Cape St. Claire
IMPROVEMENT ASSOCIATION
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Quarterly Membership Meeting

October 28, 2025

Agenda

President's Remarks

Approval of Minutes

Approval of Financials

Budget FY 2027 Discussion

Break

Town Manager Report

Old Business

New Business

Comments from the Floor

Adjournment

Quarterly Membership April 22, 2025

In attendance in person: President Jerome Zadera, Governors Joe Angel, Beau Breeden, Cheri Fairchild, Thor Harris, Ed Hayes, Mary Lamb, Matt Layman, Neil Macindoe, Blake Morris, Michele Shipley, Budget Committee chair Charlie Moore, Town Manager Frank Tewey, residents William Arnold, Dottie Ballard, Jane and Reg Barss, Becky and Roy Benner, Michele Cesar, Todd Dallanegra, Cathy Gazzo, Kelly Hayes, Brad Knopf, Ron Malfi, Joseph Meeks, Phil Ourisson, Greg Pascuzzi, Bill Rappoport, Greg & Kristin Urban, Stacey Wildberger and Katherine Woods, and guest Tarell Spriggs. In attendance online: Governor Michele Shipley.

President Zadera called the meeting to order at 7:42 pm and said he appreciated everyone taking time from busy schedules to make a quorum. He thanked Governor Lamb for the Easter events, and Cape Conservation Corps (CCC), Scouts, and Broadneck students for their projects to improve the Cape. He noted that vehicles will need the new blue stickers attached for parking on community property by May 1. Slip renters must have boats in slips by June 1. Beach attendants will be on duty soon; please do not assume they know you or your event and check in with them politely.

PRESENTATION BY DEPARTMENT OF PUBLIC WORKS (DPW)

Terell Spriggs of the Anne Arundel County DPW gave a presentation on waste management and what can be put out for normal curbside trash pickup and recycling. The dumpsters provided for the Cape Clean Up on June 11 will follow the same rules as curbside pickup. Many communities have dropped special clean up days because the curbside pickup does so much now. Large items such as sofas can be left at the curb without a bulk pickup appointment. Large metal items such as dishwashers and lawn mowers (emptied of fluids) require an appointment. Just because an item has a recycle symbol and number on it does not mean it can be recycled in AACo. Do not recycle batteries or containers from pool chemicals curbside as they pose a fire hazard. See the county website for dates for hazardous waste drop off at the Heritage Rd complex, what can be recycled curbside, what requires bulk pickup, and what must be taken to the landfill. Gasoline can only be taken to the Heritage Office complex on dates that Clean Harbors is there to accept it (6 times per year).

MINUTES AND FINANCIAL STATEMENTS

Minutes of the January 28 annual meeting were reviewed. A motion was made by Ron Malfi to approve the minutes, seconded by Phil Ourisson, and approved unanimously.

The financial statements for November 2024- January 2025 were reviewed. A motion to approve was made by Ron Malfi and seconded by Charlie Moore. Balances of the bank accounts in February were approximately: Operating funds $353,000, Piers $300,700 and Special Community Benefits District (SCBD) $381,300. The annual loan payment of $44,444.44 was made. The motion passed unanimously.

TOWN MANAGER

Town Manager Tewey reported on the following:
A representative from the State Highway Administration will attend the Broadneck Council of Communities meeting on April 24 to discuss plans for 2025 Bay Bridge traffic studies. The Broadneck Peninsula Trail Project continues after being delayed due to soil issues.
Use the county Report A Concern website, the 311 phone app, or the 311 phone line to reports issues with roadways, trash pickup, abandoned vehicles, overgrown lots, dangerous trees in rights-of-way, etc. CSCIA can monitor requests and take action if needed. We were approved for the Maryland Dept of Agriculture (MDA) 2025 Mosquito Spraying Program and fogging will occur on Monday nights as needed through September. Opt-out forms are available at the Cape office and online at the MDA website.
Clubhouse rentals remain steady. Most weekend dates are filled through the summer. Rental rates will increase July 1. The rental calendar is available on the CSCIA.org website home page. A chain link fence will be installed April 25 along the field at the clubhouse.
Governor Angel joined the building committee, which meets monthly before the Board of Governors (BOG) meetings. If you plan to build, remodel, add a shed, fence, deck, etc. on your lot, please check building codes on the website and apply prior to construction. CSCIA and the county have different rules and both require applications. Pier/bulkhead requests require attorney input and take longer to process.
There are no updates on county legislation. Most changes were zoning related and do not affect the Cape. See the county website for more information. No bills significant to CSCIA passed during the January 8- April 7 state legislative session. The National Chesapeake Recreational Area bill died before the last Congress recessed.
A firm was selected to replace sections of piers at Deep Creek. Aging trees on CSCIA property are being addressed as needed and prioritized by safety concern. Twenty-one of the 2024 beach attendants will be back for this season. Some new attendants will be hired mid-season to fill in when others leave for college, and to be trained for next year. Youth Sailing will clear and repair the kayak racks and revamp their rental process. Contact Dave Draper with questions. All slots are currently rented, so do not put a kayak in the racks without a contract. It will be removed. Portable restrooms were placed at Main Beach, Lake Claire and Deep Creek. More to be installed May 23.
The Budget Committee will hold the first meeting on May 1 to start the process for the Fiscal Year 2027 (FY27) budget.
Six security officers continue to patrol the Cape 10-16 dates per month. We receive monthly crime statistics from the police department for calls that result in a police report. LOCK YOUR CARS.
Upcoming meetings: Broadneck Council of Communities- April 24, Board of Governors- May 12, Quarterly Membership Mtg July 22.

BREAK – 8:13-8:26 pm

PRESIDENT'S REPORT

President Zadera reported on the following:
CSCIA signed on as support for the Oyster Recovery program. Town Manager Tewey worked with the owner of Sunrise Tree Service to repair damage done to plantings at Little Magothy Beach to the satisfaction of Cape Conservation Corps. The mosquito spraying application was approved. The owner of Color Nails & Spa donated to CSCIA because he is grateful to be a resident of Cape St Claire and the United States. Youth Sailing classes will begin June 30 and run through July. Please be mindful of the kids there. The county auditor completed and approved the FY25 reports and the revised FY26 budget. CSCIA donated to the Cape St Claire Elementary School Fun Run and signed as support for Goshen Farm with the Maryland Historic Trust for grants. There will be an Anne Arundel County Homeowners Association Summit in May. He thanked the grounds crew for their hard work and for providing a list of projects to be done. The Firefighter's Association is to work with CSCIA to install a Little Firefighter's Library made of old newspaper boxes at the beach.

OLD BUSINESS

Governor Breeden reported on the following:

The Broadneck Council of Communities meeting on April 24 will feature State Senator Dawn Gile and State Delegates Heather Bagnall and Dylan Behler, and the State Highway Administration to discuss plans for the Bay Bridge. Discussion about a change to commercial zoning to allow for residential high-density housing will be held.

Permitting is in process for the Deep Creek pier/bulkhead work to be done in the fall. The $230,000 bid does not include electrical or plumbing and will be done now as one job instead of phases. Pier meetings are held the first Tuesday of the month during the boating season at Deep Creek at 7 pm and last about 30-40 minutes. BYOC- Bring your own chair.

Coordination is still underway for the Little Magothy River Association (LMRA) dredge to be completed between October 1 and December 31. If permitting can be completed, we could receive 1500 yd^3 of sand from that dredge under the Waterway Improvement Fund grant LMRA received. Time-of-year restrictions for fish, oysters, and birds are creating limited days for work to be done. All permit applications have been submitted but have a minimum 240-day review time. The regulators want the sand placed as an in-water sand bar near the Lake Claire root wads, not at the Main Beach. Drawings of the plans were presented, showing where the sand bar would be created and planted with hundreds of underwater grasses. The idea is that it would dissipate wave energy to reduce storm damage and erosion. Sand that does move will build up against the wall at the boat pier and help to build up the beach there. The far end of the beach will be a large natural habitat and the end near the parking lot will be the recreational area. Letters will go out to residents near the beach and lake. CSCIA paid for planning and design, and the construction would be paid for by grants if all is approved. Once CSCIA has the "yellow stickers", we are an acceptable deposit point for good sand from other dredges as well. We are still working to get the county to repair/extend the stormwater outlet pipe at the main beach so that sand placed there will not be washed away as easily. Updates are available at the CSCIA website, Facebook page, Caper, and each monthly and quarterly meeting.

NEW BUSINESS

Governor Lamb reported that there will be new rules for parking at the Strawberry Festival this year. Riverbay Rd parking will be restricted to allow for the Berry Buses to get through. Crafters will be on St. Catherine Dr and not on Riverbay Rd towards Swan Dr. Parking becomes an issue early, please take the buses. Applications for Strawberry Princesses are available on the website and in the Caper. This is not a beauty pageant- essays are required. Applicants will need to make a pamphlet of age-appropriate difficulty.

COMMENTS

Stacy Wildberger reported that the Cape Conservation Corps (CCC) has started spring projects at Deep Creek, Serene Ravine, and Little Magothy Beach. Volunteers are always welcome. All slots have been filled for the free tree giveaway. The scholarship program to award a $1000 scholarship to a graduating Broadneck High School senior entering an environmental studies field drew applications that were very impressive. A second scholarship of $500 was awarded to the runner up. Recipients are chosen mostly due to the volunteer efforts they have made for environmental purposes, good grades, and teacher recommendations. CCC asked for residents to opt out of the Mosquito Spraying Program to avoid killing pollinators. Keep yards free of standing water, use mosquito dunks in birdbaths and ponds, and look for other tips in the Caper this summer.

Becky Benner announced the Garden Club plant sale is May 17 from 8-2 at the clubhouse field. There will be native plants, annuals, vegetables, hanging baskets, and perennials from local gardens. T-shirts, compost and mosquito dunks will be available.

Mrs. Benner announced Goshen Farm's open house was rained out and is rescheduled for June 21 from 10-2. They will have a booth at the Strawberry Festival giving away plants. Free Friday night concerts will be every other weekend from June 27-Sept 5. The first band will start at 6:30 pm. Donations are welcomed and split between the bands and the farm.

There is no new information regarding the Fairwinds Marina idea to develop.

ADJOURNMENT

A motion to adjourn was made by Stacey Wildberger, seconded by Todd Dallanegra and approved unanimously. The April 22, 2025 CSCIA Annual Membership Meeting was adjourned at 9:00 pm.

Cape St. Claire Improvement Association, Inc.
Profit & Loss - Piers
February 28, 2025 - Final

	February Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Interest Income	2.14	19.35	0.00	19.35	
Late Fees	0.00	0.00	100.00	(100.00)	0%
Miscellaneous Income	60.00	60.00	100.00	(40.00)	60%
Piers - Capital Replacement Assessment	0.00	0.00	23,700.00	(23,700.00)	0%
Piers - Waitlist Fee	100.00	1,500.00	1,500.00	0.00	100%
Rentals/ Slips	59,662.50	60,557.50	112,305.00	(51,747.50)	54%
Total Income	59,824.64	62,136.85	137,705.00	(75,568.15)	
Expense					
General and Administrative					
1 Accounting Fees	95.70	756.20	1,500.00	(743.80)	50%
2 Audit Expenses	0.00	0.00	500.00	(500.00)	0%
3 Front Foot Assessment	1,170.00	1,170.00	1,170.00	0.00	100%
4 Insurance	0.00	5,029.76	6,000.00	(970.24)	84%
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)	(215.00)	(215.00)	250.00	(465.00)	-86%
8 Office Supplies/Expense	0.00	0.00	100.00	(100.00)	0%
9 Payroll Expenses & Benefits	60.39	423.76	2,673.36	(2,249.60)	16%
10 Permits	0.00	100.00	520.00	(420.00)	19%
11 Postage	0.00	365.00	500.00	(135.00)	73%
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	195.00	3,711.35	15,000.00	(11,288.65)	25%
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	722.73	5,887.70	8,500.00	(2,612.30)	69%
19 Trash Collection	0.00	0.00	350.00	(350.00)	0%
20 Utilities	2,871.29	10,940.32	15,000.00	(4,059.68)	73%
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	536.50	2,946.51	4,160.00	(1,213.49)	71%
24 Wages-Handyman	169.75	2,413.75	4,160.00	(1,746.25)	58%
25 Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	1,265.84	(1,265.84)	0%
26 Technology/Website	0.00	3.68	150.00	(146.32)	2%
Total General and Administrative	5,606.36	35,248.79	78,955.69	(43,706.90)	45%
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	5,606.36	35,248.79	137,705.00	(102,456.21)	
Net Income (Loss)	54,218.28	26,888.06	0.00	26,888.06	

Cape St. Claire Improvement Association, Inc.
Profit & Loss - Maintenance, Caper, Clubhouse
February 28, 2025 - Final

