Cape St. Claire
IMPROVEMENT ASSOCIATION
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Quarterly Membership Meeting

October 22, 2024

Agenda

President's Remarks

Approval of Minutes

Approval of Financials

Budget FY 2026 Discussion

Break

Town Manager Report

Old Business

New Business

Comments from the Floor

Adjournment

Quarterly Membership Meeting July 23, 2024

In attendance in person: President Jerome Zadera, Governors Beau Breeden, Mary Lamb, Matt Layman, Neil Macindoe, Kim Pollock, Michele Shipley, Budget committee members Blake Morris and Charlie Shoul, Town Manager Frank Tewey, residents Becky and Roy Benner, Eric Buch, Diana Carey, Charlie Corliss, Katie Davis, Dave Draper, Marcia Dudley, Larry Jennings, Jeanne Klingler, Brad Knopf, Pat McKay, Steve Miller, Phil & Sandy Ourisson, Bill Rappoport, Mary Alice Ross, Catherine Salam, Rosemary Stocker, Pat & Ken Yargus, and John Zenke and guests Joe Berg, Jim Cooper, and John Runyon. In attendance online: Governors Cheri Fairchild and Thor Harris.

President Zadera called the meeting to order at 7:30 pm, thanked all for coming, reviewed events that have occurred since the last quarterly meeting, said the new fiscal year has begun, and that the CSCIA has just had its 75th anniversary as an association.

PRESENTATION

Governor Breeden introduced a presentation by BioHabitats regarding the next phases of the beach restoration projects. The Little Magothy River Association (LMRA) has received a large grant to dredge the Little Magothy, and that will produce a significant amount of sand that we are hoping to have placed at the main beach. We would pay the planning and permitting costs, but the county and state would cover the construction costs. Joe Berg and Jim Cooper of BioHabitats reviewed the past project at Main Beach to stabilize the beach with cobbles and groins to allow for embayment of sand, and Lake Claire to rebuild the sand barrier at the mouth of the lake. They presented a proposal to place dredged sand at both sites to help restore the historic conditions. Sand at the main beach would be placed near the inlet to accelerate the embayment, and at Lake Claire to support a more ecologically sound environment. The minimum review time for permitting is 10 months. Steve Miller of LMRA noted that dredging has improved the health of the Little Magothy and that other communities would also like the sand, but that it would be good to keep it here. The presentation will be put on the CSCIA website and feedback is encouraged. The decision to proceed was made in earlier meetings and grants budgeted for use on these projects. Governor Breeden answered a question about the county outfall. A 50-foot extended outfall pipe is being requested to run under or near the groin to replace the one that has rotted away. It is part of the county infrastructure so it is hoped that the county will agree to install it at their cost. The permit process includes a public comment phase. Community support is essential to receive the sand.

MINUTES AND FINANCIAL STATEMENTS

Minutes of the April 23, 2024 annual meeting were reviewed. A motion was made by Larry Jennings to approve the minutes, seconded by Becky Benner, and approved unanimously.

The financial statements for February through April 2024 were reviewed. A motion to approve was made by Charlie Corliss and seconded by Larry Jennings. President Zadera noted that FY24 ended in the black. The motion passed unanimously.

BREAK – 8:11-8:23 pm

TOWN MANAGER

Town Manager Tewey reported the State Highway Administration study of traffic management will continue through the summer. Exit 32 to eastbound US 50/301 will be closed Fridays and Saturdays. Full 4 way stop lights were installed at MD 179 and Busch's Frontage Road as well as at St Margarets Rd and Pleasant Plains Rd. Governor Breeden responded to questions about traffic on College Parkway saying that the Broadneck Council of Communities plans to host a meeting with a presentation of traffic study findings by the state. The Broadneck trail project is underway to connect the trail to Sandy Point State Park and Bay Head Park.
Anne Arundel County Dept of Health will conduct water sampling at the Main Beach and Lake Claire throughout the summer to test for bacteria. Results are posted on the health department website. Rainfall runoff typically increases bacteria levels.
Clubhouse remain very steady with only 6 Saturdays open for the rest of the year.
Building applications have been relatively slow. Please check the building codes at CSCIA.org before planning changes to your house/yard. Most applications are processed in 2 weeks, pier/bulkhead agreements take longer as riparian right research is done by the attorney.
Comprehensive Zoning bills for Region 4 passed July 15. The National Chesapeake Recreation Area bill was presented by Senator Van Hollen and Congressman Sarbanes.
The maintenance crew has been working to keep the parks and piers clean and safe, replacing pier boards as materials budgets allow. Tree maintenance continues as budgets allow and are prioritized based on safety issues. Beach attendants have covered almost all shifts and there have been only very minor issues. Mr. Tewey praised Parker, a maintenance crew/beach attendant who has moved.
The budget committee is working on the fiscal year 2026 (FY26) budget to be presented in October at the next quarterly meeting.
Security officers are covering 16 days per month. Please call 911 to report suspicious activity or trespassing. Email Mr. Tewey with concerns that can be watched by our officers. Thanks to Matt Cox who is on the maintenance crew, is a lead beach attendant and has taken on the piers administration. Mr. Tewey also complimented the beach attendants.
Upcoming meetings: Broadneck Council of Communities – Sep 25, Board of Governors – Aug 12, and General Membership – Oct 22.

OLD BUSINESS

Governor Breeden explained the plan to have the small pier at Deep Creek, some finger piers, and the area around the boat ramp replaced. The cost for the project has tripled in the time since planning began in 2018, and there are questions about whether a fire standpipe is now required. Piers has been saving money for major repairs and replacements, so the money is available, but it was hoped to be used for other projects as well. Several contractors refused to bid for anything under $250,000. To make the project more attractive to contractors, other work might be bundled with it. Slip rental fees will need to increase to rebuild the maintenance savings. No bid has been accepted yet, but it is hoped that something can be worked out to get the work completed before the 2025 boating season.

Governor Breeden announced the next meeting of the Broadneck Council of Communities (BCC) for Sept 26, where the State Highway Administration is to give a presentation on findings from the traffic studies at the Bay Bridge. County councilwoman Amanda Fielder will be invited to discuss the zoning changes on the Broadneck peninsula.

Governor Breeden announced that CSCIA was awarded a $75,000 grant from National Fish and Wildlife Foundation for design and planning of more shoreline improvement and stream restoration. A kickoff meeting with Alliance for the Chesapeake will be August 1 to discuss the process for using the federal grant for Sites 3-7 at Little Magothy and Deep Creek. Please email the board if you are interested in helping on the grants committee.

Governor Lamb announced that the Cape CleanUp will probably be discontinued by the county. She is fighting for the program, so if this is a program you want, please contact the county waste management to let them know.

President Zadera said that the board is working with the Youth Sailing program to better manage the kayak racks. Building another kayak rack is not possible due to pervious surface/critical area issues, so better use of the existing racks is necessary. Another Special Community Benefits District (SCBD) check was received from the county. New, faster security systems have been installed at the piers.

Governor Breeden said county representatives will be investigating drainage issues in the community. They are to address the drainage on Lake Claire Dr. If you know of issues, please contact the board so information can be passed to the county.

COMMENTS

Residents Pat and Ken Yargus spoke regarding a home they purchased and are licensed to use as a short-term rental. A renter was turned away from the beach because they were not accompanied by a resident. The Yargus's have a concern that rules are not consistently enforced by beach attendants. Governor Breeden explained that long-term renters typically come to the office to have their names added as renters. Short-term renters pose a different problem. Without a rental contract presented, short-term renters would be considered guests that are to be accompanied by residents. As short-term rentals increase in the Cape, a different policy may be necessary. Governor Breeden said that the membership of the Cape should have a say in what that policy is. The Yargus's will supply names and dates of renters for the future to avoid a repeat of this issue. President Zadera pointed out that with over 2300 homes, CSCIA does not know every time a house is rented. The issue will be discussed further, and a plan made for determining if a policy change is needed.

