/P - BB&T	481,172.50
Total Long-Term Liabilities	$481,172.50
Total Liabilities	$487,882.16
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	933,572.62

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of September 30, 2024

	TOTAL
Net Income	10,993.85
Total Equity	$1,417,263.56
TOTAL LIABILITIES AND EQUITY	$1,905,145.72

SCBD - Cape St. Claire Improvement Association

Balance Sheet

As of September 30, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Cash Held by the County	5.00
Checking Accounts	
BB&T Checking -7627	9,980.28
SCBD Checking - BB&T	150,855.28
Total Checking Accounts	160,835.56
Total Bank Accounts	$160,840.56
Total Current Assets	$160,840.56
TOTAL ASSETS	$160,840.56
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Cape St. Claire	247.86
Total Other Current Liabilities	$247.86
Total Current Liabilities	$247.86
Total Liabilities	$247.86
Equity	
Net Assets-SCBD	281,733.09
Retained Earnings	23,657.02
Net Income	-144,797.41
Total Equity	$160,592.70
TOTAL LIABILITIES AND EQUITY	$160,840.56

Cape St. Claire Improvement Association, Inc.
Profit & Loss - Piers
October 31, 2024 - Final

	October Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Interest Income	2.49	10.00	0.00	10.00	
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	23,700.00	(23,700.00)	0%
Piers - Waitlist Fee	0.00	1,200.00	1,500.00	(300.00)	80%
Rentals/ Slips	400.00	615.00	112,305.00	(111,690.00)	1%
Total Income	402.49	1,825.00	137,705.00	(135,880.00)	
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	2,062.20	(2,062.20)	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	47.29	150.42	2,673.36	(2,522.94)	6%
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	100.00	1,815.76	1,900.00	(84.24)	96%
14 Repairs/Maintenance	335.67	1,657.58	15,000.00	(13,342.42)	11%
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	519.53	3,023.15	8,500.00	(5,476.85)	36%
19 Trash Collection	0.00	0.00	350.00	(350.00)	0%
20 Utilities	583.13	2,863.40	15,000.00	(12,136.60)	19%
21 Wages-Town Manager	0.00	0.00	6,178.29	(6,178.29)	0%
22 Wages-Administrator	0.00	0.00	6,066.00	(6,066.00)	0%
23 Wages-Asst. Administrator	436.88	1,033.13	4,160.00	(3,126.87)	25%
24 Wages-Handyman	179.00	904.00	4,160.00	(3,256.00)	22%
25 Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	1,265.84	(1,265.84)	0%
26 Technology/Website	0.00	1.37	150.00	(148.63)	1%
Total General and Administrative	2,297.20	11,831.61	78,955.69	(67,124.08)	15%
Capital Expenditures					
Mandatory Capital Reserve Fund	0.00	0.00	24,708.60	(24,708.60)	0%
Pier Improvements	0.00	0.00	34,040.71	(34,040.71)	0%
Total Capital Expenditures	0.00	0.00	58,749.31	(58,749.31)	
Total Expenditures	2,297.20	11,831.61	137,705.00	(125,873.39)	
Net Income (Loss)	(1,894.71)	(10,006.61)	0.00	(10,006.61)	

Cape St. Claire Improvement Association, Inc.
Profit & Loss - Maintenance, Caper, Clubhouse
October 31, 2024 - Final