		February Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
	Ordinary Income/Expense					
	Income					
	Caper Advertising	2,770.00	26,370.00	42,000.00	(15,630.00)	63%
	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	10,145.00	20,197.00	25,000.00	(4,803.00)	81%
	HOA Packets	0.00	5,125.00	11,000.00	(5,875.00)	47%
	Interest Income	3.01	25.49	100.00	(74.51)	25%
	Late Fees	180.00	1,175.00	5,500.00	(4,325.00)	21%
	Miscellaneous Income	680.00	2,375.00	4,750.00	(2,375.00)	50%
	Non Cash Contribution	0.00	0.00	0.00	0.00	0%
	Clubhouse - Rental Income	3,490.00	50,740.00	50,000.00	740.00	101%
	Stickers	1,020.00	1,710.00	2,000.00	(290.00)	86%
	Total Income	18,288.01	113,079.12	154,950.00	(41,870.88)	
	Expense					
	General and Administrative					
1	Accounting Fees	118.80	938.74	2,500.00	(1,561.26)	38%
2	Audit Expenses	0.00	0.00	1,000.00	(1,000.00)	0%
3	Bank Charges	0.00	20.00	50.00	(30.00)	40%
4	Caper Print/Edit/Contract&Postage	0.00	0.00	17,500.00	(17,500.00)	0%
5	Clubhouse Custodial Svcs	3,500.00	8,794.00	18,000.00	(9,206.00)	49%
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)	205.00	731.72	300.00	431.72	244%
10	Events	0.00	538.80	1,000.00	(461.20)	54%
11	Office Supplies/Expense	59.84	202.09	1,500.00	(1,297.91)	13%
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	1,405.10	1,500.00	(94.90)	94%
15	Printing	0.00	1,500.00	1,500.00	0.00	100%
16	Property Taxes	0.00	5,624.44	5,000.00	624.44	112%
17	Repairs/Maintenance	79.00	1,378.19	14,000.00	(12,621.81)	10%
19	Sanitary Services	0.00	0.00	1,100.00	(1,100.00)	0%
20	Signage	0.00	0.00	500.00	(500.00)	0%
21	Telecommunications & Internet	32.66	227.81	500.00	(272.19)	46%
22	Utilities	0.00	0.00	1,000.00	(1,000.00)	0%
23	Wages-Town Manager	0.00	0.00	16,476.77	(16,476.77)	0%
24	Wages-Administrator	0.00	0.00	10,863.31	(10,863.31)	0%
25	Wages-Asst. Administrator	0.00	0.00	2,600.00	(2,600.00)	0%
26	Wages-Beach Attendants	0.00	0.00	10,400.00	(10,400.00)	0%
27	Wages-Groundskeeper	0.00	0.00	10,400.00	(10,400.00)	0%
28	Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	3,170.73	(3,170.73)	0%
	Total General and Administrative	3,995.30	21,360.89	154,950.00	(133,589.11)	
	Capital Expenditures					
	Shoreline Restoration	11,380.30	78,755.55	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	11,380.30	78,755.55	0.00	0.00	
	Total Expenditures	15,375.60	100,116.44	154,950.00	(133,589.11)	
	Net Income (Loss)	2,912.41	12,962.68	0.00	91,718.23	

Cape St. Claire Improvement Association, Inc.
Profit Loss - Piers & Maintenance
February 28, 2025 - Final

	February Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Caper Advertising	2,770.00	26,370.00	42,000.00	(15,630.00)	63%
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	10,145.00	20,197.00	25,000.00	(4,803.00)	81%
HOA Packets	0.00	5,125.00	11,000.00	(5,875.00)	47%
Interest Income	5.15	44.84	100.00	(55.16)	45%
Late Fees	180.00	1,175.00	5,600.00	(4,425.00)	21%
Miscellaneous Income	740.00	2,435.00	4,850.00	(2,415.00)	50%
Clubhouse - Rental Income	3,490.00	50,740.00	50,000.00	740.00	101%
Rentals/ Slips	59,662.50	60,557.50	112,305.00	(51,747.50)	54%
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	100.00	1,500.00	1,500.00	0.00	100%
Stickers	1,020.00	1,710.00	2,000.00	(290.00)	86%
Total Income	78,112.65	175,215.97	292,655.00	(117,439.03)	
Expense					
General and Administrative					
1 Accounting Fees	214.50	1,694.94	4,000.00	(2,305.06)	42%
2 Audit Expenses	0.00	0.00	1,500.00	(1,500.00)	0%
3 Bank Charges	0.00	20.00	50.00	(30.00)	40%
4 Caper/Print/Contract&Postage	0.00	0.00	17,500.00	(17,500.00)	0%
5 Clubhouse Custodial Svcs	3,500.00	8,794.00	18,000.00	(9,206.00)	49%
6 Front Foot Assessment	1,170.00	1,170.00	1,170.00	0.00	100%
7 Insurance	0.00	5,029.76	15,000.00	(9,970.24)	34%
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)	(10.00)	516.72	550.00	(33.28)	94%
11 Events	0.00	538.80	1,000.00	(461.20)	54%
13 Office Supplies/Expense	59.84	202.09	1,600.00	(1,397.91)	13%
14 Payroll Expenses & Benefits	60.39	423.76	9,269.57	(8,845.81)	5%
15 Permits	0.00	100.00	1,020.00	(920.00)	10%
16 Postage	0.00	1,770.10	2,000.00	(229.90)	89%
17 Printing	0.00	1,500.00	1,600.00	(100.00)	94%
18 Property Taxes	0.00	7,340.20	6,900.00	440.20	106%
19 Repairs/Maintenance	274.00	5,089.54	29,000.00	(23,910.46)	18%
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	3.68	150.00	(146.32)	2%
24 Telecommunications & Internet	755.39	6,115.51	9,000.00	(2,884.49)	68%
25 Trash Collection	0.00	0.00	350.00	(350.00)	0%
26 Utilities	2,871.29	10,940.32	16,000.00	(5,059.68)	68%
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	536.50	2,946.51	6,760.00	(3,813.49)	44%
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	169.75	2,413.75	4,160.00	(1,746.25)	58%
33 Wage/Salary Defined Criteria Bosun	0.00	0.00	4,436.57	(4,436.57)	0%
Total General and Administrative	9,601.66	56,609.68	233,905.69	(177,296.01)	
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	11,380.30	78,755.55	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	11,380.30	78,755.55	58,749.31	(58,749.31)	
Total Expenditures	20,981.96	135,365.23	292,655.00	(236,045.32)	
Net Income (Loss)	57,130.69	39,850.74	0.00	118,606.29	

Cape St. Claire Improvement Association, Inc.
Profit Loss - SCBD
February 28, 2025 - Final

		February Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense						
Income						
	SCBD/Fees	0.00	378,605.00	621,000.00	(242,395.00)	0.61
	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	378,605.00	630,835.00	-252,230.00	
Expense						
General and Administrative						
1	Accounting Fees	335.50	2,651.06	6,000.00	(3,348.94)	44%
2	Audit Expenses	0.00	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	4,528.17	28,867.95	32,500.00	(3,632.05)	89%
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	0.00	7,000.00	7,000.00	-	100%
8	Insurance	2,417.14	29,735.65	25,000.00	4,735.65	119%
9	Legal Services	0.00	2,366.20	17,057.87	(14,691.67)	14%
10	Membrshp(Confernce/Training/Dues)	0.00	0.00	1,300.00	(1,300.00)	0%
11	Voluntr Apprec(Refreshments/Misc)	0.00	500.00	500.00	-	100%
12	Events	0.00	325.64	2,000.00	(1,674.36)	16%
13	Mowing	0.00	10,440.00	18,700.00	(8,260.00)	56%
14	Office Supplies/Expense	226.70	2,945.89	5,000.00	(2,054.11)	59%
15	Payroll Expenses & Benefits	2,112.35	21,869.42	26,635.99	(4,766.57)	82%
16	Permits	0.00	0.00	500.00	(500.00)	0%
17	Postage	75.55	297.00	4,000.00	(3,703.00)	7%
18	Printing	178.29	3,678.47	3,500.00	178.47	105%
19	Property Taxes	0.00	3,565.50	4,350.00	(784.50)	82%
20	Repairs/Maintenance	1,911.79	14,559.66	32,000.00	(17,440.34)	45%
21	Sanitary Services	0.00	7,437.10	12,500.00	(5,062.90)	59%
22	Sewer	0.00	265.06	500.00	(234.94)	53%
23	Signage	0.00	0.00	1,000.00	(1,000.00)	0%
24	Telecommunications & Internet	92.24	643.31	3,500.00	(2,856.69)	18%
25	Trash Collection	465.94	3,844.82	6,650.00	(2,805.18)	58%
26	Utilities	2,123.76	9,991.70	14,000.00	(4,008.30)	71%
27	Vehicle Fuel & Maintenance	87.46	1,409.82	2,500.00	(1,090.18)	56%
28	Wages-Town Manager	7,397.52	62,878.92	68,637.61	(5,758.69)	92%
29	Wages-Administrator	5,433.64	41,750.56	47,022.61	(5,272.05)	89%
30	Wages-Asst Administrator	94.00	388.00	3,120.00	(2,732.00)	12%
31	Wages-Asst Admin (Mtg Spt)	150.00	1,650.00	2,912.00	(1,262.00)	57%
32	Wages-Beach Attendant	0.00	31,195.63	31,200.00	(4.37)	100%
33	Wages-Custodial Services	0.00	0.00	0.00	-	0%
34	Wages-Groundskeeper	1,329.25	13,861.89	15,600.00	(1,738.11)	89%
35	Wages-Security Patrol	2,010.00	20,985.00	36,400.00	(15,415.00)	58%
36	Wage/Salary Annual Def Criteria Bonus	0.00	2,273.97	12,884.52	(10,610.55)	18%
37	Website/Technology	1,015.81	3,158.04	3,000.00	158.04	105%
Total General and Administrative		31,985.11	336,286.26	456,620.60	(120,334.34)	
Capital Expenditures						
	Mandatory Capital Reserve Funding	0.00	0.00	99,214.40	(99,214.40)	0%
	Shoreline Erosion Restoration	45,876.97	58,834.14	75,000.00	(16,165.86)	78%
Total Capital Expenditures		45,876.97	58,834.14	174,214.40	(115,380.26)	
Total Expenditures		77,862.08	395,120.40	630,835.00	(235,714.60)	
Net Income (Loss)		-77,862.08	-16,515.40	0.00	(16,515.40)	

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of February 28, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Checking Accounts	
General Checking - BB&T	48,824.14
Payroll Checking - BB&T	430.97
Total Checking Accounts	**49,255.11**
Money Market Accounts	
Maintenance MM - BB&T	240,459.46
Maintenance MM - Grants	114,516.45
Total Maintenance MM - BB&T	**354,975.91**
Piers MM - BB&T	160,503.70
Piers Capital Improvement - BB&T	140,175.00
Total Piers MM - BB&T	**300,678.70**
Total Money Market Accounts	**655,654.61**
Petty Cash	
Maintenance	250.00
Total Petty Cash	**250.00**
Total Bank Accounts	**$705,159.72**
Accounts Receivable	
Accounts Receivable	1,410.33
Total Accounts Receivable	**$1,410.33**
Other Current Assets	
Due From SCBD	293.22
Undeposited Funds	1,187.37
Total Other Current Assets	**$1,480.59**
Total Current Assets	**$708,050.64**
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 February 28, 2025

	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	**$1,934,471.46**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
A/P - State Income Tax	53.00
Due to SCBD	-281.15
Grants	236.00
Payroll Liabilities	-2,071.47
Prepaid Advertising	1,147.12
Prepaid Maintenance Fees	685.00
Security Deposit Clubhouse	7,410.01
Total Other Current Liabilities	**$7,178.51**
Total Current Liabilities	**$7,178.51**
Long-Term Liabilities	
N/P - BB&T	481,172.50
Total Long-Term Liabilities	**$481,172.50**
Total Liabilities	**$488,351.01**
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 February 28, 2025

	TOTAL
Retained Earnings	933,572.62
Net Income	39,850.74
Total Equity	$1,446,120.45
TOTAL LIABILITIES AND EQUITY	$1,934,471.46

SCBD - Cape St. Claire Improvement Association

Balance Sheet

As of February 28, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Cash Held by the County	5.00
Checking Accounts	
BB&T Checking -7627	11,716.51
SCBD Checking - BB&T	277,398.89
Total Checking Accounts	**289,115.40**
Total Bank Accounts	**$289,120.40**
Total Current Assets	**$289,120.40**
TOTAL ASSETS	**$289,120.40**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Cape St. Claire	245.69
Total Other Current Liabilities	**$245.69**
Total Current Liabilities	**$245.69**
Total Liabilities	**$245.69**
Equity	
Net Assets-SCBD	281,733.09
Retained Earnings	23,657.02
Net Income	-16,515.40
Total Equity	**$288,874.71**
TOTAL LIABILITIES AND EQUITY	**$289,120.40**

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

		March Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense						
Income						
	Interest Income	5.40	24.75	0.00	24.75	
	Late Fees	50.00	50.00	100.00	(50.00)	50%
	Miscellaneous Income	0.00	60.00	100.00	(40.00)	60%
	Piers - Capital Replacement Assessment	0.00	0.00	23,700.00	(23,700.00)	0%
	Piers - Waitlist Fee	100.00	1,600.00	1,500.00	100.00	107%
	Rentals/ Slips	66,910.00	128,007.50	112,305.00	15,702.50	114%
Total Income		67,065.40	129,742.25	137,705.00	(7,962.75)	
Expense						
General and Administrative						
1	Accounting Fees	95.70	851.90	1,500.00	(648.10)	57%
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	5,029.76	6,000.00	(970.24)	84%
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	(215.00)	250.00	(465.00)	-86%
8	Office Supplies/Expense	11.64	11.64	100.00	(88.36)	12%
9	Payroll Expenses & Benefits	45.88	469.64	2,673.36	(2,203.72)	18%
10	Permits	420.00	520.00	520.00	0.00	100%
11	Postage	0.00	365.00	500.00	(135.00)	73%
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	(436.92)	3,274.43	15,000.00	(11,725.57)	22%
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	722.73	6,610.43	8,500.00	(1,889.57)	78%
19	Trash Collection	0.00	0.00	350.00	(350.00)	0%
20	Utilities	3,640.95	14,581.27	15,000.00	(418.73)	97%
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	536.50	3,483.01	4,160.00	(676.99)	84%
24	Wages-Handyman	0.00	2,413.75	4,160.00	(1,746.25)	58%
25	Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	1,265.84	(1,265.84)	0%
26	Technology/Website	0.00	3.68	150.00	(146.32)	2%
Total General and Administrative		5,036.48	40,285.27	78,955.69	(38,670.42)	51%
Capital Expenditures						
	Mandatory Capital Reserve Fund	0.00	0.00	24,708.60	(24,708.60)	0%
	Pier Improvements	7,580.00	7,580.00	34,040.71	(26,460.71)	22%
Total Capital Expenditures		7,580.00	7,580.00	58,749.31	(51,169.31)	
Total Expenditures		12,616.48	47,865.27	137,705.00	(89,839.73)	
Net Income (Loss)		54,448.92	81,876.98	0.00	81,876.98	