Phil Ourisson announced the Cape St Claire Yacht Club Friday night sailboat races. Kids from youth sailing joined in and it was fun for all.

Becky Benner announced the July 26 Goshen Farm concert to begin at 6:30pm. There will be free ice cream for the children compliments of Goshen Farm and Tasty Toucan of Kent Island. Two more concerts will be held in August. The Wine Down on the Farm wine and food event and silent auction will be August 18.

Brad Knopf of the Cape Conservation Corps (CCC) announced the native plant sale scheduled for Sept 21 from 9am-1pm. Wednesday Weed Warriors have been working mornings and evenings at the Serene Ravine, Little Magothy beach and Deep Creek. Email contactus@capeconservationcorps.org to be added to the email distribution list. Girl Scout Rebecca Sawyer will be installing little learning libraries this summer at the Serene Ravine and Little Magothy beach for her Gold Award project. They will include reference books to use at the sites to identify plants and animals, books to take, journaling and sketch materials, etc. She hopes to install them in September.

Charlie Corliss of Cape Vibes thanked the board for support with their successful event. Their next event is September 15.

ADJOURNMENT

A motion to adjourn was made by Brad Knopf, seconded by Charlie Corliss, and approved unanimously. The July 23, 2024 CSCIA Quarterly Membership Meeting was adjourned at 9:09 pm.

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

		May Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense						
Income						
	Interest Income	2.74	23.92	0.00	23.92	
	Late Fees	0.00	250.00	100.00	150.00	250%
	Miscellaneous Income	0.00	805.00	100.00	705.00	805%
	Piers - Capital Replacement Assessment	0.00	0.00	13,035.00	(13,035.00)	0%
	Piers - Waitlist Fee	100.00	1,300.00	1,500.00	(200.00)	87%
	Rentals/ Slips	800.00	111,331.00	103,055.00	8,276.00	108%
Total Income		902.74	113,709.92	117,790.00	(4,080.08)	
Expense						
General and Administrative						
1	Accounting Fees	95.70	1,052.70	1,000.00	52.70	105%
2	Audit Expenses	0.00	0.00	500.00	(500.00)	0%
3	Front Foot Assessment	0.00	1,170.00	1,170.00	0.00	100%
4	Insurance	0.00	4,861.31	6,000.00	(1,138.69)	81%
5	Legal Services	0.00	0.00	5,000.00	(5,000.00)	0%
6	Membrshp(Confernce/Training/Dues)	0.00	0.00	150.00	(150.00)	0%
7	Voluntr Apprec(Refreshments/Misc)	0.00	605.00	150.00	455.00	403%
8	Office Supplies/Expense	0.00	0.00	100.00	(100.00)	0%
9	Payroll Expenses & Benefits	161.57	594.12	3,114.30	(2,520.18)	19%
10	Permits	0.00	100.00	1,000.00	(900.00)	10%
11	Postage	0.00	295.00	500.00	(205.00)	59%
12	Printing	0.00	0.00	100.00	(100.00)	0%
13	Property Taxes	0.00	1,638.72	1,900.00	(261.28)	86%
14	Repairs/Maintenance	245.51	5,644.73	17,500.00	(11,855.27)	32%
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	626.02	6,959.85	9,000.00	(2,040.15)	77%
19	Trash Collection	0.00	0.00	350.00	(350.00)	0%
20	Utilities	340.76	12,713.46	13,000.00	(286.54)	98%
21	Wages-Town Manager	0.00	0.00	5,940.66	(5,940.66)	0%
22	Wages-Administrator	442.20	442.20	5,832.70	(5,390.50)	8%
23	Wages-Asst. Administrator	600.50	3,876.57	4,000.00	(123.43)	97%
24	Wages-Handyman	738.44	2,398.14	4,000.00	(1,601.86)	60%
25	Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	988.68	(988.68)	0%
26	Technology/Website	1.88	11.94	250.00	(238.06)	5%
Total General and Administrative		3,252.58	42,363.74	82,246.34	(39,882.60)	52%
Capital Expenditures						
	Piers Replacement/Repair	0.00	0.00	13,035.00	(13,035.00)	0%
	Pier Improvements	0.00	0.00	22,508.66	(22,508.66)	0%
Total Capital Expenditures		0.00	0.00	35,543.66	(35,543.66)	
Total Expenditures		3,252.58	42,363.74	117,790.00	(75,426.26)	
Net Income (Loss)		(2,349.84)	71,346.18	0.00	71,346.18	

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

	May Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Caper Advertising	2,775.00	34,677.50	42,000.00	(7,322.50)	83%
BLOA Contribution	0.00	13,006.37	12,000.00	1,006.37	108%
CSSC Contribution	1,250.00	2,017.46	2,050.00	(32.54)	98%
Maintenance Fees	1,358.00	24,417.00	25,000.00	(583.00)	98%
HOA Packets	1,200.00	7,100.00	11,000.00	(3,900.00)	65%
Interest Income	3.41	35.50	20.00	15.50	178%
Late Fees	1,135.00	4,460.00	5,500.00	(1,040.00)	81%
Miscellaneous Income	212.00	3,049.99	4,750.00	(1,700.01)	64%
Non Cash Contribution	0.00	44,000.00	0.00	44,000.00	0%
Clubhouse - Rental Income	5,580.00	55,687.78	45,000.00	10,687.78	124%
Stickers	360.00	2,365.00	2,000.00	365.00	118%
Total Income	13,873.41	190,816.60	149,320.00	41,496.60	
Expense					
General and Administrative					
1 Accounting Fees	118.80	1,306.80	2,000.00	(693.20)	65%
2 Audit Expenses	0.00	3,718.00	1,000.00	2,718.00	372%
3 Bank Charges	0.00	0.00	50.00	(50.00)	0%
4 Caper Print/Edit/Contract&Postage	4,373.44	8,514.89	15,000.00	(6,485.11)	57%
5 Clubhouse Custodial Svcs	1,600.00	12,822.64	16,500.00	(3,677.36)	78%
6 Insurance	2,592.51	3,355.94	9,000.00	(5,644.06)	37%
7 Legal Services	0.00	0.00	20,000.00	(20,000.00)	0%
8 Membrshp(Confernce/Training/Dues)	0.00	0.00	650.00	(650.00)	0%
9 Voluntr Apprec(Refreshments/Misc)	407.27	1,085.87	300.00	785.87	362%
10 Events	0.00	486.22	500.00	(13.78)	97%
11 Office Supplies/Expense	0.00	137.43	1,500.00	(1,362.57)	9%
12 Payroll Expenses & Benefits	2,310.60	4,361.63	7,684.19	(3,322.56)	57%
13 Permits	0.00	0.00	500.00	(500.00)	0%
14 Postage	0.00	2,554.95	1,500.00	1,054.95	170%
15 Printing	0.00	1,500.00	1,500.00	0.00	100%
16 Property Taxes	0.00	5,402.33	5,000.00	402.33	108%
17 Repairs/Maintenance	508.95	2,318.06	12,807.85	(10,489.79)	18%
18 Sanitary Services	0.00	0.00	1,100.00	(1,100.00)	0%
19 Security Mileage Reimbursement	0.00	0.00	0.00	0.00	
20 Signage	0.00	0.00	500.00	(500.00)	0%
21 Telecommunications & Internet	32.30	384.61	500.00	(115.39)	77%
22 Utilities	0.00	0.00	500.00	(500.00)	0%
23 Wages-Town Manager	10,081.74	14,656.22	15,843.05	(1,186.83)	93%
24 Wages-Administrator	6,303.85	10,435.68	10,445.49	(9.81)	100%
25 Wages-Asst. Administrator	0.00	0.00	2,500.00	(2,500.00)	0%
26 Wages-Beach Attendants	1,851.75	9,635.01	10,000.00	(364.99)	96%
27 Wages-Groundskeeper	0.00	0.00	10,000.00	(10,000.00)	0%
28 Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	2,439.42	(2,439.42)	0%
Total General and Administrative	30,181.21	82,676.28	149,320.00	(66,643.72)	
Capital Expenditures					
Clubhouse Improvements	0.00	0.00	0.00	0.00	
Shoreline Restoration	0.00	15,708.00	0.00	0.00	
Beaches and Park Improvements	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	15,708.00	0.00	0.00	
Total Expenditures	30,181.21	98,384.28	149,320.00	(66,643.72)	
Net Income (Loss)	(16,307.80)	92,432.32	0.00	108,140.32	

