Cape St. Claire
IMPROVEMENT ASSOCIATION
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Quarterly Membership Meeting

April 28, 2026

Agenda

President's Remarks

Coastal Resources, Inc.
Beach Restoration Project Update

Approval of Minutes

Approval of Financials

BREAK

Town Manager Report

Old Business

New Business

Comments from the Floor

Adjournment

Annual Membership Meeting January 13, 2026

In attendance in person: President Jerome Zadera, Governors Joe Angel, Beau Breeden, Cheri Fairchild, Thor Harris, Ed Hayes, Kaden Huntley (?), Mary Lamb, Matt Layman, Neil Macindoe, Blake Morris, Michele Shipley, Town Manager Frank Tewey, residents Dottie Ballard, Jason, Baybutt, Becky and Roy Benner, Lou Biondi, Leslie Coble, Charlie Corliss, Todd Dallanegra, Marcia Dudley, Brad Hill, Larry Jennings, Jeanne Klingler, Ron Malfi, Byron Matthews, Trey Meeks, Charlie & Carol Moore, Kellen Moore, Charlie Shoul, Phil & Sandy Ourisson, Neil & Stephanie Pumphrey, Bill Rappoport, Mary Alice Ross, Andrew Sanchez, Dave Titus, Stacey Wildberger, Debbie Zadera, Jerome Zadera Jr., Katie Zadera, and Tom Zadera and guest Natalie Ogilvie.

President Zadera called the meeting to order at 7:30 pm and wished all a Happy New Year. He asked that everyone send in their annual maintenance fee and postcard with car info by March 1.

MINUTES AND FINANCIAL STATEMENTS

Minutes of the October 28, 2025 quarterly meeting were reviewed. A motion was made by Phil Ourisson to approve the minutes, seconded by Ron Malfi, and approved unanimously.

The financial statements for August 2025 through October 2025 were reviewed. A motion to approve was made by Phil Ourisson and seconded by Larry Jennings. Balances of the bank accounts as of Oct. 30, 2026 were approximately: Operating funds $259K, Grants $50K, Piers $106K, Capital Reserves: $153K, and Special Community Benefits District (SCBD) $89K. The motion passed unanimously.

INTRODUCTION OF CANDIDATES

President Zadera introduced the current board members who are seeking reelection, Matt Layman and Neil Macindoe. He also introduced Trey Meeks and Charlie Shoul who are seeking reelection to the Budget Committee.

BUDGET

Town Manager Tewey presented the proposed budget for Fiscal Year 2027 (FY27), effective July 1, 2026 through June 30, 2027. The proposed increase to the Special Community Benefits District (SCBD) assessment is $16/tax lot, raising it to $300 per account to cover insurance and utilities increases, funding the capital reserve per state mandates, and inflation. This is the portion of property taxes collected by the county and paid to CSCIA. The capital reserve is required by the state as savings for replacement of community assets. The full report provided by the consulting firm that completed the study is available on the CSCIS.org website. The budget is conservative, using low income and high expense expectations. Carryover of $10,000 in unspent income from FY25 is included as revenue for FY27. A clarification was made regarding votes allowed per household. Each tax account, not lot, is a voting unit. If the county records show two owners of a house, each one is allowed one vote for the board members and the budget. If there is only one homeowner, they still have one vote for board, but their vote counts as two for/against the budget. Ballots were submitted and taken to the office for counting.