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

	March Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Caper Advertising	4,270.00	30,640.00	42,000.00	(11,360.00)	73%
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	3,265.00	22,922.00	25,000.00	(2,078.00)	92%
HOA Packets	900.00	6,025.00	11,000.00	(4,975.00)	55%
Interest Income	3.33	28.82	100.00	(71.18)	29%
Late Fees	1,960.00	3,135.00	5,500.00	(2,365.00)	57%
Miscellaneous Income	150.00	2,525.00	4,750.00	(2,225.00)	53%
Non Cash Contribution	0.00	0.00	0.00	0.00	0%
Clubhouse - Rental Income	5,435.00	56,175.00	50,000.00	6,175.00	112%
Stickers	290.00	2,000.00	2,000.00	0.00	100%
Total Income	16,273.33	128,812.45	154,950.00	(26,137.55)	
Expense					
General and Administrative					
1 Accounting Fees	118.80	1,057.54	2,500.00	(1,442.46)	42%
2 Audit Expenses	0.00	0.00	1,000.00	(1,000.00)	0%
3 Bank Charges	0.00	20.00	50.00	(30.00)	40%
4 Caper Print/Edit/Contract&Postage	799.87	799.87	17,500.00	(16,700.13)	5%
5 Clubhouse Custodial Svcs	1,600.00	10,394.00	18,000.00	(7,606.00)	58%
6 Insurance	11,653.01	11,653.01	9,000.00	2,653.01	129%
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	731.72	300.00	431.72	244%
10 Events	0.00	538.80	1,000.00	(461.20)	54%
11 Office Supplies/Expense	0.00	202.09	1,500.00	(1,297.91)	13%
12 Payroll Expenses & Benefits	417.80	417.80	6,596.21	(6,178.41)	6%
13 Permits	0.00	0.00	500.00	(500.00)	0%
14 Postage	0.00	1,405.10	1,500.00	(94.90)	94%
15 Printing	178.47	1,678.47	1,500.00	178.47	112%
16 Property Taxes	0.00	5,624.44	5,000.00	624.44	112%
17 Repairs/Maintenance	79.00	1,457.19	14,000.00	(12,542.81)	10%
19 Sanitary Services	0.00	0.00	1,100.00	(1,100.00)	0%
20 Signage	0.00	0.00	500.00	(500.00)	0%
21 Telecommunications & Internet	32.66	260.47	500.00	(239.53)	52%
22 Utilities	0.00	0.00	1,000.00	(1,000.00)	0%
23 Wages-Town Manager	1,638.83	1,638.83	16,476.77	(14,837.94)	10%
24 Wages-Administrator	161.59	161.59	10,863.31	(10,701.72)	1%
25 Wages-Asst. Administrator	0.00	0.00	2,600.00	(2,600.00)	0%
26 Wages-Beach Attendants	0.00	0.00	10,400.00	(10,400.00)	0%
27 Wages-Groundskeeper	702.39	702.39	10,400.00	(9,697.61)	7%
28 Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	3,170.73	(3,170.73)	0%
Total General and Administrative	17,382.42	38,743.31	154,950.00	(116,206.69)	
Capital Expenditures					
Shoreline Restoration	0.00	78,755.55	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	0.00	78,755.55	0.00	0.00	
Total Expenditures	17,382.42	117,498.86	154,950.00	(116,206.69)	
Net Income (Loss)	(1,109.09)	11,313.59	0.00	90,069.14	

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

	March Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Caper Advertising	4,270.00	30,640.00	42,000.00	(11,360.00)	73%
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	3,265.00	22,922.00	25,000.00	(2,078.00)	92%
HOA Packets	900.00	6,025.00	11,000.00	(4,975.00)	55%
Interest Income	8.73	53.57	100.00	(46.43)	54%
Late Fees	2,010.00	3,185.00	5,600.00	(2,415.00)	57%
Miscellaneous Income	150.00	2,585.00	4,850.00	(2,265.00)	53%
Clubhouse - Rental Income	5,435.00	56,175.00	50,000.00	6,175.00	112%
Rentals/ Slips	66,910.00	128,007.50	112,305.00	15,702.50	114%
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	100.00	1,600.00	1,500.00	100.00	107%
Stickers	290.00	2,000.00	2,000.00	0.00	100%
Total Income	83,338.73	258,554.70	292,655.00	(34,100.30)	
Expense					
General and Administrative					
1 Accounting Fees	214.50	1,909.44	4,000.00	(2,090.56)	48%
2 Audit Expenses	0.00	0.00	1,500.00	(1,500.00)	0%
3 Bank Charges	0.00	20.00	50.00	(30.00)	40%
4 Caper/Print/Contract&Postage	799.87	799.87	17,500.00	(16,700.13)	5%
5 Clubhouse Custodial Svcs	1,600.00	10,394.00	18,000.00	(7,606.00)	58%
6 Front Foot Assessment	0.00	1,170.00	1,170.00	0.00	100%
7 Insurance	11,653.01	16,682.77	15,000.00	1,682.77	111%
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	516.72	550.00	(33.28)	94%
11 Events	0.00	538.80	1,000.00	(461.20)	54%
13 Office Supplies/Expense	11.64	213.73	1,600.00	(1,386.27)	13%
14 Payroll Expenses & Benefits	463.68	887.44	9,269.57	(8,382.13)	10%
15 Permits	420.00	520.00	1,020.00	(500.00)	51%
16 Postage	0.00	1,770.10	2,000.00	(229.90)	89%
17 Printing	178.47	1,678.47	1,600.00	78.47	105%
18 Property Taxes	0.00	7,340.20	6,900.00	440.20	106%
19 Repairs/Maintenance	(357.92)	4,731.62	29,000.00	(24,268.38)	16%
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	3.68	150.00	(146.32)	2%
24 Telecommunications & Internet	755.39	6,870.90	9,000.00	(2,129.10)	76%
25 Trash Collection	0.00	0.00	350.00	(350.00)	0%
26 Utilities	3,640.95	14,581.27	16,000.00	(1,418.73)	91%
27 Wages-Town Manager	1,638.83	1,638.83	22,655.06	(21,016.23)	7%
28 Wages-Administrator	161.59	161.59	16,929.31	(16,767.72)	1%
29 Wages-Asst. Administrator	536.50	3,483.01	6,760.00	(3,276.99)	52%
30 Wages-Beach Attendant	0.00	0.00	10,400.00	(10,400.00)	0%
31 Wages-Groundskeeper	702.39	702.39	10,400.00	(9,697.61)	7%
32 Wages-Handyman	0.00	2,413.75	4,160.00	(1,746.25)	58%
33 Wage/Salary Defined Criteria Bosun	0.00	0.00	4,436.57	(4,436.57)	0%
Total General and Administrative	22,418.90	79,028.58	233,905.69	(154,877.11)	
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	0.00	78,755.55	0.00	0.00	
Mandatory Capital Reserve Funding	0.00	0.00	24,708.60	(24,708.60)	0%
Piers Improvements	7,580.00	7,580.00	34,040.71	(26,460.71)	22%
Total Capital Expenditures	7,580.00	86,335.55	58,749.31	(51,169.31)	
Total Expenditures	29,998.90	165,364.13	292,655.00	(206,046.42)	
Net Income (Loss)	53,339.83	93,190.57	0.00	171,946.12	

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

	March Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
SCBD/Fees	231,764.00	610,369.00	621,000.00	(10,631.00)	0.98
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	231,764.00	610,369.00	630,835.00	-20,466.00	
Expense					
General and Administrative					
1 Accounting Fees	335.50	2,986.56	6,000.00	(3,013.44)	50%
2 Audit Expenses	0.00	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	3,632.05	32,500.00	32,500.00	-	100%
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	0.00	7,000.00	7,000.00	-	100%
8 Insurance	-4,735.65	25,000.00	25,000.00	-	100%
9 Legal Services	365.00	2,731.20	17,057.87	(14,326.67)	16%
10 Membrshp(Confernce/Training/Dues)	100.00	100.00	1,300.00	(1,200.00)	8%
11 Voluntr Apprec(Refreshments/Misc)	0.00	500.00	500.00	-	100%
12 Events	0.00	325.64	2,000.00	(1,674.36)	16%
13 Mowing	0.00	10,440.00	18,700.00	(8,260.00)	56%
14 Office Supplies/Expense	198.00	3,143.89	5,000.00	(1,856.11)	63%
15 Payroll Expenses & Benefits	1,804.97	23,674.39	26,635.99	(2,961.60)	89%
16 Permits	0.00	0.00	500.00	(500.00)	0%
17 Postage	1,314.00	1,611.00	4,000.00	(2,389.00)	40%
18 Printing	-178.47	3,500.00	3,500.00	-	100%
19 Property Taxes	0.00	3,565.50	4,350.00	(784.50)	82%
20 Repairs/Maintenance	189.53	14,749.19	32,000.00	(17,250.81)	46%
21 Sanitary Services	0.00	7,437.10	12,500.00	(5,062.90)	59%
22 Sewer	0.00	265.06	500.00	(234.94)	53%
23 Signage	0.00	0.00	1,000.00	(1,000.00)	0%
24 Telecommunications & Internet	92.24	735.55	3,500.00	(2,764.45)	21%
25 Trash Collection	465.94	4,310.76	6,650.00	(2,339.24)	65%
26 Utilities	2,044.43	12,036.13	14,000.00	(1,963.87)	86%
27 Vehicle Fuel & Maintenance	55.65	1,465.47	2,500.00	(1,034.53)	59%
28 Wages-Town Manager	5,758.69	68,637.61	68,637.61	-	100%
29 Wages-Administrator	5,272.05	47,022.61	47,022.61	-	100%
30 Wages-Asst Administrator	2,115.50	2,503.50	3,120.00	(616.50)	80%
31 Wages-Asst Admin (Mtg Spt)	150.00	1,800.00	2,912.00	(1,112.00)	62%
32 Wages-Beach Attendant	0.00	31,195.63	31,200.00	(4.37)	100%
33 Wages-Custodial Services	0.00	0.00	0.00	-	0%
34 Wages-Groundskeeper	49.36	13,911.25	15,600.00	(1,688.75)	89%
35 Wages-Security Patrol	2,100.00	23,085.00	36,400.00	(13,315.00)	63%
36 Wage/Salary Annual Def Criteria Bonus	0.00	2,273.97	12,884.52	(10,610.55)	18%
37 Website/Technology	344.26	3,502.30	3,000.00	502.30	117%
Total General and Administrative	21,473.05	357,759.31	456,620.60	(98,861.29)	
Capital Expenditures					
Mandatory Capital Reserve Funding	6,155.00	6,155.00	99,214.40	(93,059.40)	6%
Shoreline Erosion Restoration	1,540.31	60,374.45	75,000.00	(14,625.55)	80%
Total Capital Expenditures	7,695.31	66,529.45	174,214.40	(107,684.95)	
Total Expenditures	29,168.36	424,288.76	630,835.00	(206,546.24)	
Net Income (Loss)	202,595.64	186,080.24	0.00	186,080.24	

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of March 31, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Checking Accounts	
General Checking - BB&T	9,772.91
Payroll Checking - BB&T	434.52
Total Checking Accounts	**10,207.43**
Money Market Accounts	
Maintenance MM - BB&T	252,575.20
Maintenance MM - Grants	114,516.45
Total Maintenance MM - BB&T	**367,091.65**
Piers MM - BB&T	249,569.92
Piers Capital Improvement - BB&T	140,175.00
Total Piers MM - BB&T	**389,744.92**
Total Money Market Accounts	**756,836.57**
Petty Cash	
Maintenance	250.00
Total Petty Cash	**250.00**
Total Bank Accounts	**$767,294.00**
Accounts Receivable	
Accounts Receivable	1,410.33
Total Accounts Receivable	**$1,410.33**
Other Current Assets	
Due From SCBD	47.63
Undeposited Funds	1,197.37
Total Other Current Assets	**$1,245.00**
Total Current Assets	**$769,949.33**
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 March 31, 2025

	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	**$1,996,370.15**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
A/P - State Income Tax	53.00
Due to SCBD	6,477.71
Grants	236.00
Payroll Liabilities	-2,071.47
Prepaid Advertising	1,147.12
Prepaid Maintenance Fees	685.00
Security Deposit Clubhouse	9,210.01
Total Other Current Liabilities	**$15,737.37**
Total Current Liabilities	**$15,737.37**
Long-Term Liabilities	
N/P - BB&T	481,172.50
Total Long-Term Liabilities	**$481,172.50**
Total Liabilities	**$496,909.87**
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 March 31, 2025

	TOTAL
Retained Earnings	933,572.62
Net Income	93,190.57
Total Equity	**$1,499,460.28**
TOTAL LIABILITIES AND EQUITY	**$1,996,370.15**

SCBD - Cape St. Claire Improvement Association

Balance Sheet

As of March 31, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Cash Held by the County	
Checking Accounts	5.00
BB&T Checking -7627	
SCBD Checking - BB&T	10,176.20
Total Checking Accounts	474,530.39
Total Bank Accounts	**484,706.59**
Other Current Assets	**$484,711.59**
Due from Cape St. Claire	
Total Other Current Assets	6,758.86
Total Current Assets	**$6,758.86**
TOTAL ASSETS	**$491,470.45**
LIABILITIES AND EQUITY	**$491,470.45**
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Cape St. Claire	
Total Other Current Liabilities	0.10
Total Current Liabilities	**$0.10**
Total Liabilities	**$0.10**
Equity	**$0.10**
Net Assets-SCBD	
Retained Earnings	281,733.09
Net Income	23,657.02
Total Equity	186,080.24
TOTAL LIABILITIES AND EQUITY	**$491,470.35**
	$491,470.45