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

		May Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
	Ordinary Income/Expense					
	Income					
	Caper Advertising	2,775.00	34,677.50	42,000.00	(7,322.50)	83%
	BLOA Contribution	0.00	13,006.37	12,000.00	1,006.37	108%
	CSSC Contribution	1,250.00	2,017.46	2,050.00	(32.54)	98%
	Maintenance Fees	1,358.00	24,417.00	25,000.00	(583.00)	98%
	HOA Packets	1,200.00	7,100.00	11,000.00	(3,900.00)	65%
	Interest Income	6.15	59.42	20.00	39.42	297%
	Late Fees	1,135.00	4,710.00	5,600.00	(890.00)	84%
	Miscellaneous Income	212.00	3,854.99	4,850.00	(995.01)	79%
	Clubhouse - Rental Income	5,580.00	55,687.78	45,000.00	10,687.78	124%
	Rentals/ Slips	800.00	111,331.00	103,055.00	8,276.00	108%
	Non Cash Contribution	0.00	44,000.00	0.00	44,000.00	
	Piers - Capital Assessment	0.00	0.00	13,035.00	(13,035.00)	0%
	Piers - Wait List Fee	100.00	1,300.00	1,500.00	(200.00)	87%
	Stickers	360.00	2,365.00	2,000.00	365.00	118%
	Total Income	14,776.15	304,526.52	267,110.00	37,416.52	
	Expense					
	General and Administrative					
1	Accounting Fees	214.50	2,359.50	3,000.00	(640.50)	79%
2	Audit Expenses	0.00	3,718.00	1,500.00	2,218.00	248%
3	Bank Charges	0.00	0.00	50.00	(50.00)	0%
4	Caper/Print/Contract&Postage	4,373.44	8,514.89	15,000.00	(6,485.11)	57%
5	Clubhouse Custodial Svcs	1,600.00	12,822.64	16,500.00	(3,677.36)	78%
6	Front Foot Assessment	0.00	1,170.00	1,170.00	0.00	100%
7	Insurance	2,592.51	8,217.25	15,000.00	(6,782.75)	55%
8	Legal Services	0.00	0.00	25,000.00	(25,000.00)	0%
9	Membrshp(Confernce/Training/Dues)	0.00	0.00	800.00	(800.00)	0%
10	Voluntr Apprec(Refreshments/Misc)	407.27	1,690.87	450.00	1,240.87	376%
11	Events	0.00	486.22	500.00	(13.78)	97%
13	Office Supplies/Expense	0.00	137.43	1,600.00	(1,462.57)	9%
14	Payroll Expenses & Benefits	2,472.17	4,955.75	10,798.50	(5,842.75)	46%
15	Permits	0.00	100.00	1,500.00	(1,400.00)	7%
16	Postage	0.00	2,849.95	2,000.00	849.95	142%
17	Printing	0.00	1,500.00	1,600.00	(100.00)	94%
18	Property Taxes	0.00	7,041.05	6,900.00	141.05	102%
19	Repairs/Maintenance	754.46	7,962.79	30,307.85	(22,345.06)	26%
20	Sanitary Services	0.00	0.00	1,200.00	(1,200.00)	0%
21	Security Mileage Reimbursement	0.00	0.00	0.00	0.00	
22	Sewer	0.00	0.00	100.00	(100.00)	0%
23	Signage	0.00	0.00	1,000.00	(1,000.00)	0%
24	Technology/Website	0.00	0.00	250.00	(250.00)	0%
25	Telecommunications & Internet	658.32	7,344.46	9,500.00	(2,155.54)	77%
26	Trash Collection	0.00	0.00	350.00	(350.00)	0%
27	Utilities	340.76	12,713.46	13,500.00	(786.54)	94%
28	Web Site	1.88	11.94	0.00	11.94	
29	Wages-Town Manager	10,081.74	14,656.22	21,783.70	(7,127.48)	67%
30	Wages-Administrator	6,746.05	10,877.88	16,278.19	(5,400.31)	67%
31	Wages-Asst. Administrator	600.50	3,876.57	6,500.00	(2,623.43)	60%
32	Wages-Beach Attendant	1,851.75	9,635.01	10,000.00	(364.99)	96%
33	Wages-Groundskeeper	0.00	0.00	10,000.00	(10,000.00)	0%
34	Wages-Handyman	738.44	2,398.14	4,000.00	(1,601.86)	60%
35	Wage/Salary Defined Criteria Bosun	0.00	0.00	3,428.10	(3,428.10)	0%
	Total General and Administrative	33,433.79	125,040.02	231,566.34	(106,526.32)	
	Capital Expenditures					
	Beaches and Park Improvements	0.00	0.00	0.00	0.00	0%
	Shoreline Restoration	0.00	15,708.00	0.00	15,708.00	0%
	Piers Replacement Project	0.00	0.00	22,508.66	(22,508.66)	0%
	Piers Improvements	0.00	0.00	13,035.00	(13,035.00)	0%
	Total Capital Expenditures	0.00	15,708.00	35,543.66	(19,835.66)	
	Total Expenditures	33,433.79	140,748.02	267,110.00	(126,361.98)	
	Net Income (Loss)	(18,657.64)	163,778.50	0.00	163,778.50	