	October Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Caper Advertising	1,095.00	15,090.00	42,000.00	(26,910.00)	36%
BLOA Contribution	0.00	4,578.22	12,500.00	(7,921.78)	37%
CSSC Contribution	0.00	783.41	2,100.00	(1,316.59)	37%
Maintenance Fees	765.00	1,695.00	25,000.00	(23,305.00)	7%
HOA Packets	600.00	3,150.00	11,000.00	(7,850.00)	29%
Interest Income	3.31	13.00	100.00	(87.00)	13%
Late Fees	200.00	735.00	5,500.00	(4,765.00)	13%
Miscellaneous Income	150.00	850.00	4,750.00	(3,900.00)	18%
Non Cash Contribution	0.00	0.00	0.00	0.00	0%
Clubhouse - Rental Income	9,270.00	28,700.00	50,000.00	(21,300.00)	57%
Stickers	30.00	205.00	2,000.00	(1,795.00)	10%
Total Income	12,113.31	55,799.63	154,950.00	(99,150.37)	
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	17,500.00	(17,500.00)	0%
5 Clubhouse Custodial Svcs	144.00	144.00	18,000.00	(17,856.00)	1%
6 Insurance	0.00	0.00	9,000.00	(9,000.00)	0%
7 Legal Services	0.00	0.00	17,342.98	(17,342.98)	0%
8 Membrshp(Confernce/Training/Dues)	0.00	0.00	650.00	(650.00)	0%
9 Voluntr Apprec(Refreshments/Misc)	60.74	352.43	300.00	52.43	117%
10 Events	0.00	0.00	1,000.00	(1,000.00)	0%
11 Office Supplies/Expense	142.25	142.25	1,500.00	(1,357.75)	9%
12 Payroll Expenses & Benefits	0.00	0.00	6,596.21	(6,596.21)	0%
13 Permits	0.00	0.00	500.00	(500.00)	0%
14 Postage	1,346.55	1,346.55	1,500.00	(153.45)	90%
15 Printing	178.35	423.35	1,500.00	(1,076.65)	28%
16 Property Taxes	0.00	5,624.44	5,000.00	624.44	112%
17 Repairs/Maintenance	201.24	930.19	14,000.00	(13,069.81)	7%
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	65.05	129.89	500.00	(370.11)	26%
21 Utilities	0.00	0.00	1,000.00	(1,000.00)	0%
22 Wages-Town Manager	0.00	0.00	16,476.77	(16,476.77)	0%
23 Wages-Administrator	0.00	0.00	10,863.31	(10,863.31)	0%
24 Wages-Asst. Administrator	0.00	0.00	2,600.00	(2,600.00)	0%
25 Wages-Beach Attendants	0.00	0.00	10,400.00	(10,400.00)	0%
26 Wages-Groundskeeper	0.00	0.00	10,400.00	(10,400.00)	0%
27 Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	3,170.73	(3,170.73)	0%
Total General and Administrative	2,256.98	9,568.30	154,950.00	(145,381.70)	
Capital Expenditures					
Shoreline Restoration	10,892.00	28,161.25	0.00	0.00	
Clubhouse Improvements	0.00	0.00	0.00	0.00	
Beaches and Park Improvements	0.00	0.00	0.00	0.00	
Total Capital Expenditures	10,892.00	28,161.25	0.00	0.00	
Total Expenditures	13,148.98	37,729.55	154,950.00	(145,381.70)	
Net Income (Loss)	(1,035.67)	18,070.08	0.00	46,231.33	

Cape St. Claire Improvement Association, Inc.
Profit Loss - Piers & Maintenance
October 31, 2024 - Final