TOWN MANAGER

Mr. Tewey reported on the following:
The State Highway Administration has not yet announced plans for ramp closures on Rt. 50 to mitigate summer bridge traffic. The hiker-biker trail is open from Sandy Point to Arnold. Anne Arundel County has a Report-A -Concern program to report issues of county concern such as potholes, overgrown properties, untagged vehicles, etc. Look for the 3-1-1 phone app or go to the county website.
CSCIA will apply to participate in the mosquito spraying program. Information regarding opting out will be made available.
Clubhouse rentals remain steady, with only one Saturday still open now through April.
Sixty-six building submittals were received in 2025. Please check both CSCIA building (available on the cscia.org website) and county requirements before undertaking construction of fences, sheds, additions etc. Separate permits for the county and the Cape may be necessary. Formal agreements are necessary for any pier/bulkhead construction because of riparian right issues.
Bill 76-25 regarding snow and ice on sidewalks passed the County Council on Dec. 1. Private property owners must remove snow and ice from sidewalks within 24 hours of the end of a weather event for accumulation of under 3 inches, and within 48 hours for accumulation of 3 inches or more. All age exemptions were removed. The Maryland General Assembly legislative session begins January 14. The Chesapeake National Recreation Area Act of 2025 is still in the Senate Committee on Energy and Natural Resources.
The pier and bulkhead replacement project at Deep Creek marina is going well. The bulkhead and finger pier section was completed in late fall by Heinsohn Contracting, and replacement of the small pier and boat ramp decking are almost complete. Electrical service will be installed soon, with plumbing to follow, in time for the 2026 boating season.
Invitations will be made to former beach attendants to return this summer. If there are any open positions, applications on file will be reviewed, and applications are still being accepted. Kayak storage racks are run by Youth Sailing. Please contact them if interested.
Mr. Tewey expressed his gratitude to the budget committee for their diligent work.
There are 5 off-duty police officers working security for the Cape, covering about 25 shifts per month. Weekend shifts are 4 hours; weekday shifts are 3 hours. Police reports included 4 calls in December, two of which were non-criminal. Lock cars and boats and keep valuables out of sight. Feel free to thank the officers for working to keep the neighborhood safe.
Upcoming meetings: Board of Governors February 9, Quarterly Membership April 28.

OLD BUSINESS

Governor Breeden provided an update on the shoreline protection projects begun in 2014. BioHabitats is working on permitting for Sites 1 (Main beach) and 2 (Lake Claire). With communication issues between the Army Corps of Engineers (ACE) and Maryland Department of the Environment (MDE), new reviewers at ACE needing to familiarize themselves with the project, and the federal government shutdown of over a month, the original application submitted 10 months ago has not yet been approved. A single permit for both sites is no longer permitted; separate applications are now required but the mandatory review period will not apply to the second submission. While still within the contract budget with BioHabitats, funds expected to be used for construction may need to be used for this design phase. The Little Magothy River dredge, initiated by the Little Magothy River Association (LMRA) and paid for with Waterway Improvement grants, yielded sand that the county claimed for the Downs Park dog beach. CSCIA has obtained permits that are good for 7 years to receive sand so it is hoped that we can receive what will be dredged from Lake Placid in Arnold next winter, but we can receive any good sand even if we need to purchase it. In answer to a question, Gov. Breeden said that future dredges of the Little Magothy are potential sources, and that would be beneficial to both CSCIA and LMRA. MDE has more stringent rules regarding placement of sand than ACE, so when sand is received, we may need to do manual placement instead of mechanical to allow for natural sloping.
Coastal Resources has presented CSCIA with a first draft of proposals for Sites 3-7, originally identified in 2014. The Board of Governors will meet near the end of January to review the reports and then present them at the April Quarterly Membership meeting and make available online. Two grants of $75K each were awarded to CSCIA for design of those sites and the contract with Coastal Resources is $132K. Applications will be made for construction grants, and because US Fish and Wildlife awarded the design grants, granting more for construction is preferred as it allows them to see the project to completion. Permitting for all 5 sites will be done concurrently and it is hoped that by 2028 some construction may begin. The order of sites to be addressed is to be determined.
Governor Breeden also reported on the pier replacement at Deep Creek marina. The remainder of the original 1968 bulkhead not replaced in 2009 has now been replaced, raising it 18 inches and moving it out about 3 feet. Installation of the small pier, finger piers, and structure around the boat ramp are almost complete, with several additional pilings added for strength. He commended Heinsohn Contracting on their quality workmanship and cooperation. Electrical and plumbing will be installed before boating season. The pier slopes up 18 inches over 20 feet to raise the electrical system above most high tide events. The total cost of the project is expected to be about $275-300K, paid from funds saved for it with no loans necessary. Monies placed into the capital reserve will be used for future projects as enough becomes available and open permits good for 7 years allow for maintenance with simple building permit applications.