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

		May Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
	Ordinary Income/Expense					
	Income					
	SCBD/Fees	0.00	473,367.54	487,200.00	-13,832.46	97%
	Interest Income	0.00	0.00	20.00	-20.00	0%
	Rollover from FY21	0.00	0.00	11,087.56	-11,087.56	0%
	Total Income	0.00	473,367.54	498,307.56	-24,940.02	
	Expense					
	General and Administrative					
1	Accounting Fees	335.50	3,690.50	5,500.00	-1,809.50	67%
2	Audit Expenses	0.00	4,250.00	3,000.00	1,250.00	142%
	Bank Charges	0.00	0.00	150.00	-150.00	0%
4	Caper Print/Edit/Contract&Postage	0.00	30,000.00	30,000.00	0.00	100%
5	Collection Fee-AA County	0.00	0.00	2,000.00	-2,000.00	0%
6	Contract Labor	0.00	0.00	1,000.00	-1,000.00	0%
7	Clubhouse Custodial Services	0.00	5,500.00	5,500.00	0.00	100%
8	Insurance	0.00	25,000.00	25,000.00	0.00	100%
9	Legal Services	763.49	10,466.24	20,000.00	-9,533.76	52%
10	Membrshp(Confernce/Training/Dues)	0.00	194.00	1,300.00	-1,106.00	15%
11	Voluntr Apprec(Refreshments/Misc)	0.00	500.00	500.00	0.00	100%
12	Events	0.00	1,552.41	1,500.00	52.41	103%
13	Mowing	2,320.00	12,716.25	18,700.00	-5,983.75	68%
14	Office Supplies/Expense	619.88	4,765.66	5,000.00	-234.34	95%
15	Payroll Expenses & Benefits	727.70	22,553.91	28,640.60	-6,086.69	79%
16	Permits	0.00	0.00	500.00	-500.00	0%
17	Postage	0.00	4,051.35	4,000.00	51.35	101%
18	Printing	0.00	3,241.25	3,500.00	-258.75	93%
19	Property Taxes	0.00	3,168.01	4,350.00	-1,181.99	73%
20	Repairs/Maintenance	3,858.78	13,102.19	26,979.62	-13,877.43	49%
21	Sanitary Services	1,680.48	10,194.36	12,500.00	-2,305.64	82%
22	Sewer	0.00	375.48	500.00	-124.52	75%
23	Signage	0.00	0.00	600.00	-600.00	0%
24	Telecommunications & Internet	91.23	1,221.08	3,500.00	-2,278.92	35%
25	Trash Collection	462.19	5,076.05	6,650.00	-1,573.95	76%
26	Utilities	-39.15	11,000.80	11,000.00	0.80	100%
27	Vehicle Fuel & Maintenance	86.52	989.33	2,500.00	-1,510.67	40%
28	Wages-Town Manager	0.00	65,997.70	65,997.70	0.00	100%
29	Wages-Administrator	0.00	45,205.96	45,214.05	-8.09	100%
30	Wages-Asst Administrator	79.63	1,233.40	3,000.00	-1,766.60	41%
31	Wages-Asst Admin (Mtg Spt)	300.00	1,800.00	2,800.00	-1,000.00	64%
32	Wages-Beach Attendant	0.00	16,498.22	16,500.00	-1.78	100%
34	Wages-Custodial Services	0.00	558.20	0.00	558.20	
35	Wages-Groundskeeper	2,363.69	16,868.80	15,000.00	1,868.80	112%
36	Wages-Security Patrol	5,790.00	25,912.50	35,000.00	-9,087.50	74%
37	Wage/Salary Annual Def Criteria Bonus	0.00	2,057.70	7,425.59	-5,367.89	28%
38	Website/Technology	140.17	3,214.39	3,000.00	214.39	107%
	Total General and Administrative	19,580.11	352,955.74	418,307.56	-65,351.82	
	Capital Expenditures					
	Clubhouse Improvements	0.00	0.00	2,500.00	-2,500.00	0%
	Beaches and Parks Improvements	0.00	0.00	2,500.00	-2,500.00	0%
	Shoreline Erosion Restoration	1,816.42	65,639.91	75,000.00	-9,360.09	88%
	Total Capital Expenditures	1,816.42	65,639.91		6,079.75	88%
	Total Expenditures	21,396.53	418,595.65	418,307.56	-59,272.07	
	Net Income (Loss)	-21,396.53	54,771.89	80,000.00	34,332.05	0

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of May 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Checking Accounts	
General Checking - BB&T	9,874.50
Payroll Checking - BB&T	1,456.02
Total Checking Accounts	**11,330.52**
Money Market Accounts	
Maintenance MM - BB&T	190,190.21
Maintenance MM - Grants	193,272.00
Total Maintenance MM - BB&T	**383,462.21**
Piers MM - BB&T	194,560.85
Piers Capital Improvement - BB&T	127,140.00
Total Piers MM - BB&T	**321,700.85**
Total Money Market Accounts	**705,163.06**
Petty Cash	
Maintenance	250.00
Total Petty Cash	**250.00**
Total Bank Accounts	**$716,743.58**
Accounts Receivable	
Accounts Receivable	1,410.33
Total Accounts Receivable	**$1,410.33**
Other Current Assets	
Due From SCBD	-2,243.23
Undeposited Funds	1,477.37
Total Other Current Assets	**$ -765.86**
Total Current Assets	**$717,388.05**
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 May 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	**$1,943,808.87**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
A/P - State Income Tax	53.00
Due to SCBD	-810.91
Grants	236.00
Payroll Liabilities	-2,071.47
Prepaid Advertising	1,147.12
Prepaid Maintenance Fees	685.00
Security Deposit Clubhouse	8,960.01
Total Other Current Liabilities	**$8,198.75**
Total Current Liabilities	**$8,198.75**
Long-Term Liabilities	
N/P - BB&T	481,172.50
Total Long-Term Liabilities	**$481,172.50**
Total Liabilities	**$489,371.25**
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

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of May 31, 2024

	TOTAL
Retained Earnings	817,962.03
Net Income	163,778.50
Total Equity	**$1,454,437.62**
TOTAL LIABILITIES AND EQUITY	**$1,943,808.87**

SCBD - Cape St. Claire Improvement Association

Balance Sheet

As of May 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Cash Held by the County	700.00
Checking Accounts	
BB&T Checking -7627	5,427.63
SCBD Checking - BB&T	328,636.63
Total Checking Accounts	334,064.26
Total Bank Accounts	$334,764.26
Total Current Assets	$334,764.26
TOTAL ASSETS	$334,764.26
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Cape St. Claire	-1,740.72
Total Other Current Liabilities	$ -1,740.72
Total Current Liabilities	$ -1,740.72
Total Liabilities	$ -1,740.72
Equity	
Net Assets-SCBD	271,917.55
Retained Earnings	9,815.54
Net Income	54,771.89
Total Equity	$336,504.98
TOTAL LIABILITIES AND EQUITY	$334,764.26

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

	June Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Interest Income	2.59	26.51	0.00	26.51	
Late Fees	0.00	250.00	100.00	150.00	250%
Miscellaneous Income	(605.00)	200.00	100.00	100.00	200%
Piers - Capital Replacement Assessment	0.00	0.00	13,035.00	(13,035.00)	0%
Piers - Waitlist Fee	700.00	2,000.00	1,500.00	500.00	133%
Rentals/ Slips	468.75	111,859.75	103,055.00	8,804.75	109%
Total Income	566.34	114,336.26	117,790.00	(3,453.74)	
Expense					
General and Administrative					
1 Accounting Fees	95.70	1,148.40	1,000.00	148.40	115%
2 Audit Expenses	0.00	0.00	500.00	(500.00)	0%
3 Front Foot Assessment	0.00	1,170.00	1,170.00	0.00	100%
4 Insurance	0.00	4,861.31	6,000.00	(1,138.69)	81%
5 Legal Services	0.00	0.00	5,000.00	(5,000.00)	0%
6 Membrshp(Confernce/Training/Dues)	0.00	0.00	150.00	(150.00)	0%
7 Voluntr Apprec(Refreshments/Misc)	(605.00)	0.00	150.00	(150.00)	0%
8 Office Supplies/Expense	0.00	0.00	100.00	(100.00)	0%
9 Payroll Expenses & Benefits	877.53	1,471.65	3,114.30	(1,642.65)	47%
10 Permits	0.00	100.00	1,000.00	(900.00)	10%
11 Postage	0.00	295.00	500.00	(205.00)	59%
12 Printing	0.00	0.00	100.00	(100.00)	0%
13 Property Taxes	0.00	1,638.72	1,900.00	(261.28)	86%
14 Repairs/Maintenance	5,806.22	11,450.95	17,500.00	(6,049.05)	65%
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	626.02	7,585.87	9,000.00	(1,414.13)	84%
19 Trash Collection	0.00	0.00	350.00	(350.00)	0%
20 Utilities	1,109.16	13,822.62	13,000.00	822.62	106%
21 Wages-Town Manager	5,534.33	5,534.33	5,940.66	(406.33)	93%
22 Wages-Administrator	4,563.40	5,005.60	5,832.70	(827.10)	86%
23 Wages-Asst. Administrator	185.50	4,062.07	4,000.00	62.07	102%
24 Wages-Handyman	325.00	2,723.14	4,000.00	(1,276.86)	68%
25 Wage/Salary Annual Defined Criteria Bonus	992.69	992.69	988.68	4.01	100%
26 Technology/Website	0.00	11.94	250.00	(238.06)	5%
Total General and Administrative	19,510.55	61,874.29	82,246.34	(20,372.05)	75%
Capital Expenditures					
Piers Replacement/Repair	0.00	0.00	13,035.00	(13,035.00)	0%
Pier Improvements	0.00	0.00	22,508.66	(22,508.66)	0%
Total Capital Expenditures	0.00	0.00	35,543.66	(35,543.66)	
Total Expenditures	19,510.55	61,874.29	117,790.00	(55,915.71)	
Net Income (Loss)	(18,944.21)	52,461.97	0.00	52,461.97	