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

	April Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Interest Income	3.17	25.54	0.00	25.54	
Late Fees	0.00	50.00	100.00	(50.00)	50%
Miscellaneous Income	0.00	60.00	100.00	(40.00)	60%
Piers - Capital Replacement Assessment	0.00	0.00	23,700.00	(23,700.00)	0%
Piers - Waitlist Fee	100.00	1,700.00	1,500.00	200.00	113%
Rentals/ Slips	1,025.00	129,032.50	112,305.00	16,727.50	115%
Total Income	1,128.17	130,868.04	137,705.00	(6,836.96)	
Expense					
General and Administrative					
1 Accounting Fees	95.70	947.60	1,500.00	(552.40)	63%
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	5,029.76	6,000.00	(970.24)	84%
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	(215.00)	250.00	(465.00)	-86%
8 Office Supplies/Expense	0.00	11.64	100.00	(88.36)	12%
9 Payroll Expenses & Benefits	64.06	533.70	2,673.36	(2,139.66)	20%
10 Permits	0.00	520.00	520.00	0.00	100%
11 Postage	0.00	365.00	500.00	(135.00)	73%
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	705.23	3,979.66	15,000.00	(11,020.34)	27%
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	749.06	7,359.49	8,500.00	(1,140.51)	87%
19 Trash Collection	0.00	0.00	350.00	(350.00)	0%
20 Utilities	793.66	15,374.93	15,000.00	374.93	102%
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	749.25	4,232.26	4,160.00	72.26	102%
24 Wages-Handyman	0.00	2,413.75	4,160.00	(1,746.25)	58%
25 Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	1,265.84	(1,265.84)	0%
26 Technology/Website	1.40	5.08	150.00	(144.92)	3%
Total General and Administrative	3,158.36	43,443.63	78,955.69	(35,512.06)	55%
Capital Expenditures					
Mandatory Capital Reserve Fund	0.00	0.00	24,708.60	(24,708.60)	0%
Pier Improvements	0.00	7,580.00	34,040.71	(26,460.71)	22%
Total Capital Expenditures	0.00	7,580.00	58,749.31	(51,169.31)	
Total Expenditures	3,158.36	51,023.63	137,705.00	(86,681.37)	
Net Income (Loss)	(2,030.19)	79,844.41	0.00	79,844.41	

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

		April Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense						
Income						
	Caper Advertising	2,405.00	33,045.00	42,000.00	(8,955.00)	79%
	BLOA Contribution	8,757.01	13,335.23	12,500.00	835.23	107%
	CSSC Contribution	1,250.00	2,033.41	2,100.00	(66.59)	97%
	Maintenance Fees	885.00	23,807.00	25,000.00	(1,193.00)	95%
	HOA Packets	750.00	6,775.00	11,000.00	(4,225.00)	62%
	Interest Income	3.01	31.83	100.00	(68.17)	32%
	Late Fees	840.00	3,975.00	5,500.00	(1,525.00)	72%
	Miscellaneous Income	225.00	2,750.00	4,750.00	(2,000.00)	58%
	Non Cash Contribution	0.00	0.00	0.00	0.00	0%
	Clubhouse - Rental Income	5,930.76	62,105.76	50,000.00	12,105.76	124%
	Stickers	140.00	2,140.00	2,000.00	140.00	107%
Total Income		21,185.78	149,998.23	154,950.00	(4,951.77)	
Expense						
General and Administrative						
1	Accounting Fees	118.80	1,176.34	2,500.00	(1,323.66)	47%
2	Audit Expenses	0.00	0.00	1,000.00	(1,000.00)	0%
3	Bank Charges	0.00	20.00	50.00	(30.00)	40%
4	Caper Print/Edit/Contract&Postage	3,841.95	4,641.82	17,500.00	(12,858.18)	27%
5	Clubhouse Custodial Svcs	1,600.00	11,994.00	18,000.00	(6,006.00)	67%
6	Insurance	168.69	11,821.70	9,000.00	2,821.70	131%
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)	243.00	974.72	300.00	674.72	325%
10	Events	0.00	538.80	1,000.00	(461.20)	54%
11	Office Supplies/Expense	63.86	265.95	1,500.00	(1,234.05)	18%
12	Payroll Expenses & Benefits	1,788.79	2,206.59	6,596.21	(4,389.62)	33%
13	Permits	0.00	0.00	500.00	(500.00)	0%
14	Postage	0.00	1,405.10	1,500.00	(94.90)	94%
15	Printing	0.00	1,678.47	1,500.00	178.47	112%
16	Property Taxes	0.00	5,624.44	5,000.00	624.44	112%
17	Repairs/Maintenance	678.13	2,135.32	14,000.00	(11,864.68)	15%
19	Sanitary Services	0.00	0.00	1,100.00	(1,100.00)	0%
20	Signage	0.00	0.00	500.00	(500.00)	0%
21	Telecommunications & Internet	65.34	325.81	500.00	(174.19)	65%
22	Utilities	0.00	0.00	1,000.00	(1,000.00)	0%
23	Wages-Town Manager	7,397.52	9,036.35	16,476.77	(7,440.42)	55%
24	Wages-Administrator	5,433.64	5,595.23	10,863.31	(5,268.08)	52%
25	Wages-Asst. Administrator	0.00	0.00	2,600.00	(2,600.00)	0%
26	Wages-Beach Attendants	0.00	0.00	10,400.00	(10,400.00)	0%
27	Wages-Groundskeeper	0.00	702.39	10,400.00	(9,697.61)	7%
28	Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	3,170.73	(3,170.73)	0%
Total General and Administrative		21,399.72	60,143.03	154,950.00	(94,806.97)	
Capital Expenditures						
	Shoreline Restoration	17,728.25	96,483.80	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		17,728.25	96,483.80	0.00	0.00	
Total Expenditures		39,127.97	156,626.83	154,950.00	(94,806.97)	
Net Income (Loss)		(17,942.19)	(6,628.60)	0.00	89,855.20	

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

	April Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Caper Advertising	2,405.00	33,045.00	42,000.00	(8,955.00)	79%
BLOA Contribution	8,757.01	13,335.23	12,500.00	835.23	107%
CSSC Contribution	1,250.00	2,033.41	2,100.00	(66.59)	97%
Maintenance Fees	885.00	23,807.00	25,000.00	(1,193.00)	95%
HOA Packets	750.00	6,775.00	11,000.00	(4,225.00)	62%
Interest Income	6.18	57.37	100.00	(42.63)	57%
Late Fees	840.00	4,025.00	5,600.00	(1,575.00)	72%
Miscellaneous Income	225.00	2,810.00	4,850.00	(2,040.00)	58%
Clubhouse - Rental Income	5,930.76	62,105.76	50,000.00	12,105.76	124%
Rentals/ Slips	1,025.00	129,032.50	112,305.00	16,727.50	115%
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	100.00	1,700.00	1,500.00	200.00	113%
Stickers	140.00	2,140.00	2,000.00	140.00	107%
Total Income	22,313.95	280,866.27	292,655.00	(11,788.73)	
Expense					
General and Administrative					
1 Accounting Fees	214.50	2,123.94	4,000.00	(1,876.06)	53%
2 Audit Expenses	0.00	0.00	1,500.00	(1,500.00)	0%
3 Bank Charges	0.00	20.00	50.00	(30.00)	40%
4 Caper/Print/Contract&Postage	3,841.95	4,641.82	17,500.00	(12,858.18)	27%
5 Clubhouse Custodial Svcs	1,600.00	11,994.00	18,000.00	(6,006.00)	67%
6 Front Foot Assessment	0.00	1,170.00	1,170.00	0.00	100%
7 Insurance	168.69	16,851.46	15,000.00	1,851.46	112%
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)	243.00	759.72	550.00	209.72	138%
11 Events	0.00	538.80	1,000.00	(461.20)	54%
13 Office Supplies/Expense	63.86	277.59	1,600.00	(1,322.41)	17%
14 Payroll Expenses & Benefits	1,852.85	2,740.29	9,269.57	(6,529.28)	30%
15 Permits	0.00	520.00	1,020.00	(500.00)	51%
16 Postage	0.00	1,770.10	2,000.00	(229.90)	89%
17 Printing	0.00	1,678.47	1,600.00	78.47	105%
18 Property Taxes	0.00	7,340.20	6,900.00	440.20	106%
19 Repairs/Maintenance	1,383.36	6,114.98	29,000.00	(22,885.02)	21%
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	1.40	5.08	150.00	(144.92)	3%
24 Telecommunications & Internet	814.40	7,685.30	9,000.00	(1,314.70)	85%
25 Trash Collection	0.00	0.00	350.00	(350.00)	0%
26 Utilities	793.66	15,374.93	16,000.00	(625.07)	96%
27 Wages-Town Manager	7,397.52	9,036.35	22,655.06	(13,618.71)	40%
28 Wages-Administrator	5,433.64	5,595.23	16,929.31	(11,334.08)	33%
29 Wages-Asst. Administrator	749.25	4,232.26	6,760.00	(2,527.74)	63%
30 Wages-Beach Attendant	0.00	0.00	10,400.00	(10,400.00)	0%
31 Wages-Groundskeeper	0.00	702.39	10,400.00	(9,697.61)	7%
32 Wages-Handyman	0.00	2,413.75	4,160.00	(1,746.25)	58%
33 Wage/Salary Defined Criteria Bosun	0.00	0.00	4,436.57	(4,436.57)	0%
Total General and Administrative	24,558.08	103,586.66	233,905.69	(130,319.03)	
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	17,728.25	96,483.80	0.00	0.00	
Mandatory Capital Reserve Funding	0.00	0.00	24,708.60	(24,708.60)	0%
Piers Improvements	0.00	7,580.00	34,040.71	(26,460.71)	22%
Total Capital Expenditures	17,728.25	104,063.80	58,749.31	(51,169.31)	
Total Expenditures	42,286.33	207,650.46	292,655.00	(181,488.34)	
Net Income (Loss)	(19,972.38)	73,215.81	0.00	169,699.61	

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

		April Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
	Ordinary Income/Expense					
	Income					
	SCBD/Fees	0.00	610,369.00	621,000.00	(10,631.00)	0.98
	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	610,369.00	630,835.00	-20,466.00	
	Expense					
	General and Administrative					
1	Accounting Fees	335.50	3,322.06	6,000.00	(2,677.94)	55%
2	Audit Expenses	0.00	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	0.00	32,500.00	32,500.00	-	100%
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	0.00	7,000.00	7,000.00	-	100%
8	Insurance	0.00	25,000.00	25,000.00	-	100%
9	Legal Services	940.25	3,671.45	17,057.87	(13,386.42)	22%
10	Membrshp(Confernce/Training/Dues)	35.00	135.00	1,300.00	(1,165.00)	10%
11	Voluntr Apprec(Refreshments/Misc)	0.00	500.00	500.00	-	100%
12	Events	0.00	325.64	2,000.00	(1,674.36)	16%
13	Mowing	1,580.00	12,020.00	18,700.00	(6,680.00)	64%
14	Office Supplies/Expense	566.25	3,710.14	5,000.00	(1,289.86)	74%
15	Payroll Expenses & Benefits	398.34	24,072.73	26,635.99	(2,563.26)	90%
16	Permits	0.00	0.00	500.00	(500.00)	0%
17	Postage	0.00	1,611.00	4,000.00	(2,389.00)	40%
18	Printing	0.00	3,500.00	3,500.00	-	100%
19	Property Taxes	0.00	3,565.50	4,350.00	(784.50)	82%
20	Repairs/Maintenance	1,792.69	16,541.88	32,000.00	(15,458.12)	52%
21	Sanitary Services	1,270.14	8,707.24	12,500.00	(3,792.76)	70%
22	Sewer	145.78	410.84	500.00	(89.16)	82%
23	Signage	0.00	0.00	1,000.00	(1,000.00)	0%
24	Telecommunications & Internet	184.54	920.09	3,500.00	(2,579.91)	26%
25	Trash Collection	465.94	4,776.70	6,650.00	(1,873.30)	72%
26	Utilities	671.60	12,707.73	14,000.00	(1,292.27)	91%
27	Vehicle Fuel & Maintenance	0.00	1,465.47	2,500.00	(1,034.53)	59%
28	Wages-Town Manager		68,637.61	68,637.61	-	100%
29	Wages-Administrator		47,022.61	47,022.61	-	100%
30	Wages-Asst Administrator	150.00	2,653.50	3,120.00	(466.50)	85%
31	Wages-Asst Admin (Mtg Spt)	0.00	1,800.00	2,912.00	(1,112.00)	62%
32	Wages-Beach Attendant	0.00	31,195.63	31,200.00	(4.37)	100%
33	Wages-Custodial Services	0.00	0.00	0.00	-	0%
34	Wages-Groundskeeper	1,688.75	15,600.00	15,600.00	-	100%
35	Wages-Security Patrol	2,820.00	25,905.00	36,400.00	(10,495.00)	71%
36	Wage/Salary Annual Def Criteria Bonus	0.00	2,273.97	12,884.52	(10,610.55)	18%
37	Website/Technology	222.12	3,724.42	3,000.00	724.42	124%
	Total General and Administrative	13,266.90	371,026.21	456,620.60	(85,594.39)	
	Capital Expenditures					
	Mandatory Capital Reserve Funding	0.00	6,155.00			
	Shoreline Erosion Restoration	0.00	60,374.45	75,000.00	(14,625.55)	80%
	Total Capital Expenditures	0.00	66,529.45	75,000.00	(14,625.55)	
	Total Expenditures	13,266.90	437,555.66	531,620.60	(100,219.94)	
	Net Income (Loss)	-13,266.90	172,813.34	99,214.40	79,753.94	

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of April 30, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Checking Accounts	
General Checking - BB&T	12,303.25
Payroll Checking - BB&T	10,206.33
Total Checking Accounts	**22,509.58**
Money Market Accounts	
Maintenance MM - BB&T	243,284.51
Maintenance MM - Grants	96,788.20
Total Maintenance MM - BB&T	**340,072.71**
Piers MM - BB&T	219,259.58
Piers Capital Improvement - BB&T	164,883.60
Total Piers MM - BB&T	**384,143.18**
Total Money Market Accounts	**724,215.89**
Petty Cash	
Maintenance	250.00
Total Petty Cash	**250.00**
Total Bank Accounts	**$746,975.47**
Accounts Receivable	
Accounts Receivable	1,410.33
Total Accounts Receivable	**$1,410.33**
Other Current Assets	
Due From SCBD	-1,063.86
Undeposited Funds	1,532.37
Total Other Current Assets	**$468.51**
Total Current Assets	**$748,854.31**
Fixed Assets	
Maintenance	94.50
Accumulated Depreciation	-64,181.58
Equipment	25,570.51
Furniture & Fixtures	2,000.00
Improvements	4,707.00
Land	105,027.20
Paving/Walls	35,607.28
Total Maintenance	**108,824.91**