NEW BUSINESS

Governor Lamb reported that planning is underway for the Strawberry Festival and Fourth of July. Volunteers are needed, especially for setup the day prior, the event itself, and cleanup. Spread the word, and contact Mary for details.
Governor Breeden, who serves as president of the Broadneck Council of Communities (BCC), announced they will have public meetings in late spring. One will be to discuss primary elections, traffic planning, Bay Bridge planning, etc. The second will be a Candidate Night with local county and state candidates in attendance. Dates to be announced later.
Governor Harris thanked President Zadera for his leadership for the past two years. Gov. Harris said he learned a lot and was impressed with Pres. Zadera's calm presence during tough conversations.

BREAK – 8:19-8:32 pm

VOTING RESULTS

Both candidates for the Board of Governors were elected. Budget Committee members Charlie Shoul and Joseph Meeks were reelected. The increase to the SCBD fee was approved, as was the FY27 budget.

COMMENTS

Lou Biondi spoke about trash and recycling pickup leaving containers in the road. Some discussion followed regarding placing a large "X" on unofficial recycling containers to identify them and calling the county executive's office and/or the contractors to register complaints.

Stacy Wildberger reported that the Cape Conservation Corps (CCC) continues to work on projects at Little Magothy Beach and Serene Ravine. The monthly Broadneck Grill fundraiser night will be January 14 from 5-9 pm. Ten percent of food sales is donated to CCC with no need to mention CCC when ordering. CCC will hold a raptor event on April 1 at their open house event. Boxes of native spring ephemerals are available for purchase in the First Flowers sale. Plant sales, tree giveaways, and invasive plant trade-ins will occur throughout the year. See capeconservationcorps.org for details.

Becky Benner announced the Goshen Farm annual membership meeting on January 21 for discussing accomplishments and voting on the board and financials. They will host an Irish Trivia Night fundraising event at the clubhouse on March 20. There will be food and Goshen Farm themed specialty cocktails available.

Charlie Shoul thanked the board for all they do for the community.

Natalie Ogilvie introduced herself as a candidate for Anne Arundel County Council. Feel free to reach out to her with questions.

ADJOURNMENT

A motion to adjourn was made by Larry Jennings, seconded by Ron Malfi, and approved unanimously. The January 13, 2026 CSCIA Annual Membership Meeting was adjourned at 8:45 pm.

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

		November Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense						
Income						
	Interest Income	5.51	45.71	0.00	45.71	
	Late Fees	0.00	0.00	100.00	(100.00)	0%
	Miscellaneous Income	0.00	30.00	100.00	(70.00)	30%
	Piers - Capital Replacement Assessment	0.00	0.00	23,700.00	(23,700.00)	0%
	Piers - Waitlist Fee	200.00	800.00	1,500.00	(700.00)	53%
	Rentals/ Slips	0.00	1,154.45	119,560.00	(118,405.55)	1%
Total Income		205.51	2,030.16	144,960.00	(142,929.84)	
Expense						
General and Administrative						
1	Accounting Fees	95.70	478.50	1,500.00	(1,021.50)	32%
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	5,291.66	5,291.66	6,000.00	(708.34)	88%
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	180.31	600.15	2,919.31	(2,319.16)	21%
10	Permits	0.00	2,021.70	520.00	1,501.70	389%
11	Postage	0.00	0.00	500.00	(500.00)	0%
12	Printing	0.00	0.00	100.00	(100.00)	0%
13	Property Taxes	0.00	1,707.92	1,900.00	(192.08)	90%
14	Repairs/Maintenance	841.07	11,851.70	17,500.00	(5,648.30)	68%
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	458.16	3,178.21	10,000.00	(6,821.79)	32%
19	Trash Collection	0.00	0.00	350.00	(350.00)	0%
20	Utilities	403.40	4,799.20	15,000.00	(10,200.80)	32%
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	924.00	4,475.50	4,326.40	149.10	103%
24	Wages-Handyman	885.26	1,512.14	4,326.40	(2,814.26)	35%
25	Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	1,437.24	(1,437.24)	0%
26	Technology/Website	2.02	10.20	150.00	(139.80)	7%
Total General and Administrative		9,081.58	35,926.88	85,469.43	(49,542.55)	42%
Capital Expenditures						
	Mandatory Capital Reserve Fund	0.00	0.00	26,191.20	(26,191.20)	0%
	Pier Improvements	54,000.00	157,970.00	33,299.37	124,670.63	474%
Total Capital Expenditures		54,000.00	157,970.00	59,490.57	98,479.43	
Total Expenditures		63,081.58	193,896.88	144,960.00	48,936.88	
Net Income (Loss)		(62,876.07)	(191,866.72)	0.00	(191,866.72)	