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

		June Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
	Ordinary Income/Expense					
	Income					
	Caper Advertising	2,277.50	36,955.00	42,000.00	(5,045.00)	88%
	BLOA Contribution	0.00	13,006.37	12,000.00	1,006.37	108%
	CSSC Contribution	0.00	2,017.46	2,050.00	(32.54)	98%
	Maintenance Fees	707.00	25,064.00	25,000.00	64.00	100%
	HOA Packets	1,050.00	8,150.00	11,000.00	(2,850.00)	74%
	Interest Income	3.18	38.68	20.00	18.68	193%
	Late Fees	680.00	5,140.00	5,500.00	(360.00)	93%
	Miscellaneous Income	323.00	3,372.99	4,750.00	(1,377.01)	71%
	Non Cash Contribution	0.00	44,000.00	0.00	44,000.00	0%
	Clubhouse - Rental Income	4,800.00	60,487.78	45,000.00	15,487.78	134%
	Stickers	210.00	2,575.00	2,000.00	575.00	129%
	Total Income	10,050.68	200,807.28	149,320.00	51,487.28	
	Expense					
	General and Administrative					
1	Accounting Fees	118.80	1,425.60	2,000.00	(574.40)	71%
2	Audit Expenses	0.00	3,718.00	1,000.00	2,718.00	372%
3	Bank Charges	0.00	0.00	50.00	(50.00)	0%
4	Caper Print/Edit/Contract&Postage	4,373.44	12,888.33	15,000.00	(2,111.67)	86%
5	Clubhouse Custodial Svcs	1,600.00	14,422.64	16,500.00	(2,077.36)	87%
6	Insurance	2,753.50	6,109.44	9,000.00	(2,890.56)	68%
7	Legal Services	0.00	0.00	20,000.00	(20,000.00)	0%
8	Membrshp(Confernce/Training/Dues)	0.00	0.00	650.00	(650.00)	0%
9	Voluntr Apprec(Refreshments/Misc)	0.00	1,085.87	300.00	785.87	362%
10	Events	0.00	486.22	500.00	(13.78)	97%
11	Office Supplies/Expense	1,400.72	1,538.15	1,500.00	38.15	103%
12	Payroll Expenses & Benefits	1,875.73	6,137.48	7,684.19	(1,546.71)	80%
13	Permits	0.00	0.00	500.00	(500.00)	0%
14	Postage	80.20	2,635.15	1,500.00	1,135.15	176%
15	Printing	0.00	1,500.00	1,500.00	0.00	100%
16	Property Taxes	0.00	5,402.33	5,000.00	402.33	108%
17	Repairs/Maintenance	8,609.76	10,927.82	12,807.85	(1,880.03)	85%
18	Sanitary Services	0.00	0.00	1,100.00	(1,100.00)	0%
19	Security Mileage Reimbursement	0.00	0.00	0.00	0.00	
20	Signage	0.00	0.00	500.00	(500.00)	0%
21	Telecommunications & Internet	32.30	416.91	500.00	(83.09)	83%
22	Utilities	0.00	0.00	500.00	(500.00)	0%
23	Wages-Town Manager	1,186.83	15,843.05	15,843.05	0.00	100%
24	Wages-Administrator	0.00	10,435.68	10,445.49	(9.81)	100%
25	Wages-Asst. Administrator	0.00	0.00	2,500.00	(2,500.00)	0%
26	Wages-Beach Attendants	10,799.76	20,434.77	10,000.00	10,434.77	204%
27	Wages-Groundskeeper	4,103.80	4,103.80	10,000.00	(5,896.20)	41%
28	Wage/Salary Annual Defined Criteria Bonus	2,439.42	2,439.42	2,439.42	0.00	100%
	Total General and Administrative	39,374.26	121,950.66	149,320.00	(27,369.34)	
	Capital Expenditures					
	Clubhouse Improvements	0.00	0.00	0.00	0.00	
	Shoreline Restoration	0.00	15,708.00	0.00	0.00	
	Beaches and Park Improvements	0.00	0.00	0.00	0.00	
	Total Capital Expenditures	0.00	15,708.00	0.00	0.00	
	Total Expenditures	39,374.26	137,658.66	149,320.00	(27,369.34)	
	Net Income (Loss)	(29,323.58)	63,148.62	0.00	78,856.62	