	October Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Caper Advertising	1,095.00	15,090.00	42,000.00	(26,910.00)	36%
BLOA Contribution	0.00	4,578.22	12,500.00	(7,921.78)	37%
CSSC Contribution	0.00	783.41	2,100.00	(1,316.59)	37%
Maintenance Fees	765.00	1,695.00	25,000.00	(23,305.00)	7%
HOA Packets	600.00	3,150.00	11,000.00	(7,850.00)	29%
Interest Income	5.80	23.00	100.00	(77.00)	23%
Late Fees	200.00	735.00	5,600.00	(4,865.00)	13%
Miscellaneous Income	150.00	850.00	4,850.00	(4,000.00)	18%
Clubhouse - Rental Income	9,270.00	28,700.00	50,000.00	(21,300.00)	57%
Rentals/ Slips	0.00	615.00	112,305.00	(111,690.00)	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	400.00	1,200.00	1,500.00	(300.00)	80%
Stickers	30.00	205.00	2,000.00	(1,795.00)	10%
Total Income	12,515.80	57,624.63	292,655.00	(235,030.37)	
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	17,500.00	(17,500.00)	0%
5 Clubhouse Custodial Svcs	144.00	144.00	18,000.00	(17,856.00)	1%
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	19,405.18	(19,405.18)	0%
9 Membrshp(Confernce/Training/Dues)	0.00	0.00	800.00	(800.00)	0%
10 Voluntr Apprec(Refreshments/Misc)	60.74	352.43	550.00	(197.57)	64%
11 Events	0.00	0.00	1,000.00	(1,000.00)	0%
13 Office Supplies/Expense	142.25	142.25	1,600.00	(1,457.75)	9%
14 Payroll Expenses & Benefits	47.29	150.42	9,269.57	(9,119.15)	2%
15 Permits	0.00	0.00	1,020.00	(1,020.00)	0%
16 Postage	1,346.55	1,346.55	2,000.00	(653.45)	67%
17 Printing	178.35	423.35	1,600.00	(1,176.65)	26%
18 Property Taxes	100.00	7,440.20	6,900.00	540.20	108%
19 Repairs/Maintenance	536.91	2,587.77	29,000.00	(26,412.23)	9%
20 Sanitary Services	0.00	0.00	1,200.00	(1,200.00)	0%
21 Sewer	0.00	0.00	100.00	(100.00)	0%
22 Signage	0.00	0.00	1,000.00	(1,000.00)	0%
23 Technology/Website	0.00	1.37	150.00	(148.63)	1%
24 Telecommunications & Internet	584.58	3,153.04	9,000.00	(5,846.96)	35%
25 Trash Collection	0.00	0.00	350.00	(350.00)	0%
26 Utilities	583.13	2,863.40	16,000.00	(13,136.60)	18%
27 Wages-Town Manager	0.00	0.00	22,655.06	(22,655.06)	0%
28 Wages-Administrator	0.00	0.00	16,929.31	(16,929.31)	0%
29 Wages-Asst. Administrator	436.88	1,033.13	6,760.00	(5,726.87)	15%
30 Wages-Beach Attendant	0.00	0.00	10,400.00	(10,400.00)	0%
31 Wages-Groundskeeper	0.00	0.00	10,400.00	(10,400.00)	0%
32 Wages-Handyman	179.00	904.00	4,160.00	(3,256.00)	22%
33 Wage/Salary Defined Criteria Bosun	0.00	0.00	4,436.57	(4,436.57)	0%
Total General and Administrative	4,554.18	21,399.91	233,905.69	(212,505.78)	
Capital Expenditures					
Beaches and Park Improvements	0.00	0.00	0.00	0.00	0%
Clubhouse Improvements	0.00	0.00	0.00	0.00	0%
Shoreline Restoration	10,892.00	28,161.25	0.00	0.00	
Mandatory Capital Reserve Funding	0.00	0.00	24,708.60	(24,708.60)	0%
Piers Improvements	0.00	0.00	34,040.71	(34,040.71)	0%
Total Capital Expenditures	10,892.00	28,161.25	58,749.31	(58,749.31)	
Total Expenditures	15,446.18	49,561.16	292,655.00	(271,255.09)	
Net Income (Loss)	(2,930.38)	8,063.47	0.00	36,224.72	

Cape St. Claire Improvement Association, Inc.
Profit Loss - SCBD
October 31, 2024 - Final