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of April 30, 2025

	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	**$184,342.82**
Other Assets	
WIP - Shoreline Restoration Project	1,042,172.50
Total Other Assets	**$1,042,172.50**
TOTAL ASSETS	**$1,975,369.63**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
A/P - State Income Tax	53.00
Due to SCBD	6,477.71
Grants	236.00
Payroll Liabilities	-2,071.47
Prepaid Advertising	1,147.12
Prepaid Maintenance Fees	685.00
Security Deposit Clubhouse	8,184.25
Total Other Current Liabilities	**$14,711.61**
Total Current Liabilities	**$14,711.61**
Long-Term Liabilities	
N/P - BB&T	481,172.50
Total Long-Term Liabilities	**$481,172.50**
Total Liabilities	**$495,884.11**
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 April 30, 2025

	TOTAL
Retained Earnings	933,572.62
Net Income	73,215.81
Total Equity	**$1,479,485.52**
TOTAL LIABILITIES AND EQUITY	**$1,975,369.63**

SCBD - Cape St. Claire Improvement Association

Balance Sheet

As of April 30, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Cash Held by the County	5.00
Checking Accounts	
BB&T Checking -7627	8,470.87
SCBD Checking - BB&T	460,152.00
Total Checking Accounts	**468,622.87**
Total Bank Accounts	**$468,627.87**
Other Current Assets	
Due from Cape St. Claire	6,758.86
Total Other Current Assets	**$6,758.86**
Total Current Assets	**$475,386.73**
Other Assets	
WIP - Shoreline Erosion Restoration	1,705.33
Total Other Assets	**$1,705.33**
TOTAL ASSETS	**$477,092.06**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Cape St. Claire	-1,111.39
Total Other Current Liabilities	**$ -1,111.39**
Total Current Liabilities	**$ -1,111.39**
Total Liabilities	**$ -1,111.39**
Equity	
Net Assets-SCBD	281,733.09
Retained Earnings	23,657.02
Net Income	172,813.34
Total Equity	**$478,203.45**
TOTAL LIABILITIES AND EQUITY	**$477,092.06**

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

		May Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
	Ordinary Income/Expense					
	Income					
	Interest Income	0.00	25.54	0.00	25.54	
	Late Fees	0.00	50.00	100.00	(50.00)	50%
	Miscellaneous Income	0.00	60.00	100.00	(40.00)	60%
	Piers - Capital Replacement Assessment	0.00	0.00	23,700.00	(23,700.00)	0%
	Piers - Waitlist Fee	0.00	1,700.00	1,500.00	200.00	113%
	Rentals/ Slips	1,537.92	130,570.42	112,305.00	18,265.42	116%
	Total Income	1,537.92	132,405.96	137,705.00	(5,299.04)	
	Expense					
	General and Administrative					
1	Accounting Fees	95.70	1,043.30	1,500.00	(456.70)	70%
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	5,029.76	6,000.00	(970.24)	84%
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	(215.00)	250.00	(465.00)	-86%
8	Office Supplies/Expense	0.00	11.64	100.00	(88.36)	12%
9	Payroll Expenses & Benefits	721.62	1,255.32	2,673.36	(1,418.04)	47%
10	Permits	146.50	666.50	520.00	146.50	128%
11	Postage	0.00	365.00	500.00	(135.00)	73%
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	80.68	4,060.34	15,000.00	(10,939.66)	27%
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	722.75	8,082.24	8,500.00	(417.76)	95%
19	Trash Collection	0.00	0.00	350.00	(350.00)	0%
20	Utilities	394.63	15,769.56	15,000.00	769.56	105%
21	Wages-Town Manager	3,655.86	3,655.86	6,178.29	(2,522.43)	59%
22	Wages-Administrator	2,209.50	2,209.50	6,066.00	(3,856.50)	36%
23	Wages-Asst. Administrator	999.00	5,231.26	4,160.00	1,071.26	126%
24	Wages-Handyman	0.00	2,413.75	4,160.00	(1,746.25)	58%
25	Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	1,265.84	(1,265.84)	0%
26	Technology/Website	0.00	5.08	150.00	(144.92)	3%
	Total General and Administrative	9,026.24	52,469.87	78,955.69	(26,485.82)	66%
	Capital Expenditures					
	Mandatory Capital Reserve Fund	0.00	0.00	24,708.60	(24,708.60)	0%
	Pier Improvements	0.00	7,580.00	34,040.71	(26,460.71)	22%
	Total Capital Expenditures	0.00	7,580.00	58,749.31	(51,169.31)	
	Total Expenditures	9,026.24	60,049.87	137,705.00	(77,655.13)	
	Net Income (Loss)	(7,488.32)	72,356.09	0.00	72,356.09	

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

	May Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Caper Advertising	3,615.00	36,660.00	42,000.00	(5,340.00)	87%
BLOA Contribution	0.00	13,335.23	12,500.00	835.23	107%
CSSC Contribution	0.00	2,033.41	2,100.00	(66.59)	97%
Maintenance Fees	1,060.00	24,867.00	25,000.00	(133.00)	99%
HOA Packets	1,200.00	7,975.00	11,000.00	(3,025.00)	73%
Interest Income	0.00	31.83	100.00	(68.17)	32%
Late Fees	1,050.00	5,025.00	5,500.00	(475.00)	91%
Miscellaneous Income	450.00	3,200.00	4,750.00	(1,550.00)	67%
Non Cash Contribution	44,000.00	44,000.00	0.00	44,000.00	0%
Clubhouse - Rental Income	6,785.00	68,890.76	50,000.00	18,890.76	138%
Stickers	285.00	2,425.00	2,000.00	425.00	121%
Total Income	58,445.00	208,443.23	154,950.00	53,493.23	
Expense					
General and Administrative					
1 Accounting Fees	118.80	1,295.14	2,500.00	(1,204.86)	52%
2 Audit Expenses	0.00	0.00	1,000.00	(1,000.00)	0%
3 Bank Charges	0.00	20.00	50.00	(30.00)	40%
4 Caper Print/Edit/Contract&Postage	0.00	4,641.82	17,500.00	(12,858.18)	27%
5 Clubhouse Custodial Svcs	1,600.00	13,594.00	18,000.00	(4,406.00)	76%
6 Insurance	259.94	12,081.64	9,000.00	3,081.64	134%
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)	332.56	1,307.28	300.00	1,007.28	436%
10 Events	0.00	538.80	1,000.00	(461.20)	54%
11 Office Supplies/Expense	0.00	265.95	1,500.00	(1,234.05)	18%
12 Payroll Expenses & Benefits	2,177.04	4,383.63	6,596.21	(2,212.58)	66%
13 Permits	0.00	0.00	500.00	(500.00)	0%
14 Postage	0.00	1,405.10	1,500.00	(94.90)	94%
15 Printing	0.00	1,678.47	1,500.00	178.47	112%
16 Property Taxes	0.00	5,624.44	5,000.00	624.44	112%
17 Repairs/Maintenance	508.95	2,644.27	14,000.00	(11,355.73)	19%
19 Sanitary Services	0.00	0.00	1,100.00	(1,100.00)	0%
20 Security Mileage Reimbursement	0.00	0.00	0.00	0.00	0%
21 Signage	0.00	0.00	500.00	(500.00)	0%
22 Telecommunications & Internet	32.68	358.49	500.00	(141.51)	72%
23 Utilities	0.00	0.00	1,000.00	(1,000.00)	0%
24 Wages-Town Manager	7,440.42	16,476.77	16,476.77	0.00	100%
25 Wages-Administrator	5,433.64	11,028.87	10,863.31	165.56	102%
26 Wages-Asst. Administrator	0.00	0.00	2,600.00	(2,600.00)	0%
27 Wages-Beach Attendants	1,519.82	1,519.82	10,400.00	(8,880.18)	15%
28 Wages-Groundskeeper	2,685.63	3,388.02	10,400.00	(7,011.98)	33%
29 Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	3,170.73	(3,170.73)	0%
Total General and Administrative	22,109.48	82,252.51	154,950.00	(72,697.49)	
Capital Expenditures					
Shoreline Restoration	23,573.00	120,056.80	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	23,573.00	120,056.80	0.00	0.00	
Total Expenditures	45,682.48	202,309.31	154,950.00	(72,697.49)	
Net Income (Loss)	12,762.52	6,133.92	0.00	126,190.72	

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

	May Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Caper Advertising	3,615.00	36,660.00	42,000.00	(5,340.00)	87%
BLOA Contribution	0.00	13,335.23	12,500.00	835.23	107%
CSSC Contribution	0.00	2,033.41	2,100.00	(66.59)	97%
Maintenance Fees	1,060.00	24,867.00	25,000.00	(133.00)	99%
HOA Packets	1,200.00	7,975.00	11,000.00	(3,025.00)	73%
Interest Income	0.00	57.37	100.00	(42.63)	57%
Late Fees	1,050.00	5,075.00	5,600.00	(525.00)	91%
Miscellaneous Income	450.00	3,260.00	4,850.00	(1,590.00)	67%
Clubhouse - Rental Income	6,785.00	68,890.76	50,000.00	18,890.76	138%
Rentals/ Slips	1,537.92	130,570.42	112,305.00	18,265.42	116%
Non Cash Contribution	44,000.00	44,000.00	0.00	44,000.00	0%
Piers - Capital Assessment	0.00	0.00	23,700.00	(23,700.00)	0%
Piers - Wait List Fee	0.00	1,700.00	1,500.00	200.00	113%
Stickers	285.00	2,425.00	2,000.00	425.00	121%
Total Income	59,982.92	340,849.19	292,655.00	48,194.19	
Expense					
General and Administrative					
1 Accounting Fees	214.50	2,338.44	4,000.00	(1,661.56)	58%
2 Audit Expenses	0.00	0.00	1,500.00	(1,500.00)	0%
3 Bank Charges	0.00	20.00	50.00	(30.00)	40%
4 Caper/Print/Contract&Postage	0.00	4,641.82	17,500.00	(12,858.18)	27%
5 Clubhouse Custodial Svcs	1,600.00	13,594.00	18,000.00	(4,406.00)	76%
6 Front Foot Assessment	0.00	1,170.00	1,170.00	0.00	100%
7 Insurance	259.94	17,111.40	15,000.00	2,111.40	114%
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)	332.56	1,092.28	550.00	542.28	199%
11 Events	0.00	538.80	1,000.00	(461.20)	54%
13 Office Supplies/Expense	0.00	277.59	1,600.00	(1,322.41)	17%
14 Payroll Expenses & Benefits	2,898.66	5,638.95	9,269.57	(3,630.62)	61%
15 Permits	146.50	666.50	1,020.00	(353.50)	65%
16 Postage	0.00	1,770.10	2,000.00	(229.90)	89%
17 Printing	0.00	1,678.47	1,600.00	78.47	105%
18 Property Taxes	0.00	7,340.20	6,900.00	440.20	106%
19 Repairs/Maintenance	589.63	6,704.61	29,000.00	(22,295.39)	23%
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	5.08	150.00	(144.92)	3%
25 Telecommunications & Internet	755.43	8,440.73	9,000.00	(559.27)	94%
26 Trash Collection	0.00	0.00	350.00	(350.00)	0%
27 Utilities	394.63	15,769.56	16,000.00	(230.44)	99%
28 Wages-Town Manager	11,096.28	20,132.63	22,655.06	(2,522.43)	89%
29 Wages-Administrator	7,643.14	13,238.37	16,929.31	(3,690.94)	78%
30 Wages-Asst. Administrator	999.00	5,231.26	6,760.00	(1,528.74)	77%
32 Wages-Beach Attendant	1,519.82	1,519.82	10,400.00	(8,880.18)	15%
32 Wages-Groundskeeper	2,685.63	3,388.02	10,400.00	(7,011.98)	33%
33 Wages-Handyman	0.00	2,413.75	4,160.00	(1,746.25)	58%
34 Wage/Salary Defined Criteria Bosun	0.00	0.00	4,436.57	(4,436.57)	0%
Total General and Administrative	31,135.72	134,722.38	233,905.69	(99,183.31)	
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	23,573.00	120,056.80	0.00	0.00	
Mandatory Capital Reserve Funding	0.00	0.00	24,708.60	(24,708.60)	0%
Piers Improvements	0.00	7,580.00	34,040.71	(26,460.71)	22%
Total Capital Expenditures	23,573.00	127,636.80	58,749.31	(51,169.31)	
Total Expenditures	54,708.72	262,359.18	292,655.00	(150,352.62)	
Net Income (Loss)	5,274.20	78,490.01	0.00	198,546.81	