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

	June Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Caper Advertising	2,277.50	36,955.00	42,000.00	(5,045.00)	88%
BLOA Contribution	0.00	13,006.37	12,000.00	1,006.37	108%
CSSC Contribution	0.00	2,017.46	2,050.00	(32.54)	98%
Maintenance Fees	707.00	25,064.00	25,000.00	64.00	100%
HOA Packets	1,050.00	8,150.00	11,000.00	(2,850.00)	74%
Interest Income	5.77	65.19	20.00	45.19	326%
Late Fees	680.00	5,390.00	5,600.00	(210.00)	96%
Miscellaneous Income	(282.00)	3,572.99	4,850.00	(1,277.01)	74%
Clubhouse - Rental Income	4,800.00	60,487.78	45,000.00	15,487.78	134%
Rentals/ Slips	468.75	111,859.75	103,055.00	8,804.75	109%
Non Cash Contribution	0.00	44,000.00	0.00	44,000.00	
Piers - Capital Assessment	0.00	0.00	13,035.00	(13,035.00)	0%
Piers - Wait List Fee	700.00	2,000.00	1,500.00	500.00	133%
Stickers	210.00	2,575.00	2,000.00	575.00	129%
Total Income	10,617.02	315,143.54	267,110.00	48,033.54	
Expense					
General and Administrative					
1 Accounting Fees	214.50	2,574.00	3,000.00	(426.00)	86%
2 Audit Expenses	0.00	3,718.00	1,500.00	2,218.00	248%
3 Bank Charges	0.00	0.00	50.00	(50.00)	0%
4 Caper/Print/Contract&Postage	4,373.44	12,888.33	15,000.00	(2,111.67)	86%
5 Clubhouse Custodial Svcs	1,600.00	14,422.64	16,500.00	(2,077.36)	87%
6 Front Foot Assessment	0.00	1,170.00	1,170.00	0.00	100%
7 Insurance	2,753.50	10,970.75	15,000.00	(4,029.25)	73%
8 Legal Services	0.00	0.00	25,000.00	(25,000.00)	0%
9 Membrshp(Confernce/Training/Dues)	0.00	0.00	800.00	(800.00)	0%
10 Voluntr Apprec(Refreshments/Misc)	(605.00)	1,085.87	450.00	635.87	241%
11 Events	0.00	486.22	500.00	(13.78)	97%
13 Office Supplies/Expense	1,400.72	1,538.15	1,600.00	(61.85)	96%
14 Payroll Expenses & Benefits	2,753.26	7,609.13	10,798.50	(3,189.37)	70%
15 Permits	0.00	100.00	1,500.00	(1,400.00)	7%
16 Postage	80.20	2,930.15	2,000.00	930.15	147%
17 Printing	0.00	1,500.00	1,600.00	(100.00)	94%
18 Property Taxes	0.00	7,041.05	6,900.00	141.05	102%
19 Repairs/Maintenance	14,415.98	22,378.77	30,307.85	(7,929.08)	74%
20 Sanitary Services	0.00	0.00	1,200.00	(1,200.00)	0%
21 Security Mileage Reimbursement	0.00	0.00	0.00	0.00	
22 Sewer	0.00	0.00	100.00	(100.00)	0%
23 Signage	0.00	0.00	1,000.00	(1,000.00)	0%
24 Technology/Website	0.00	0.00	250.00	(250.00)	0%
25 Telecommunications & Internet	658.32	8,002.78	9,500.00	(1,497.22)	84%
26 Trash Collection	0.00	0.00	350.00	(350.00)	0%
27 Utilities	1,109.16	13,822.62	13,500.00	322.62	102%
28 Web Site	0.00	11.94	0.00	11.94	
29 Wages-Town Manager	6,721.16	21,377.38	21,783.70	(406.32)	98%
30 Wages-Administrator	4,563.40	15,441.28	16,278.19	(836.91)	95%
31 Wages-Asst. Administrator	185.50	4,062.07	6,500.00	(2,437.93)	62%
32 Wages-Beach Attendant	10,799.76	20,434.77	10,000.00	10,434.77	204%
33 Wages-Groundskeeper	4,103.80	4,103.80	10,000.00	(5,896.20)	41%
34 Wages-Handyman	325.00	2,723.14	4,000.00	(1,276.86)	68%
35 Wage/Salary Defined Criteria Bosun	3,432.11	3,432.11	3,428.10	4.01	100%
Total General and Administrative	58,884.81	183,824.95	231,566.34	(47,741.39)	
Capital Expenditures					
Beaches and Park Improvements	0.00	0.00	0.00	0.00	0%
Shoreline Restoration	0.00	15,708.00	0.00	15,708.00	0%
Piers Replacement Project	0.00	0.00	22,508.66	(22,508.66)	0%
Piers Improvements	0.00	0.00	13,035.00	(13,035.00)	0%
Total Capital Expenditures	0.00	15,708.00	35,543.66	(19,835.66)	
Total Expenditures	58,884.81	199,532.95	267,110.00	(67,577.05)	
Net Income (Loss)	(48,267.79)	115,610.59	0.00	115,610.59	

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

		June Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense						
Income						
	SCBD/Fees	9,041.86	482,409.40	487,200.00	-4,790.60	99%
	Interest Income	0.00	0.00	20.00	-20.00	0%
	Rollover from FY21	0.00	0.00	11,087.56	-11,087.56	0%
Total Income		9,041.86	482,409.40	498,307.56	-15,898.16	
Expense						
	General and Administrative					
1	Accounting Fees	335.50	4,026.00	5,500.00	-1,474.00	73%
2	Audit Expenses	0.00	4,250.00	3,000.00	1,250.00	142%
	Bank Charges	0.00	0.00	150.00	-150.00	0%
4	Caper Print/Edit/Contract&Postage	0.00	30,000.00	30,000.00	0.00	100%
5	Collection Fee-AA County	2,000.00	2,000.00	2,000.00	0.00	100%
6	Contract Labor	0.00	0.00	1,000.00	-1,000.00	0%
7	Clubhouse Custodial Services	0.00	5,500.00	5,500.00	0.00	100%
8	Insurance	0.00	25,000.00	25,000.00	0.00	100%
9	Legal Services	355.00	10,821.24	20,000.00	-9,178.76	54%
10	Membrshp(Confernce/Training/Dues)	35.00	229.00	1,300.00	-1,071.00	18%
11	Voluntr Apprec(Refreshments/Misc)	0.00	500.00	500.00	0.00	100%
12	Events	0.00	1,552.41	1,500.00	52.41	103%
13	Mowing	2,320.00	15,036.25	18,700.00	-3,663.75	80%
14	Office Supplies/Expense	257.63	5,023.29	5,000.00	23.29	100%
15	Payroll Expenses & Benefits	2,276.59	24,830.50	28,640.60	-3,810.10	87%
16	Permits	0.00	0.00	500.00	-500.00	0%
17	Postage	0.00	4,051.35	4,000.00	51.35	101%
18	Printing	0.00	3,241.25	3,500.00	-258.75	93%
19	Property Taxes	0.00	3,168.01	4,350.00	-1,181.99	73%
20	Repairs/Maintenance	13,877.43	26,979.62	26,979.62	0.00	100%
21	Sanitary Services	1,665.60	11,859.96	12,500.00	-640.04	95%
22	Sewer	125.16	500.64	500.00	0.64	100%
23	Signage	0.00	0.00	600.00	-600.00	0%
24	Telecommunications & Internet	91.23	1,312.31	3,500.00	-2,187.69	37%
25	Trash Collection	462.19	5,538.24	6,650.00	-1,111.76	83%
26	Utilities	1,599.75	12,600.55	11,000.00	1,600.55	115%
27	Vehicle Fuel & Maintenance	100.07	1,089.40	2,500.00	-1,410.60	44%
28	Wages-Town Manager	0.00	65,997.70	65,997.70	0.00	100%
29	Wages-Administrator	0.00	45,205.96	45,214.05	-8.09	100%
30	Wages-Asst Administrator	39.81	1,273.21	3,000.00	-1,726.79	42%
31	Wages-Asst Admin (Mtg Spt)	150.00	1,950.00	2,800.00	-850.00	70%
32	Wages-Beach Attendant	0.00	16,498.22	16,500.00	-1.78	100%
34	Wages-Custodial Services	0.00	558.20	0.00	558.20	
35	Wages-Groundskeeper	-1,868.80	15,000.00	15,000.00	0.00	100%
36	Wages-Security Patrol	4,380.00	30,292.50	35,000.00	-4,707.50	87%
37	Wage/Salary Annual Def Criteria Bonus	5,367.89	7,425.59	7,425.59	0.00	100%
38	Website/Technology	1,672.46	4,886.85	3,000.00	1,886.85	163%
	Total General and Administrative	35,242.51	388,198.25	418,307.56	-30,109.31	
	Capital Expenditures					
	Clubhouse Improvements	2,342.24	2,342.24	2,500.00	-157.76	94%
	Beaches and Parks Improvements	0.00	0.00	2,500.00	-2,500.00	0%
	Shoreline Erosion Restoration	1,876.98	67,516.89	75,000.00	-7,483.11	90%
	Total Capital Expenditures	4,219.22	69,859.13		6,079.75	184%
Total Expenditures		39,461.73	458,057.38	418,307.56	-24,029.56	
Net Income (Loss)		-30,419.87	24,352.02	80,000.00	8,131.40	0