Note: The $54,000.00 expended in Pier Improvements was paid for using funds in the capital reserve account.

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

		November Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
	Ordinary Income/Expense					
	Income					
	Caper Advertising	3,240.00	18,590.00	40,000.00	(21,410.00)	46%
	BLOA Contribution	0.00	4,578.88	13,500.00	(8,921.12)	34%
	CSSC Contribution	0.00	724.37	2,300.00	(1,575.63)	31%
	Maintenance Fees	110.00	965.03	25,000.00	(24,034.97)	4%
	HOA Packets	1,050.00	4,950.00	8,100.00	(3,150.00)	61%
	Interest Income	2.75	13.45	100.00	(86.55)	13%
	Late Fees	110.00	839.97	5,500.00	(4,660.03)	15%
	Miscellaneous Income	150.00	1,075.00	3,500.00	(2,425.00)	31%
	Non Cash Contribution	0.00	0.00	0.00	0.00	0%
	Clubhouse - Rental Income	6,705.00	31,589.63	65,000.00	(33,410.37)	49%
	SCBD Prior Two-years of NonSCBD Reserves	0.00	0.00	66,400.00	(66,400.00)	0%
	Stickers	20.00	190.00	2,500.00	(2,310.00)	8%
	Total Income	11,387.75	63,516.33	231,900.00	(168,383.67)	
	Expense					
	General and Administrative					
1	Accounting Fees	118.80	594.00	2,500.00	(1,906.00)	24%
2	Audit Expenses	0.00	0.00	1,000.00	(1,000.00)	0%
3	Bank Charges	0.00	0.00	50.00	(50.00)	0%
4	Caper Print/Edit/Contract&Postage	0.00	0.00	15,500.00	(15,500.00)	0%
5	Clubhouse Custodial Svcs	1,000.00	1,000.00	18,000.00	(17,000.00)	6%
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)	2,354.33	(350.89)	300.00	(650.89)	-117%
10	Events	0.00	0.00	1,000.00	(1,000.00)	0%
11	Office Supplies/Expense	0.00	60.00	1,500.00	(1,440.00)	4%
12	Payroll Expenses & Benefits	0.00	0.00	6,834.28	(6,834.28)	0%
13	Permits	0.00	471.70	500.00	(28.30)	94%
14	Postage	1,527.75	1,527.75	1,500.00	27.75	102%
15	Printing	1,313.17	1,500.00	1,500.00	0.00	100%
16	Property Taxes	0.00	5,566.71	5,000.00	566.71	111%
17	Repairs/Maintenance	175.00	843.04	14,000.00	(13,156.96)	6%
18	Sanitary Services	0.00	0.00	1,100.00	(1,100.00)	0%
19	Signage	0.00	0.00	500.00	(500.00)	0%
20	Telecommunications & Internet	0.00	163.43	500.00	(336.57)	33%
21	Utilities	0.00	0.00	1,000.00	(1,000.00)	0%
22	Wages-Town Manager	0.00	0.00	17,135.84	(17,135.84)	0%
23	Wages-Administrator	0.00	0.00	11,297.84	(11,297.84)	0%
24	Wages-Asst. Administrator	0.00	0.00	2,704.00	(2,704.00)	0%
25	Wages-Beach Attendants	0.00	0.00	10,400.00	(10,400.00)	0%
26	Wages-Groundskeeper	0.00	0.00	10,000.00	(10,000.00)	0%
27	Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	2,973.03	(2,973.03)	0%
	Total General and Administrative	6,489.05	11,375.74	158,000.00	(146,624.26)	
	Capital Expenditures					
	Shoreline Restoration	0.00	18,098.50	66,400.00	(48,301.50)	27%
	Clubhouse Improvements	0.00	0.00	7,500.00	(7,500.00)	0%
	Beaches and Park Improvements	0.00	0.00	0.00	0.00	
	Total Capital Expenditures	0.00	18,098.50	73,900.00	(7,500.00)	
	Total Expenditures	6,489.05	29,474.24	231,900.00	(154,124.26)	
	Net Income (Loss)	4,898.70	34,042.09	0.00	(14,259.41)	