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

		May Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense						
Income						
	SCBD/Fees	0.00	610,369.00	621,000.00	(10,631.00)	0.98
	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	610,369.00	630,835.00	-20,466.00	
Expense						
General and Administrative						
1	Accounting Fees	335.50	3,657.56	6,000.00	(2,342.44)	61%
2	Audit Expenses	0.00	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	0.00	32,500.00	32,500.00	-	100%
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	0.00	7,000.00	7,000.00	-	100%
8	Insurance	0.00	25,000.00	25,000.00	-	100%
9	Legal Services	2,629.25	6,300.70	17,057.87	(10,757.17)	37%
10	Membrshp(Confernce/Training/Dues)	0.00	135.00	1,300.00	(1,165.00)	10%
11	Voluntr Apprec(Refreshments/Misc)	0.00	500.00	500.00	-	100%
12	Events	0.00	325.64	2,000.00	(1,674.36)	16%
13	Mowing	2,370.00	14,390.00	18,700.00	(4,310.00)	77%
14	Office Supplies/Expense	254.94	3,965.08	5,000.00	(1,034.92)	79%
15	Payroll Expenses & Benefits	415.53	24,488.26	26,635.99	(2,147.73)	92%
16	Permits	0.00	0.00	500.00	(500.00)	0%
17	Postage	92.47	1,703.47	4,000.00	(2,296.53)	43%
18	Printing	0.00	3,500.00	3,500.00	-	100%
19	Property Taxes	0.00	3,565.50	4,350.00	(784.50)	82%
20	Repairs/Maintenance	301.88	16,843.76	32,000.00	(15,156.24)	53%
21	Sanitary Services	1,721.44	10,428.68	12,500.00	(2,071.32)	83%
22	Sewer	0.00	410.84	500.00	(89.16)	82%
23	Signage	0.00	0.00	1,000.00	(1,000.00)	0%
24	Telecommunications & Internet	92.30	1,012.39	3,500.00	(2,487.61)	29%
25	Trash Collection	378.00	5,154.70	6,650.00	(1,495.30)	78%
26	Utilities	698.90	13,406.63	14,000.00	(593.37)	96%
27	Vehicle Fuel & Maintenance	103.39	1,568.86	2,500.00	(931.14)	63%
28	Wages-Town Manager	0.00	68,637.61	68,637.61	-	100%
29	Wages-Administrator	0.00	47,022.61	47,022.61	-	100%
30	Wages-Asst Administrator	0.00	2,653.50	3,120.00	(466.50)	85%
31	Wages-Asst Admin (Mtg Spt)	300.00	2,100.00	2,912.00	(812.00)	72%
32	Wages-Beach Attendant	0.00	31,195.63	31,200.00	(4.37)	100%
33	Wages-Custodial Services	0.00	0.00	0.00	-	0%
34	Wages-Groundskeeper	0.00	15,600.00	15,600.00	-	100%
35	Wages-Security Patrol	4,410.00	30,315.00	36,400.00	(6,085.00)	83%
36	Wage/Salary Annual Def Criteria Bonus	0.00	2,273.97	12,884.52	(10,610.55)	18%
37	Website/Technology	222.12	3,946.54	3,000.00	946.54	132%
Total General and Administrative		14,325.72	385,351.93	456,620.60	(71,268.67)	
Capital Expenditures						
	Mandatory Capital Reserve Funding	12,310.00	18,465.00			
	Shoreline Erosion Restoration	0.00	60,374.45	75,000.00	(14,625.55)	80%
Total Capital Expenditures		12,310.00	78,839.45	75,000.00	(14,625.55)	
Total Expenditures		26,635.72	464,191.38	531,620.60	(85,894.22)	
Net Income (Loss)		-26,635.72	146,177.62	99,214.40	65,428.22	

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of May 31, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Checking Accounts	
General Checking - BB&T	11,218.25
Payroll Checking - BB&T	676.56
Total Checking Accounts	**11,894.81**
Money Market Accounts	
Maintenance MM - BB&T	243,768.71
Maintenance MM - Grants	73,215.20
Total Maintenance MM - BB&T	**316,983.91**
Piers MM - BB&T	212,065.86
Piers Capital Improvement - BB&T	164,883.60
Total Piers MM - BB&T	**376,949.46**
Total Money Market Accounts	**693,933.37**
Petty Cash	
Maintenance	250.00
Total Petty Cash	**250.00**
Total Bank Accounts	**$706,078.18**
Accounts Receivable	
Accounts Receivable	1,410.33
Total Accounts Receivable	**$1,410.33**
Other Current Assets	
Due From SCBD	47.63
Undeposited Funds	1,692.37
Total Other Current Assets	**$1,740.00**
Total Current Assets	**$709,228.51**
Fixed Assets	
Maintenance	94.50
Accumulated Depreciation	-64,181.58
Equipment	25,570.51
Furniture & Fixtures	2,000.00
Improvements	4,707.00
Land	105,027.20
Paving/Walls	35,607.28
Total Maintenance	**108,824.91**

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of May 31, 2025

	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	**$184,342.82**
Other Assets	
WIP - Shoreline Restoration Project	1,042,172.50
Total Other Assets	**$1,042,172.50**
TOTAL ASSETS	**$1,935,743.83**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
A/P - State Income Tax	53.00
Due to SCBD	6,477.71
Grants	236.00
Payroll Liabilities	-2,071.47
Prepaid Advertising	1,147.12
Prepaid Maintenance Fees	685.00
Security Deposit Clubhouse	7,284.25
Total Other Current Liabilities	**$13,811.61**
Total Current Liabilities	**$13,811.61**
Long-Term Liabilities	
N/P - BB&T	437,172.50
Total Long-Term Liabilities	**$437,172.50**
Total Liabilities	**$450,984.11**
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, 2025

	TOTAL
Retained Earnings	933,572.62
Net Income	78,490.01
Total Equity	$1,484,759.72
TOTAL LIABILITIES AND EQUITY	$1,935,743.83

SCBD - Cape St. Claire Improvement Association

Balance Sheet

As of May 31, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Cash Held by the County	5.00
Checking Accounts	
BB&T Checking -7627	8,470.87
SCBD Checking - BB&T	441,386.63
Total Checking Accounts	**449,857.50**
Total Bank Accounts	**$449,862.50**
Total Current Assets	**$449,862.50**
Other Assets	
WIP - Shoreline Erosion Restoration	1,705.33
Total Other Assets	**$1,705.33**
TOTAL ASSETS	**$451,567.83**
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	146,177.62
Total Equity	**$451,567.73**
TOTAL LIABILITIES AND EQUITY	**$451,567.83**

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

		June Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense						
Income						
	Interest Income	4.94	30.48	0.00	30.48	
	Late Fees	0.00	50.00	100.00	(50.00)	50%
	Miscellaneous Income	0.00	60.00	100.00	(40.00)	60%
	Piers - Capital Replacement Assessment	0.00	0.00	23,700.00	(23,700.00)	0%
	Piers - Waitlist Fee	100.00	1,800.00	1,500.00	300.00	120%
	Rentals/ Slips	115.00	130,685.42	112,305.00	18,380.42	116%
Total Income		219.94	132,625.90	137,705.00	(5,079.10)	
Expense						
General and Administrative						
1	Accounting Fees	95.70	1,139.00	1,500.00	(361.00)	76%
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	5,029.76	6,000.00	(970.24)	84%
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	11.64	100.00	(88.36)	12%
9	Payroll Expenses & Benefits	783.44	2,038.76	2,673.36	(634.60)	76%
10	Permits	0.00	666.50	520.00	146.50	128%
11	Postage	0.00	365.00	500.00	(135.00)	73%
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	1,657.58	5,717.92	15,000.00	(9,282.08)	38%
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	696.42	8,778.66	8,500.00	278.66	103%
19	Trash Collection	0.00	0.00	350.00	(350.00)	0%
20	Utilities	719.61	16,489.17	15,000.00	1,489.17	110%
21	Wages-Town Manager	2,522.43	6,176.29	6,176.29	0.00	100%
22	Wages-Administrator	3,856.50	6,066.00	6,066.00	0.00	100%
23	Wages-Asst. Administrator	360.75	5,592.01	4,160.00	1,432.01	134%
24	Wages-Handyman	0.00	2,413.75	4,160.00	(1,746.25)	58%
25	Wage/Salary Annual Defined Criteria Bonus	1,000.00	1,000.00	1,265.84	(265.84)	79%
26	Technology/Website	1.84	6.92	150.00	(143.08)	5%
Total General and Administrative		11,694.27	64,379.14	78,955.69	(14,576.55)	82%
Capital Expenditures						
	Mandatory Capital Reserve Fund	0.00	0.00	24,708.60	(24,708.60)	0%
	Pier Improvements	0.00	7,580.00	34,040.71	(26,460.71)	22%
Total Capital Expenditures		0.00	7,580.00	58,749.31	(51,169.31)	
Total Expenditures		11,694.27	71,959.14	137,705.00	(65,745.86)	
Net Income (Loss)		(11,474.33)	60,666.76	0.00	60,666.76	

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

		June Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense						
Income						
	Caper Advertising	2,575.00	39,235.00	42,000.00	(2,765.00)	93%
	BLOA Contribution	0.00	13,335.23	12,500.00	835.23	107%
	CSSC Contribution	0.00	2,033.41	2,100.00	(66.59)	97%
	Maintenance Fees	750.00	25,617.00	25,000.00	617.00	102%
	HOA Packets	600.00	8,575.00	11,000.00	(2,425.00)	78%
	Interest Income	2.56	40.56	100.00	(59.44)	41%
	Late Fees	750.00	5,775.00	5,500.00	275.00	105%
	Miscellaneous Income	175.00	3,375.00	4,750.00	(1,375.00)	71%
	Non Cash Contribution	0.00	44,000.00	0.00	44,000.00	0%
	Clubhouse - Rental Income	2,655.00	71,545.76	50,000.00	21,545.76	143%
	Stickers	160.00	2,585.00	2,000.00	585.00	129%
Total Income		7,667.56	216,116.96	154,950.00	61,166.96	
Expense						
General and Administrative						
1	Accounting Fees	118.80	1,413.94	2,500.00	(1,086.06)	57%
2	Audit Expenses	0.00	0.00	1,000.00	(1,000.00)	0%
3	Bank Charges	0.00	20.00	50.00	(30.00)	40%
4	Caper Print/Edit/Contract&Postage	6,057.91	10,699.73	17,500.00	(6,800.27)	61%
5	Clubhouse Custodial Svcs	1,600.00	15,194.00	18,000.00	(2,806.00)	84%
6	Insurance	1,335.56	13,417.20	9,000.00	4,417.20	149%
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	1,092.28	300.00	792.28	364%
10	Events	450.00	988.80	1,000.00	(11.20)	99%
11	Office Supplies/Expense	0.00	265.95	1,500.00	(1,234.05)	18%
12	Payroll Expenses & Benefits	2,145.09	6,528.72	6,596.21	(67.49)	99%
13	Permits	0.00	0.00	500.00	(500.00)	0%
14	Postage	0.00	1,405.10	1,500.00	(94.90)	94%
15	Printing	0.00	1,678.47	1,500.00	178.47	112%
16	Property Taxes	0.00	5,624.44	5,000.00	624.44	112%
17	Repairs/Maintenance	5,372.49	8,016.76	14,000.00	(5,983.24)	57%
19	Sanitary Services	0.00	0.00	1,100.00	(1,100.00)	0%
20	Security Mileage Reimbursement	0.00	0.00	0.00	0.00	0%
21	Signage	0.00	0.00	500.00	(500.00)	0%
22	Telecommunications & Internet	0.00	358.49	500.00	(141.51)	72%
23	Utilities	0.00	0.00	1,000.00	(1,000.00)	0%
24	Wages-Town Manager	4,875.09	21,351.86	16,476.77	4,875.09	130%
25	Wages-Administrator	562.50	11,591.37	10,863.31	728.06	107%
26	Wages-Asst. Administrator	0.00	0.00	2,600.00	(2,600.00)	0%
27	Wages-Beach Attendants	10,557.04	12,076.86	10,400.00	1,676.86	116%
28	Wages-Groundskeeper	2,186.75	5,574.77	10,400.00	(4,825.23)	54%
29	Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	3,170.73	(3,170.73)	0%
Total General and Administrative		35,261.23	117,298.74	154,950.00	(37,651.26)	
Capital Expenditures						
	Shoreline Restoration	4,452.50	124,509.30	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		4,452.50	124,509.30	0.00	0.00	
Total Expenditures		39,713.73	241,808.04	154,950.00	(37,651.26)	
Net Income (Loss)		(32,046.17)	(25,691.08)	0.00	98,818.22	

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

		June Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense						
Income						
	Caper Advertising	2,575.00	39,235.00	42,000.00	(2,765.00)	93%
	BLOA Contribution	0.00	13,335.23	12,500.00	835.23	107%
	CSSC Contribution	0.00	2,033.41	2,100.00	(66.59)	97%
	Maintenance Fees	750.00	25,617.00	25,000.00	617.00	102%
	HOA Packets	600.00	8,575.00	11,000.00	(2,425.00)	78%
	Interest Income	7.50	71.04	100.00	(28.96)	71%
	Late Fees	750.00	5,825.00	5,600.00	225.00	104%
	Miscellaneous Income	175.00	3,435.00	4,850.00	(1,415.00)	71%
	Clubhouse - Rental Income	2,655.00	71,545.76	50,000.00	21,545.76	143%
	Rentals/ Slips	115.00	130,685.42	112,305.00	18,380.42	116%
	Non Cash Contribution	0.00	44,000.00	0.00	44,000.00	0%
	Piers - Capital Assessment	0.00	0.00	23,700.00	(23,700.00)	0%
	Piers - Wait List Fee	100.00	1,800.00	1,500.00	300.00	120%
	Stickers	160.00	2,585.00	2,000.00	585.00	129%
Total Income		7,887.50	348,742.86	292,655.00	56,087.86	
Expense						
General and Administrative						
1	Accounting Fees	214.50	2,552.94	4,000.00	(1,447.06)	64%
2	Audit Expenses	0.00	0.00	1,500.00	(1,500.00)	0%
3	Bank Charges	0.00	20.00	50.00	(30.00)	40%
4	Caper/Print/Contract&Postage	6,057.91	10,699.73	17,500.00	(6,800.27)	61%
5	Clubhouse Custodial Svcs	1,600.00	15,194.00	18,000.00	(2,806.00)	84%
6	Front Foot Assessment	0.00	1,170.00	1,170.00	0.00	100%
7	Insurance	1,335.56	18,446.96	15,000.00	3,446.96	123%
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	1,092.28	550.00	542.28	199%
11	Events	450.00	988.80	1,000.00	(11.20)	99%
13	Office Supplies/Expense	0.00	277.59	1,600.00	(1,322.41)	17%
14	Payroll Expenses & Benefits	2,928.53	8,567.48	9,269.57	(702.09)	92%
15	Permits	0.00	666.50	1,020.00	(353.50)	65%
16	Postage	0.00	1,770.10	2,000.00	(229.90)	89%
17	Printing	0.00	1,678.47	1,600.00	78.47	105%
18	Property Taxes	0.00	7,340.20	6,900.00	440.20	106%
19	Repairs/Maintenance	7,030.07	13,734.68	29,000.00	(15,265.32)	47%
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	1.84	6.92	150.00	(143.08)	5%
25	Telecommunications & Internet	696.42	9,137.15	9,000.00	137.15	102%
26	Trash Collection	0.00	0.00	350.00	(350.00)	0%
27	Utilities	719.61	16,489.17	16,000.00	489.17	103%
28	Wages-Town Manager	7,397.52	27,530.15	22,655.06	4,875.09	122%
29	Wages-Administrator	4,419.00	17,657.37	16,929.31	728.06	104%
30	Wages-Asst. Administrator	360.75	5,592.01	6,760.00	(1,167.99)	83%
32	Wages-Beach Attendant	10,557.04	12,076.86	10,400.00	1,676.86	116%
32	Wages-Groundskeeper	2,186.75	5,574.77	10,400.00	(4,825.23)	54%
33	Wages-Handyman	0.00	2,413.75	4,160.00	(1,746.25)	58%
34	Wage/Salary Defined Criteria Bosun	1,000.00	1,000.00	4,436.57	(3,436.57)	23%
Total General and Administrative		46,955.50	181,677.88	233,905.69	(52,227.81)	
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	4,452.50	124,509.30	0.00	0.00	
	Mandatory Capital Reserve Funding	0.00	0.00	24,708.60	(24,708.60)	0%
	Piers Improvements	0.00	7,580.00	34,040.71	(26,460.71)	22%
Total Capital Expenditures		4,452.50	132,089.30	58,749.31	(51,169.31)	
Total Expenditures		51,408.00	313,767.18	292,655.00	(103,397.12)	
Net Income (Loss)		(43,520.50)	34,975.68	0.00	159,484.98	