		October Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
	Ordinary Income/Expense					
	Income					
	SCBD/Fees	0.00	0.00	621,000.00	(621,000.00)	-
	Interest Income	0.00	0.00	20.00	(20.00)	-
	Rollover from FY22	0.00	0.00	9,815.00	(9,815.00)	-
	Total Income	0.00	0.00	630,835.00	-630,835.00	
	Expense					
	General and Administrative					
1	Accounting Fees	335.50	1,342.00	6,000.00	(4,658.00)	22%
2	Audit Expenses	4,750.00	4,750.00	6,000.00	(1,250.00)	79%
3	Bank Charges	0.00	0.00	150.00	(150.00)	0%
4	Caper Print/Edit/Contract&Postage	6,924.88	13,464.84	32,500.00	(19,035.16)	41%
5	Collection Fee-AA County	0.00	0.00	2,000.00	(2,000.00)	0%
6	Contract Labor	0.00	1,000.00	1,000.00	-	100%
7	Clubhouse Custodial Services	1,606.00	7,000.00	7,000.00	-	100%
8	Insurance	2,447.74	10,368.23	25,000.00	(14,631.77)	41%
9	Legal Services	556.69	1,691.70	17,057.87	(15,366.17)	10%
10	Membrshp(Confernce/Training/Dues)	0.00	0.00	1,300.00	(1,300.00)	0%
11	Voluntr Apprec(Refreshments/Misc)	0.00	341.00	500.00	(159.00)	68%
12	Events	0.00	325.64	2,000.00	(1,674.36)	16%
13	Mowing	4,060.00	10,440.00	18,700.00	(8,260.00)	56%
14	Office Supplies/Expense	405.46	1,538.30	5,000.00	(3,461.70)	31%
15	Payroll Expenses & Benefits	2,084.48	11,741.01	26,635.99	(14,894.98)	44%
16	Permits	0.00	0.00	500.00	(500.00)	0%
17	Postage	0.00	145.90	4,000.00	(3,854.10)	4%
18	Printing	0.00	0.00	3,500.00	(3,500.00)	0%
19	Property Taxes	0.00	3,377.79	4,350.00	(972.21)	78%
20	Repairs/Maintenance	6,175.27	8,257.68	32,000.00	(23,742.32)	26%
21	Sanitary Services	2,290.20	7,437.10	12,500.00	(5,062.90)	59%
22	Sewer	132.53	132.53	500.00	(367.47)	27%
23	Signage	0.00	0.00	1,000.00	(1,000.00)	0%
24	Telecommunications & Internet	183.69	366.79	3,500.00	(3,133.21)	10%
25	Trash Collection	335.65	1,856.26	6,650.00	(4,793.74)	28%
26	Utilities	944.15	3,840.49	14,000.00	(10,159.51)	27%
27	Vehicle Fuel & Maintenance	78.09	1,170.67	2,500.00	(1,329.33)	47%
28	Wages-Town Manager	7,397.52	29,590.08	68,637.61	(39,047.53)	43%
29	Wages-Administrator	4,833.65	19,231.59	47,022.61	(27,791.02)	41%
30	Wages-Asst Administrator	141.00	141.00	3,120.00	(2,979.00)	5%
31	Wages-Asst Admin (Mtg Spt)	0.00	600.00	2,912.00	(2,312.00)	21%
32	Wages-Beach Attendant	0.00	30,946.63	31,200.00	(253.37)	99%
33	Wages-Custodial Services	0.00	0.00	0.00	-	0%
34	Wages-Groundskeeper	1,666.50	7,053.38	15,600.00	(8,546.62)	45%
35	Wages-Security Patrol	2,820.00	10,755.00	36,400.00	(25,645.00)	30%
36	Wage/Salary Annual Def Criteria Bonus	0.00	0.00	12,884.52	(12,884.52)	0%
37	Website/Technology	386.76	877.19	3,000.00	(2,122.81)	29%
	Total General and Administrative	50,555.76	189,782.80	456,620.60	(266,837.80)	
	Capital Expenditures					
	Mandatory Capital Reserve Funding	0.00	0.00	99,214.40	(99,214.40)	0%
	Shoreline Erosion Restoration	1,816.43	7,386.80	75,000.00	(67,613.20)	10%
	Total Capital Expenditures	1,816.43	7,386.80	174,214.40	(166,827.60)	
	Total Expenditures	52,372.19	197,169.60	630,835.00	(433,665.40)	
	Net Income (Loss)	-52,372.19	-197,169.60	0.00	(197,169.60)	

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of October 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Checking Accounts	
General Checking - BB&T	9,706.04
Payroll Checking - BB&T	709.89
Total Checking Accounts	10,415.93
Money Market Accounts	
Maintenance MM - BB&T	203,413.37
Maintenance MM - Grants	165,110.75
Total Maintenance MM - BB&T	368,524.12
Piers MM - BB&T	153,186.32
Piers Capital Improvement - BB&T	140,175.00
Total Piers MM - BB&T	293,361.32
Total Money Market Accounts	661,885.44
Petty Cash	
Maintenance	250.00
Total Petty Cash	250.00
Total Bank Accounts	$672,551.37
Accounts Receivable	
Accounts Receivable	1,410.33
Total Accounts Receivable	$1,410.33
Other Current Assets	
Due From SCBD	295.45
Undeposited Funds	1,187.37
Total Other Current Assets	$1,482.82
Total Current Assets	$675,444.52
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
Total Maintenance	108,730.41