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of June 30, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Checking Accounts	
General Checking - BB&T	10,732.64
Payroll Checking - BB&T	1,005.34
Total Checking Accounts	**11,737.98**
Money Market Accounts	
Maintenance MM - BB&T	159,080.44
Maintenance MM - Grants	193,272.00
Total Maintenance MM - BB&T	**352,352.44**
Piers MM - BB&T	162,667.93
Piers Capital Improvement - BB&T	140,175.00
Total Piers MM - BB&T	**302,842.93**
Total Money Market Accounts	**655,195.37**
Petty Cash	
Maintenance	250.00
Total Petty Cash	**250.00**
Total Bank Accounts	**$667,183.35**
Accounts Receivable	
Accounts Receivable	1,410.33
Total Accounts Receivable	**$1,410.33**
Other Current Assets	
Undeposited Funds	1,187.37
Total Other Current Assets	**$1,187.37**
Total Current Assets	**$669,781.05**
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**
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 June 30, 2024

	TOTAL
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	**$1,896,201.87**
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	8,710.01
Total Other Current Liabilities	**$8,759.66**
Total Current Liabilities	**$8,759.66**
Long-Term Liabilities	
N/P - BB&T	481,172.50
Total Long-Term Liabilities	**$481,172.50**
Total Liabilities	**$489,932.16**
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	817,962.03
Net Income	115,610.59
Total Equity	**$1,406,269.71**
TOTAL LIABILITIES AND EQUITY	**$1,896,201.87**

SCBD - Cape St. Claire Improvement Association

Balance Sheet

As of June 30, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Cash Held by the County	700.00
Checking Accounts	
BB&T Checking -7627	15,550.65
SCBD Checking - BB&T	289,834.46
Total Checking Accounts	**305,385.11**
Total Bank Accounts	**$306,085.11**
Total Current Assets	**$306,085.11**
TOTAL ASSETS	**$306,085.11**
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
Net Assets-SCBD	281,733.09
Retained Earnings	0.00
Net Income	24,352.02
Total Equity	**$306,085.11**
TOTAL LIABILITIES AND EQUITY	**$306,085.11**

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

	July Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Interest Income	2.56	2.56	0.00	2.56	
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	600.00	600.00	1,500.00	(900.00)	40%
Rentals/ Slips	412.50	412.50	112,305.00	(111,892.50)	0%
Total Income	1,015.06	1,015.06	137,705.00	(136,689.94)	
Expense					
General and Administrative					
1 Accounting Fees	95.70	95.70	1,500.00	(1,404.30)	6%
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	18.40	18.40	2,673.36	(2,654.96)	1%
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	0.00	1,900.00	(1,900.00)	0%
14 Repairs/Maintenance	668.94	668.94	15,000.00	(14,331.06)	4%
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	1,525.70	1,525.70	8,500.00	(6,974.30)	18%
19 Trash Collection	0.00	0.00	350.00	(350.00)	0%
20 Utilities	1,293.29	1,293.29	15,000.00	(13,706.71)	9%
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	238.50	238.50	4,160.00	(3,921.50)	6%
24 Wages-Handyman	0.00	0.00	4,160.00	(4,160.00)	0%
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	3,840.53	3,840.53	78,955.69	(75,115.16)	5%
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	3,840.53	3,840.53	137,705.00	(133,864.47)	
Net Income (Loss)	(2,825.47)	(2,825.47)	0.00	(2,825.47)	

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

		July Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense						
Income						
	Caper Advertising	11,800.00	11,800.00	42,000.00	(30,200.00)	28%
	BLOA Contribution	0.00	0.00	12,500.00	(12,500.00)	0%
	CSSC Contribution	0.00	0.00	2,100.00	(2,100.00)	0%
	Maintenance Fees	690.00	690.00	25,000.00	(24,310.00)	3%
	HOA Packets	150.00	150.00	11,000.00	(10,850.00)	1%
	Interest Income	3.25	3.25	100.00	(96.75)	3%
	Late Fees	335.00	335.00	5,500.00	(5,165.00)	6%
	Miscellaneous Income	200.00	200.00	4,750.00	(4,550.00)	4%
	Non Cash Contribution	0.00	0.00	0.00	0.00	0%
	Clubhouse - Rental Income	5,410.00	5,410.00	50,000.00	(44,590.00)	11%
	Stickers	120.00	120.00	2,000.00	(1,880.00)	6%
Total Income		18,708.25	18,708.25	154,950.00	(136,241.75)	
Expense						
General and Administrative						
1	Accounting Fees	118.80	118.80	2,500.00	(2,381.20)	5%
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	0.00	300.00	(300.00)	0%
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	245.00	245.00	1,500.00	(1,255.00)	16%
16	Property Taxes	0.00	0.00	5,000.00	(5,000.00)	0%
17	Repairs/Maintenance	478.95	478.95	14,000.00	(13,521.05)	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	0.00	0.00	500.00	(500.00)	0%
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		842.75	842.75	154,950.00	(154,107.25)	
Capital Expenditures						
	Shoreline Restoration	1,092.00	1,092.00	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		1,092.00	1,092.00	0.00	0.00	
Total Expenditures		1,934.75	1,934.75	154,950.00	(154,107.25)	
Net Income (Loss)		16,773.50	16,773.50	0.00	17,865.50	

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

	July Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Caper Advertising	11,800.00	11,800.00	42,000.00	(30,200.00)	28%
BLOA Contribution	0.00	0.00	12,500.00	(12,500.00)	0%
CSSC Contribution	0.00	0.00	2,100.00	(2,100.00)	0%
Maintenance Fees	690.00	690.00	25,000.00	(24,310.00)	3%
HOA Packets	150.00	150.00	11,000.00	(10,850.00)	1%
Interest Income	5.81	5.81	100.00	(94.19)	6%
Late Fees	335.00	335.00	5,600.00	(5,265.00)	6%
Miscellaneous Income	200.00	200.00	4,850.00	(4,650.00)	4%
Clubhouse - Rental Income	5,410.00	5,410.00	50,000.00	(44,590.00)	11%
Rentals/ Slips	412.50	412.50	112,305.00	(111,892.50)	0%
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	600.00	600.00	1,500.00	(900.00)	40%
Stickers	120.00	120.00	2,000.00	(1,880.00)	6%
Total Income	19,723.31	19,723.31	292,655.00	(272,931.69)	
Expense					
General and Administrative					
1 Accounting Fees	214.50	214.50	4,000.00	(3,785.50)	5%
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	0.00	550.00	(550.00)	0%
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	18.40	18.40	9,269.57	(9,251.17)	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	245.00	245.00	1,600.00	(1,355.00)	15%
18 Property Taxes	0.00	0.00	6,900.00	(6,900.00)	0%
19 Repairs/Maintenance	1,147.89	1,147.89	29,000.00	(27,852.11)	4%
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	1,525.70	1,525.70	9,000.00	(7,474.30)	17%
25 Trash Collection	0.00	0.00	350.00	(350.00)	0%
26 Utilities	1,293.29	1,293.29	16,000.00	(14,706.71)	8%
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	238.50	238.50	6,760.00	(6,521.50)	4%
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	0.00	0.00	4,160.00	(4,160.00)	0%
33 Wage/Salary Defined Criteria Bosun	0.00	0.00	4,436.57	(4,436.57)	0%
Total General and Administrative	4,683.28	4,683.28	233,905.69	(229,222.41)	
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	1,092.00	1,092.00	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	1,092.00	1,092.00	58,749.31	(58,749.31)	
Total Expenditures	5,775.28	5,775.28	292,655.00	(287,971.72)	
Net Income (Loss)	13,948.03	13,948.03	0.00	15,040.03	