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

		June Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense						
Income						
	SCBD/Fees	8,971.98	619,340.98	621,000.00	(1,659.02)	1.00
	Interest Income	0.79	0.79	20.00	(19.21)	0.04
	Rollover from FY22	0.00	0.00	9,815.00	(9,815.00)	-
Total Income		8,972.77	619,341.77	630,835.00	-11,493.23	
Expense						
General and Administrative						
1	Accounting Fees	335.50	3,993.06	6,000.00	(2,006.94)	67%
2	Audit Expenses	0.00	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	0.00	32,500.00	32,500.00	-	100%
5	Collection Fee-AA County	2,000.00	2,000.00	2,000.00	-	100%
6	Contract Labor	0.00	1,000.00	1,000.00	-	100%
7	Clubhouse Custodial Services	0.00	7,000.00	7,000.00	-	100%
8	Insurance	0.00	25,000.00	25,000.00	-	100%
9	Legal Services	0.00	6,300.70	17,057.87	(10,757.17)	37%
10	Membrshp(Confernce/Training/Dues)	0.00	135.00	1,300.00	(1,165.00)	10%
11	Voluntr Apprec(Refreshments/Misc)	0.00	500.00	500.00	-	100%
12	Events	1,675.41	2,001.05	2,000.00	1.05	100%
13	Mowing	2,560.00	16,950.00	18,700.00	(1,750.00)	91%
14	Office Supplies/Expense	767.55	4,732.63	5,000.00	(267.37)	95%
15	Payroll Expenses & Benefits	1,278.00	25,766.26	26,635.99	(869.73)	97%
16	Permits	0.00	0.00	500.00	(500.00)	0%
17	Postage	0.00	1,703.47	4,000.00	(2,296.53)	43%
18	Printing	0.00	3,500.00	3,500.00	-	100%
19	Property Taxes	0.00	3,565.50	4,350.00	(784.50)	82%
20	Repairs/Maintenance	15,156.24	32,000.00	32,000.00	-	100%
21	Sanitary Services	1,721.44	12,150.12	12,500.00	(349.88)	97%
22	Sewer	119.28	530.12	500.00	30.12	106%
23	Signage	0.00	0.00	1,000.00	(1,000.00)	0%
24	Telecommunications & Internet	0.00	1,012.39	3,500.00	(2,487.61)	29%
25	Trash Collection	378.00	5,532.70	6,650.00	(1,117.30)	83%
26	Utilities	1,092.29	14,498.92	14,000.00	498.92	104%
27	Vehicle Fuel & Maintenance	61.81	1,630.67	2,500.00	(869.33)	65%
28	Wages-Town Manager	0.00	68,637.61	68,637.61	-	100%
29	Wages-Administrator	0.00	47,022.61	47,022.61	-	100%
30	Wages-Asst Administrator	0.00	2,653.50	3,120.00	(466.50)	85%
31	Wages-Asst Admin (Mtg Spt)	150.00	2,250.00	2,912.00	(662.00)	77%
32	Wages-Beach Attendant	0.00	31,195.63	31,200.00	(4.37)	100%
33	Wages-Custodial Services	0.00	0.00	0.00	-	0%
34	Wages-Groundskeeper	0.00	15,600.00	15,600.00	-	100%
35	Wages-Security Patrol	3,510.00	33,825.00	36,400.00	(2,575.00)	93%
36	Wage/Salary Annual Def Criteria Bonus	9,500.00	11,773.97	12,884.52	(1,110.55)	91%
37	Website/Technology	276.15	4,222.69	3,000.00	1,222.69	141%
Total General and Administrative		40,581.67	425,933.60	456,620.60	(30,687.00)	
Capital Expenditures						
	Mandatory Capital Reserve Funding	0.00	18,465.00			
	Shoreline Erosion Restoration	1,705.34	63,730.12	75,000.00	(11,269.88)	85%
Total Capital Expenditures		1,705.34	82,195.12	75,000.00	(11,269.88)	
Total Expenditures		42,287.01	508,128.72	531,620.60	(41,956.88)	
Net Income (Loss)		-33,314.24	111,213.05	99,214.40	30,463.65	

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of June 30, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Checking Accounts	
General Checking - BB&T	13,720.14
Payroll Checking - BB&T	676.56
Total Checking Accounts	**14,396.70**
Money Market Accounts	
Maintenance MM - BB&T	206,864.71
Maintenance MM - Grants	68,762.70
Total Maintenance MM - BB&T	**275,627.41**
Piers MM - BB&T	-19,920.96
Piers Capital Improvement - BB&T	164,883.60
Total Piers MM - BB&T	**144,962.64**
Total Money Market Accounts	**420,590.05**
Petty Cash	
Maintenance	250.00
Total Petty Cash	**250.00**
Piers Capital Reserve	238,695.64
Total Bank Accounts	**$673,932.39**
Accounts Receivable	
Accounts Receivable	1,410.33
Total Accounts Receivable	**$1,410.33**
Other Current Assets	
Due From SCBD	-16,424.77
Undeposited Funds	1,187.37
Total Other Current Assets	**$ -15,237.40**
Total Current Assets	**$660,105.32**
Fixed Assets	
Maintenance	94.50
Accumulated Depreciation	-64,181.58
Equipment	25,570.51
Furniture & Fixtures	2,000.00
Improvements	4,707.00
Land	105,027.20
Paving/Walls	35,607.28
Total Maintenance	**108,824.91**

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of June 30, 2025

	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	**$184,342.82**
Other Assets	
WIP - Shoreline Restoration Project	1,042,172.50
Total Other Assets	**$1,042,172.50**
TOTAL ASSETS	**$1,886,620.64**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
A/P - State Income Tax	53.00
Due to SCBD	-281.15
Grants	236.00
Payroll Liabilities	-2,071.47
Prepaid Advertising	1,147.12
Prepaid Maintenance Fees	685.00
Security Deposit Clubhouse	8,434.25
Total Other Current Liabilities	**$8,202.75**
Total Current Liabilities	**$8,202.75**
Long-Term Liabilities	
N/P - BB&T	437,172.50
Total Long-Term Liabilities	**$437,172.50**
Total Liabilities	**$445,375.25**
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 June 30, 2025

	TOTAL
Retained Earnings	933,572.62
Net Income	34,975.68
Total Equity	**$1,441,245.39**
TOTAL LIABILITIES AND EQUITY	**$1,886,620.64**

SCBD - Cape St. Claire Improvement Association

Balance Sheet

As of June 30, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Cash Held by the County	5.00
Checking Accounts	
BB&T Checking -7627	12,115.20
SCBD Checking - BB&T	303,562.54
Total Checking Accounts	**315,677.74**
CSCIA Capital Reserve	82,742.79
Total Bank Accounts	**$398,425.53**
Total Current Assets	**$398,425.53**
Other Assets	
WIP - Shoreline Erosion Restoration	1,705.33
Total Other Assets	**$1,705.33**
TOTAL ASSETS	**$400,130.86**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Cape St. Claire	-16,472.30
Total Other Current Liabilities	**$ -16,472.30**
Total Current Liabilities	**$ -16,472.30**
Total Liabilities	**$ -16,472.30**
Equity	
Net Assets-SCBD	305,390.11
Retained Earnings	0.00
Net Income	111,213.05
Total Equity	**$416,603.16**
TOTAL LIABILITIES AND EQUITY	**$400,130.86**

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

	July Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Interest Income	11.33	11.33	0.00	11.33	
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	400.00	400.00	1,500.00	(1,100.00)	27%
Rentals/ Slips	1,130.00	1,130.00	119,560.00	(118,430.00)	1%
Total Income	1,541.33	1,541.33	144,960.00	(143,418.67)	
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	3,336.02	(3,336.02)	0%
6 Membrshp(Confernce/Training/Dues)	0.00	0.00	150.00	(150.00)	0%
7 Voluntr Apprec(Refreshments/Misc)	0.00	0.00	250.00	(250.00)	0%
8 Office Supplies/Expense	0.00	0.00	100.00	(100.00)	0%
9 Payroll Expenses & Benefits	50.99	50.99	2,919.31	(2,868.32)	2%
10 Permits	796.50	796.50	520.00	276.50	153%
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	3,961.30	3,961.30	17,500.00	(13,538.70)	23%
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	692.33	692.33	10,000.00	(9,307.67)	7%
19 Trash Collection	0.00	0.00	350.00	(350.00)	0%
20 Utilities	858.75	858.75	15,000.00	(14,141.25)	6%
21 Wages-Town Manager	0.00	0.00	6,425.42	(6,425.42)	0%
22 Wages-Administrator	0.00	0.00	6,308.64	(6,308.64)	0%
23 Wages-Asst. Administrator	460.50	460.50	4,326.40	(3,865.90)	11%
24 Wages-Handyman	203.00	203.00	4,326.40	(4,123.40)	5%
25 Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	1,437.24	(1,437.24)	0%
26 Technology/Website	3.56	3.56	150.00	(146.44)	2%
Total General and Administrative	7,122.63	7,122.63	85,469.43	(78,346.80)	8%
Capital Expenditures					
Mandatory Capital Reserve Fund	0.00	0.00	26,191.20	(26,191.20)	0%
Pier Improvements	4,000.00	4,000.00	33,299.37	(29,299.37)	12%
Total Capital Expenditures	4,000.00	4,000.00	59,490.57	(55,490.57)	
Total Expenditures	11,122.63	11,122.63	144,960.00	(133,837.37)	
Net Income (Loss)	(9,581.30)	(9,581.30)	0.00	(9,581.30)	

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

	July Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Caper Advertising	10,555.00	10,555.00	40,000.00	(29,445.00)	26%
BLOA Contribution	0.00	0.00	13,500.00	(13,500.00)	0%
CSSC Contribution	0.00	0.00	2,300.00	(2,300.00)	0%
Maintenance Fees	470.00	470.00	25,000.00	(24,530.00)	2%
HOA Packets	1,050.00	1,050.00	8,100.00	(7,050.00)	13%
Interest Income	2.61	2.61	100.00	(97.39)	3%
Late Fees	420.00	420.00	5,500.00	(5,080.00)	8%
Miscellaneous Income	300.00	300.00	3,500.00	(3,200.00)	9%
Non Cash Contribution	0.00	0.00	0.00	0.00	0%
Clubhouse - Rental Income	6,327.50	6,327.50	65,000.00	(58,672.50)	10%
SCBD Prior Two-years of NonSCBD Reserves	0.00	0.00	66,400.00	(66,400.00)	0%
Stickers	85.00	85.00	2,500.00	(2,415.00)	3%
Total Income	19,210.11	19,210.11	231,900.00	(212,689.89)	
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	15,500.00	(15,500.00)	0%
5 Clubhouse Custodial Svcs	0.00	0.00	18,000.00	(18,000.00)	0%
6 Insurance	0.00	0.00	9,900.00	(9,900.00)	0%
7 Legal Services	0.00	0.00	21,205.01	(21,205.01)	0%
8 Membrshp(Confernce/Training/Dues)	0.00	0.00	100.00	(100.00)	0%
9 Voluntr Apprec(Refreshments/Misc)	(3,000.00)	(3,000.00)	300.00	(3,300.00)	-1000%
10 Events	0.00	0.00	1,000.00	(1,000.00)	0%
11 Office Supplies/Expense	0.00	0.00	1,500.00	(1,500.00)	0%
12 Payroll Expenses & Benefits	0.00	0.00	6,834.28	(6,834.28)	0%
13 Permits	0.00	0.00	500.00	(500.00)	0%
14 Postage	0.00	0.00	1,500.00	(1,500.00)	0%
15 Printing	0.00	0.00	1,500.00	(1,500.00)	0%
16 Property Taxes	0.00	0.00	5,000.00	(5,000.00)	0%
17 Repairs/Maintenance	182.00	182.00	14,000.00	(13,818.00)	1%
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	32.68	32.68	500.00	(467.32)	7%
21 Utilities	0.00	0.00	1,000.00	(1,000.00)	0%
22 Wages-Town Manager	0.00	0.00	17,135.84	(17,135.84)	0%
23 Wages-Administrator	0.00	0.00	11,297.84	(11,297.84)	0%
24 Wages-Asst. Administrator	0.00	0.00	2,704.00	(2,704.00)	0%
25 Wages-Beach Attendants	0.00	0.00	10,400.00	(10,400.00)	0%
26 Wages-Groundskeeper	0.00	0.00	10,000.00	(10,000.00)	0%
27 Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	2,973.03	(2,973.03)	0%
Total General and Administrative	(2,666.52)	(2,666.52)	158,000.00	(160,666.52)	
Capital Expenditures					
Shoreline Restoration	5,459.00	5,459.00	66,400.00	0.00	
Clubhouse Improvements	0.00	0.00	7,500.00	(7,500.00)	
Beaches and Park Improvements	0.00	0.00	0.00	0.00	
Total Capital Expenditures	5,459.00	5,459.00	73,900.00	(7,500.00)	
Total Expenditures	2,792.48	2,792.48	231,900.00	(168,166.52)	
Net Income (Loss)	16,417.63	16,417.63	0.00	(44,523.37)	