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of October 31, 2024

	TOTAL
Membership	
Accumulated Depreciation	-123,702.00
Buildings	145,853.43
Furniture & Fixtures	1,482.84
Total Membership	23,634.27
Piers	
Accumulated Depreciation	-168,424.00
Buildings & Piers	220,307.64
Total Piers	51,883.64
Total Fixed Assets	$184,248.32
Other Assets	
WIP - Shoreline Restoration Project	1,042,172.50
Total Other Assets	$1,042,172.50
TOTAL ASSETS	$1,901,865.34
LIABILITIES AND EQUITY	
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	6,310.01
Total Other Current Liabilities	$6,359.66
Total Current Liabilities	$6,359.66
Long-Term Liabilities	
N/P - BB&T	481,172.50
Total Long-Term Liabilities	$481,172.50
Total Liabilities	$487,532.16
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	933,572.62

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of October 31, 2024

	TOTAL
Net Income	8,063.47
Total Equity	$1,414,333.18
TOTAL LIABILITIES AND EQUITY	$1,901,865.34

SCBD - Cape St. Claire Improvement Association

Balance Sheet

As of October 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Cash Held by the County	5.00
Checking Accounts	
BB&T Checking -7627	8,163.85
SCBD Checking - BB&T	90,272.41
Total Checking Accounts	98,436.26
Total Bank Accounts	$98,441.26
Total Current Assets	$98,441.26
TOTAL ASSETS	$98,441.26
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Cape St. Claire	-9,779.25
Total Other Current Liabilities	$ -9,779.25
Total Current Liabilities	$ -9,779.25
Total Liabilities	$ -9,779.25
Equity	
Net Assets-SCBD	281,733.09
Retained Earnings	23,657.02
Net Income	-197,169.60
Total Equity	$108,220.51
TOTAL LIABILITIES AND EQUITY	$98,441.26

RESIDENTS A-J

Cape St. Claire
Improvement Association, Inc.

Membership Meeting

Meeting Date: 1/14/2025

MEMBERS: **SIGN-UP SHEET**

	Printed Name	Signature
1.	George Breeden, 1246 Mt. Pleasant Dr	[illegible]
2.	Leslie Coble	Leslie Coble
3.	Adam Thor Harris, 1157 Riverview	[illegible]
4.	Dottie Ballard	[illegible]
5.	~~[illegible]~~	~~[illegible]~~
6.	Rebecca Benner	[illegible]
7.	Roy E Benner	Roy E Benner
8.	Cheri Fairchild	Cheri Fairchild
9.	Neil Pumphrey	[illegible]
10.	Keith Donahue	[illegible]
11.	Daniel Boswell	[illegible]
12.	Francis Kimbrough	Kimbrough
13.	JOSEPH AWCA	[illegible]
14.	Larry Jennings	[illegible]
15.	Lud Kimbrough	[illegible]
16.	Marion Klingler	[illegible]
17.	Neil [illegible]	[illegible]
18.	Todd Dallanegra	Todd Dallanegra
19.	ROBERT W. BISHOP	[illegible]
20.	Jane Wetherite Barss	JW Barss
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RESIDENTS K-Z

Cape St. Claire
Improvement Association, Inc.

Membership Meeting

Meeting Date: 1/14/2025

MEMBERS: **SIGN-UP SHEET**

	Printed Name	Signature
1.	Barlow Winterson	[illegible]
2.	Charlie Sheul	[illegible]
3.	Jerome Zadera	[illegible]
4.	Vicki Sanders	Vickie Sanders
5.	MATT LAYMAN	[illegible]
6.	ROBERT WAGONER	RCWagoner
7.	Stacey Wildberger	[illegible]
8.	Mary Alice Ross	[illegible]
9.	Nichole Shipley	[illegible]
10.	JOSEPH MEEKS	[illegible]
11.	Blake Morris	[illegible]
12.	Mary Lamb	[illegible]
13.	Sandi Ourisson	[illegible]
14.	Phil Ourisson	[illegible]
15.	Bill RAPPOPORT	Bill Rappaport
16.	Jeanne Klingler	Jeanne Klingler
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GUESTS

Cape St. Claire
Improvement Association, Inc.

Membership Meeting

Meeting Date: 1/14/2025

GUESTS: SIGN-UP SHEET

	Printed Name	Signature
1.	Frank Tewey, Town Mngr	[signature]
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