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

	July 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	335.50	6,000.00	-5,664.50	6%
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	2,752.35	2,752.35	32,500.00	-29,747.65	8%
5 Collection Fee-AA County	0.00	0.00	2,000.00	-2,000.00	0%
6 Contract Labor	1,000.00	1,000.00	1,000.00	0.00	100%
7 Clubhouse Custodial Services	1,600.00	1,600.00	7,000.00	-5,400.00	23%
8 Insurance	2,674.81	2,674.81	25,000.00	-22,325.19	11%
9 Legal Services	284.00	284.00	17,057.87	-16,773.87	2%
10 Membrshp(Confernce/Training/Dues)	0.00	0.00	1,300.00	-1,300.00	0%
11 Voluntr Apprec(Refreshments/Misc)	0.00	0.00	500.00	-500.00	0%
12 Events	325.64	325.64	2,000.00	-1,674.36	16%
13 Mowing	2,320.00	2,320.00	18,700.00	-16,380.00	12%
14 Office Supplies/Expense	544.33	544.33	5,000.00	-4,455.67	11%
15 Payroll Expenses & Benefits	3,325.43	3,325.43	26,635.99	-23,310.56	12%
16 Permits	0.00	0.00	500.00	-500.00	0%
17 Postage	70.35	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	0.00	0.00	4,350.00	-4,350.00	0%
20 Repairs/Maintenance	513.74	513.74	32,000.00	-31,486.26	2%
21 Sanitary Services	1,815.70	1,815.70	12,500.00	-10,684.30	15%
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	0.00	0.00	3,500.00	-3,500.00	0%
25 Trash Collection	462.19	462.19	6,650.00	-6,187.81	7%
26 Utilities	1,053.92	1,053.92	14,000.00	-12,946.08	8%
27 Vehicle Fuel & Maintenance	118.10	118.10	2,500.00	-2,381.90	5%
28 Wages-Town Manager	7,397.52	7,397.52	68,637.61	-61,240.09	11%
29 Wages-Administrator	4,789.50	4,789.50	47,022.61	-42,233.11	10%
30 Wages-Asst Administrator	0.00	0.00	3,120.00	-3,120.00	0%
31 Wages-Asst Admin (Mtg Spt)	0.00	0.00	2,912.00	-2,912.00	0%
32 Wages-Beach Attendant	12,837.61	12,837.61	31,200.00	-18,362.39	41%
33 Wages-Custodial Services	0.00	0.00	0.00	0.00	0%
34 Wages-Groundskeeper	1,869.50	1,869.50	15,600.00	-13,730.50	12%
35 Wages-Security Patrol	2,670.00	2,670.00	36,400.00	-33,730.00	7%
36 Wage/Salary Annual Def Criteria Bonus	0.00	0.00	12,884.52	-12,884.52	0%
37 Website/Technology	248.21	248.21	3,000.00	-2,751.79	8%
Total General and Administrative	49,008.40	49,008.40	456,620.60	-407,612.20	
Capital Expenditures					
Mandatory Capital Reserve Funding	0.00	0.00	99,214.40	-99,214.40	0%
Shoreline Erosion Restoration	1,816.42	1816.42	75000.00	-73183.58	0.02
Total Capital Expenditures	1,816.42	1,816.42	174,214.40	-172,397.98	
Total Expenditures	50,824.82	50,824.82	630,835.00	-580,010.18	
Net Income (Loss)	-50,824.82	-50,824.82	0.00	-50,824.82	0

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of July 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Checking Accounts	
General Checking - BB&T	15,019.53
Payroll Checking - BB&T	1,005.34
Total Checking Accounts	**16,024.87**
Money Market Accounts	
Maintenance MM - BB&T	172,548.26
Maintenance MM - Grants	192,180.00
Total Maintenance MM - BB&T	**364,728.26**
Piers MM - BB&T	160,923.25
Piers Capital Improvement - BB&T	140,175.00
Total Piers MM - BB&T	**301,098.25**
Total Money Market Accounts	**665,826.51**
Petty Cash	
Maintenance	250.00
Total Petty Cash	**250.00**
Total Bank Accounts	**$682,101.38**
Accounts Receivable	
Accounts Receivable	1,410.33
Total Accounts Receivable	**$1,410.33**
Other Current Assets	
Undeposited Funds	-1,282.63
Total Other Current Assets	**$ -1,282.63**
Total Current Assets	**$682,229.08**
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**
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 July 31, 2024

	TOTAL
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	**$1,908,649.90**
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	7,210.01
Total Other Current Liabilities	**$7,259.66**
Total Current Liabilities	**$7,259.66**
Long-Term Liabilities	
N/P - BB&T	481,172.50
Total Long-Term Liabilities	**$481,172.50**
Total Liabilities	**$488,432.16**
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
Net Income	13,948.03
Total Equity	**$1,420,217.74**
TOTAL LIABILITIES AND EQUITY	**$1,908,649.90**

SCBD - Cape St. Claire Improvement Association

Balance Sheet

As of July 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Cash Held by the County	5.00
Checking Accounts	
BB&T Checking -7627	13,734.23
SCBD Checking - BB&T	240,826.16
Total Checking Accounts	**254,560.39**
Total Bank Accounts	**$254,565.39**
Total Current Assets	**$254,565.39**
TOTAL ASSETS	**$254,565.39**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Cape St. Claire	0.10
Total Other Current Liabilities	**$0.10**
Total Current Liabilities	**$0.10**
Total Liabilities	**$0.10**
Equity	
Net Assets-SCBD	281,733.09
Retained Earnings	23,657.02
Net Income	-50,824.82
Total Equity	**$254,565.29**
TOTAL LIABILITIES AND EQUITY	**$254,565.39**

Residents A-J

Cape St. Claire
Improvement Association, Inc.

Membership Meeting

Meeting Date: 10/22/2024

MEMBERS: **SIGN-UP SHEET**

	Printed Name	Signature
1.	Dottie Ballard	[illegible]
2.	Robert Hamilton	[illegible]
3.	DAVID EINSTEIN	[illegible]
4.	George "Beau" Bracken	[illegible]
5.	Cheryl Gorman	[illegible]
6.	Rebecca Benner	[illegible]
7.	Roy Benner	Roy E Benner
8.	Cathy Gazzo	Catherine [illegible] Gazzo
9.	BRIAN CORCORAN	[illegible]
10.	JANE WITHERITE BARSS	JW Barss
11.	Ryan Anderson	[illegible]
12.	Chen Fairchild	[illegible]
13.	DIANA CAREY	[illegible]
14.	Todd Dallanegra	Todd Dallanegra
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Residents K-Z

Cape St. Claire
Improvement Association, Inc.

Membership Meeting

Meeting Date: 10/22/2024

MEMBERS: **SIGN-UP SHEET**

	Printed Name	Signature
1.	Jerome Zadera	[illegible]
2.	Neil MacDonald	[illegible]
3.	Charlie Short	[illegible]
4.	Kim Pollock	[illegible]
5.	Bill Rapport	Bill Rapport
6.	BRAD KNOPF	[illegible]
7.	Frances & Lud Kimbrough	Kimbrough
8.	Pamela Porter-Smith	[illegible]
9.	Stacey Wildhagen	[illegible]
10.	Mary Lamb	[illegible]
11.	Karen Minor	Karen E Minor
12.	Sandy Ourisson	[illegible]
13.	Phil Ourisson	[illegible]
14.	Blake Morris	[illegible]
15.	Lincoln Minor	[illegible]
16.	Michele Shipley	[illegible]
17.	LOREN Shipley	[illegible]
18.	Jeanne & Marion Klingler	Jeanne Klingler [illegible]
19.	Ron MAFFI	[illegible]
20.	Kim Poffel	[illegible]
21.	Cindi Edelschein	[illegible]
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GUESTS

Cape St. Claire
Improvement Association, Inc.

Membership Meeting

Meeting Date: 10/22/2024

GUESTS: SIGN-UP SHEET

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