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

	July Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Caper Advertising	10,555.00	10,555.00	40,000.00	(29,445.00)	26%
BLOA Contribution	0.00	0.00	13,500.00	(13,500.00)	0%
CSSC Contribution	0.00	0.00	2,300.00	(2,300.00)	0%
Maintenance Fees	470.00	470.00	25,000.00	(24,530.00)	2%
HOA Packets	1,050.00	1,050.00	8,100.00	(7,050.00)	13%
Interest Income	13.94	13.94	100.00	(86.06)	14%
Late Fees	420.00	420.00	5,600.00	(5,180.00)	8%
Miscellaneous Income	300.00	300.00	3,600.00	(3,300.00)	8%
Clubhouse - Rental Income	6,327.50	6,327.50	65,000.00	(58,672.50)	10%
Rentals/ Slips	1,130.00	1,130.00	119,560.00	(118,430.00)	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	400.00	1,500.00	(1,100.00)	27%
SCBD Prior Two-Year or NonSCBD Reserves	0.00	0.00	66,400.00	(66,400.00)	0%
Stickers	85.00	85.00	2,500.00	(2,415.00)	3%
Total Income	20,751.44	20,751.44	376,860.00	(356,108.56)	
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	15,500.00	(15,500.00)	0%
5 Clubhouse Custodial Svcs	0.00	0.00	18,000.00	(18,000.00)	0%
6 Front Foot Assessment	0.00	0.00	1,170.00	(1,170.00)	0%
7 Insurance	0.00	0.00	15,900.00	(15,900.00)	0%
8 Legal Services	0.00	0.00	24,541.03	(24,541.03)	0%
9 Membrship(Confernce/Training/Dues)	0.00	0.00	250.00	(250.00)	0%
10 Voluntr Apprec(Refreshments/Misc)	(3,000.00)	(3,000.00)	550.00	(3,550.00)	-545%
11 Events	0.00	0.00	1,000.00	(1,000.00)	0%
12 Office Supplies/Expense	0.00	0.00	1,600.00	(1,600.00)	0%
13 Payroll Expenses & Benefits	50.99	50.99	9,753.58	(9,702.59)	1%
14 Permits	796.50	796.50	1,020.00	(223.50)	78%
15 Postage	0.00	0.00	2,000.00	(2,000.00)	0%
16 Printing	0.00	0.00	1,600.00	(1,600.00)	0%
17 Property Taxes	0.00	0.00	6,900.00	(6,900.00)	0%
18 Repairs/Maintenance	4,143.30	4,143.30	31,500.00	(27,356.70)	13%
19 Sanitary Services	0.00	0.00	1,200.00	(1,200.00)	0%
20 Sewer	0.00	0.00	100.00	(100.00)	0%
21 Signage	0.00	0.00	1,000.00	(1,000.00)	0%
22 Technology/Website	3.56	3.56	150.00	(146.44)	2%
23 Telecommunications & Internet	725.01	725.01	10,500.00	(9,774.99)	7%
24 Trash Collection	0.00	0.00	350.00	(350.00)	0%
25 Utilities	858.75	858.75	16,000.00	(15,141.25)	5%
26 Wages-Town Manager	0.00	0.00	23,561.26	(23,561.26)	0%
27 Wages-Administrator	0.00	0.00	17,606.48	(17,606.48)	0%
28 Wages-Asst. Administrator	460.50	460.50	7,030.40	(6,569.90)	7%
29 Wages-Beach Attendant	0.00	0.00	10,400.00	(10,400.00)	0%
30 Wages-Groundskeeper	0.00	0.00	10,000.00	(10,000.00)	0%
31 Wages-Handyman	203.00	203.00	4,326.40	(4,123.40)	5%
32 Wage/Salary Defined Criteria Bosun	0.00	0.00	4,410.28	(4,410.28)	0%
Total General and Administrative	4,456.11	4,456.11	243,469.43	(239,013.32)	
Capital Expenditures					
Beaches and Park Improvements	0.00	0.00		0.00	0%
Clubhouse Improvements	0.00	0.00	7,500.00	(7,500.00)	0%
Shoreline Restoration	5,459.00	5,459.00	66,400.00	0.00	
Mandatory Capital Reserve Funding	0.00	0.00	26,191.20	(26,191.20)	0%
Piers Improvements	4,000.00	4,000.00	33,299.37	(29,299.37)	12%
Total Capital Expenditures	9,459.00	9,459.00	133,390.57	(62,990.57)	
Total Expenditures	13,915.11	13,915.11	376,860.00	(302,003.89)	
Net Income (Loss)	6,836.33	6,836.33	0.00	(54,104.67)	

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

		July Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense						
Income						
	SCBD/Fees	0.00	0.00	648,636.00	-648,636.00	0%
	Interest Income	3.51	3.51	20.00	-16.49	18%
	Rollover from FY22	0.00	0.00	23,657.00	-23,657.00	0%
Total Income		3.51	3.51	672,313.00	-672,309.49	
Expense						
General and Administrative						
1	Accounting Fees	335.50	335.50	6,000.00	(5,664.50)	5.59%
2	Audit Expenses	0.00	0.00	6000.00	(6,000.00)	0.00%
3	Bank Charges	0.00	0.00	150.00	(150.00)	0.00%
4	Caper Print/Edit/Contract&Postage	0.00	0.00	32,500.00	(32,500.00)	0.00%
5	Collection Fee-AA County	0.00	0.00	2,000.00	(2,000.00)	0.00%
6	Contract Labor	1,100.00	1,100.00	1,000.00	100.00	110.00%
7	Clubhouse Custodial Services	1,600.00	1,600.00	7,000.00	(5,400.00)	22.86%
8	Insurance	2,630.50	2,630.50	27,500.00	(24,869.50)	9.57%
9	Legal Services	985.50	985.50	10,426.23	(9,440.73)	9.45%
10	Membrshp(Confernce/Training/Dues)	0.00	0.00	1,300.00	(1,300.00)	0.00%
11	Voluntr Apprec(Refreshments/Misc)	0.00	0.00	500.00	(500.00)	0.00%
12	Events	173.75	173.75	2,000.00	(1,826.25)	8.69%
13	Mowing	2,560.00	2,560.00	19,200.00	(16,640.00)	13.33%
14	Office Supplies/Expense	408.23	408.23	5,900.00	(5,491.77)	6.92%
15	Payroll Expenses & Benefits	4,472.78	4,472.78	30,053.21	(25,580.43)	14.88%
16	Permits	800.00	800.00	800.00	-	100.00%
17	Postage	0.00	0.00	4,000.00	(4,000.00)	0.00%
18	Printing	0.00	0.00	3,500.00	(3,500.00)	0.00%
19	Property Taxes	0.00	0.00	4,800.00	(4,800.00)	0.00%
20	Repairs/Maintenance	6,432.12	6,432.12	28,500.00	(22,067.88)	22.57%
21	Sanitary Services	1,721.44	1,721.44	13,800.00	(12,078.56)	12.47%
22	Sewer	0.00	0.00	500.00	(500.00)	0.00%
23	Signage	0.00	0.00	1,000.00	(1,000.00)	0.00%
24	Telecommunications & Internet	92.30	92.30	3,500.00	(3,407.70)	2.64%
25	Trash Collection	378.00	378.00	6,650.00	(6,272.00)	5.68%
26	Utilities	1,700.50	1,700.50	14,000.00	(12,299.50)	12.15%
27	Vehicle Fuel & Maintenance	148.82	148.82	2,500.00	(2,351.18)	5.95%
28	Wages-Town Manager	7,162.96	7,162.96	71,383.11	(64,220.15)	10.03%
29	Wages-Administrator	5,087.40	5,087.40	48,903.51	(43,816.11)	10.40%
30	Wages-Asst Administrator	0.00	0.00	3,244.80	(3,244.80)	0.00%
31	Wages-Asst Admin (Mtg Spt)	150.00	150.00	3,028.48	(2,878.48)	4.95%
32	Wages-Beach Attendant	13,094.53	13,094.53	43,745.00	(30,650.47)	29.93%
33	Wages-Groundskeeper	1,947.25	1,947.25	15,000.00	(13,052.75)	12.98%
34	Wages-Security Patrol	3,240.00	3,240.00	55,440.00	(52,200.00)	5.84%
35	Wage/Salary Annual Def Criteria Bonus	0.00	0.00	10,820.86	(10,820.86)	0.00%
36	Website/Technology	222.14	222.14	5,500.00	(5,277.86)	4.04%
Total General and Administrative		56,443.72	56,443.72	492,145.20	-435,701.48	
Capital Expenditures						
	Mandatory Capital Reserve Funding	0.00	0.00	105,167.80	-105,167.80	0.00%
	Shoreline Erosion Restoration	1,650.32	1650.32	75,000.00	(73,349.68)	2.20%
Total Capital Expenditures		1,650.32	1,650.32	180,167.80	-178,517.48	
Total Expenditures		58,094.04	58,094.04	672,313.00	-614,218.96	
Net Income (Loss)		-58,090.53	-58,090.53	0.00	-58,090.53	

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of July 31, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Checking Accounts	
General Checking - BB&T	15,009.16
Payroll Checking - BB&T	676.56
Total Checking Accounts	15,685.72
Money Market Accounts	
Maintenance MM - BB&T	224,618.27
Maintenance MM - Grants	63,303.70
Total Maintenance MM - BB&T	287,921.97
Piers MM - BB&T	-29,923.35
Piers Capital Improvement - BB&T	164,883.60
Total Piers MM - BB&T	134,960.25
Total Money Market Accounts	422,882.22
Petty Cash	
Maintenance	250.00
Total Petty Cash	250.00
Piers Capital Reserve	238,705.78
Total Bank Accounts	$677,523.72
Accounts Receivable	
Accounts Receivable	1,410.33
Total Accounts Receivable	$1,410.33
Other Current Assets	
Due From Cape St. Claire	17,340.63
Due From SCBD	-33,765.40
Undeposited Funds	2,582.37
Total Other Current Assets	$ -13,842.40
Total Current Assets	$665,091.65
Fixed Assets	
Maintenance	94.50
Accumulated Depreciation	-64,181.58
Equipment	25,570.51
Furniture & Fixtures	2,000.00
Improvements	4,707.00
Land	105,027.20
Paving/Walls	35,607.28
Total Maintenance	108,824.91

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of July 31, 2025

	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	**$184,342.82**
Other Assets	
WIP - Shoreline Restoration Project	1,042,172.50
Total Other Assets	**$1,042,172.50**
TOTAL ASSETS	**$1,891,606.97**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
A/P - State Income Tax	53.00
Due to SCBD	-281.15
Grants	236.00
Payroll Liabilities	-2,071.47
Prepaid Advertising	1,147.12
Prepaid Maintenance Fees	685.00
Security Deposit Clubhouse	6,584.25
Total Other Current Liabilities	**$6,352.75**
Total Current Liabilities	**$6,352.75**
Long-Term Liabilities	
N/P - BB&T	437,172.50
Total Long-Term Liabilities	**$437,172.50**
Total Liabilities	**$443,525.25**
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 July 31, 2025

	TOTAL
Retained Earnings	968,548.30
Net Income	6,836.33
Total Equity	$1,448,081.72
TOTAL LIABILITIES AND EQUITY	$1,891,606.97

SCBD - Cape St. Claire Improvement Association

Balance Sheet

As of July 31, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Cash Held by the County	5.00
Checking Accounts	
BB&T Checking -7627	10,464.88
SCBD Checking - BB&T	247,118.82
Total Checking Accounts	257,583.70
CSCIA Capital Reserve	82,746.30
Total Bank Accounts	$340,335.00
Total Current Assets	$340,335.00
Other Assets	
WIP - Shoreline Erosion Restoration	1,705.33
Total Other Assets	$1,705.33
TOTAL ASSETS	$342,040.33
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Cape St. Claire	-16,472.30
Total Other Current Liabilities	$ -16,472.30
Total Current Liabilities	$ -16,472.30
Total Liabilities	$ -16,472.30
Equity	
Net Assets-SCBD	305,390.11
Retained Earnings	111,213.05
Net Income	-58,090.53
Total Equity	$358,512.63
TOTAL LIABILITIES AND EQUITY	$342,040.33

RÉSIDENTS : LAST NAME A-J

Cape St. Claire
Improvement Association, Inc.

Membership Meeting

Meeting Date: October 28, 2025

MEMBERS: **SIGN-UP SHEET**

	Printed Name	Signature
1.	ADAM THOR HARRIS	[illegible]
2.	Dorgan, Susan	[illegible]
3.	Rebecca B Benner	[illegible]
4.	Roy Benner	Roy E Benner
5.	Dottie Ballard	[illegible]
6.	G.B. Bredorff	GBBTT
7.	Todd Dallanegra	Todd Dallanegra
8.	Leslie Coble	Leslie Coble
9.	Sara D Feeney	Sara D Feeney
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RESIDENTS: LAST NAME K-Z

Cape St. Claire

Improvement Association, Inc.

Membership Meeting

Meeting Date: October 28, 2025

MEMBERS: **SIGN-UP SHEET**

	Printed Name	Signature
1.	Jerome Zadera	[illegible]
2.	Bill RAPPOPORT	Bill RAPPoport
3.	Michele Shipley	[illegible]
4.	N. Macintosh	[illegible]
5.	Dave & Rhonda Titus	[illegible]
6.	Neil & Erin Pumphrey	Erin Pumphrey
7.	Mary Alice Ross	MA Ross
8.	Frances & Lud Kimbrough	Kimbrough
9.	Phil Ohrisson	[illegible]
10.	Sandy Ohrisson	[illegible]
11.	Blake Morris	[illegible]
12.	Abby Sparrow	Abby Sparrow
13.	Mary Lamb	[illegible]
14.	CATHERINE SALAM	Catherine Salam
15.	GREG. PASCUZZI	[illegible]
16.	Lumi Pascuzzi	Pascuzzi
17.	Nick Shepherd	[illegible]
18.	Ron MALFI	Ron Malfi
19.	John Lawther	[illegible]
20.	TYRONE & Isabella Thornton	MR. MRS. Thornton
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NON-RESIDENTS

Cape St. Claire
Improvement Association, Inc.

Membership Meeting

Meeting Date: October 28, 2025

GUESTS: SIGN-UP SHEET

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