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

	November Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Caper Advertising	3,240.00	18,590.00	40,000.00	(21,410.00)	46%
BLOA Contribution	0.00	4,578.88	13,500.00	(8,921.12)	34%
CSSC Contribution	0.00	724.37	2,300.00	(1,575.63)	31%
Maintenance Fees	110.00	965.03	25,000.00	(24,034.97)	4%
HOA Packets	1,050.00	4,950.00	8,100.00	(3,150.00)	61%
Interest Income	8.26	59.16	100.00	(40.84)	59%
Late Fees	110.00	839.97	5,600.00	(4,760.03)	15%
Miscellaneous Income	150.00	1,105.00	3,600.00	(2,495.00)	31%
Clubhouse - Rental Income	6,705.00	31,589.63	65,000.00	(33,410.37)	49%
Rentals/ Slips	0.00	1,154.45	119,560.00	(118,405.55)	1%
Non Cash Contribution	0.00	0.00	0.00	0.00	0%
Piers - Capital Assessment	0.00	0.00	23,700.00	(23,700.00)	0%
Piers - Wait List Fee	200.00	800.00	1,500.00	(700.00)	53%
SCBD Prior Two-Year or NonSCBD Reserves	0.00	0.00	66,400.00	(66,400.00)	0%
Stickers	20.00	190.00	2,500.00	(2,310.00)	8%
Total Income	11,593.26	65,546.49	376,860.00	(311,313.51)	
Expense					
General and Administrative					
1 Accounting Fees	214.50	1,072.50	4,000.00	(2,927.50)	27%
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	1,000.00	1,000.00	18,000.00	(17,000.00)	6%
6 Front Foot Assessment	0.00	0.00	1,170.00	(1,170.00)	0%
7 Insurance	5,291.66	5,291.66	15,900.00	(10,608.34)	33%
8 Legal Services	0.00	0.00	24,541.03	(24,541.03)	0%
9 Membrshp(Confernce/Training/Dues)	0.00	0.00	250.00	(250.00)	0%
10 Voluntr Apprec(Refreshments/Misc)	2,354.33	(350.89)	550.00	(900.89)	-64%
11 Events	0.00	0.00	1,000.00	(1,000.00)	0%
12 Office Supplies/Expense	0.00	60.00	1,600.00	(1,540.00)	4%
13 Payroll Expenses & Benefits	180.31	600.15	9,753.58	(9,153.43)	6%
14 Permits	0.00	2,493.40	1,020.00	1,473.40	244%
15 Postage	1,527.75	1,527.75	2,000.00	(472.25)	76%
16 Printing	1,313.17	1,500.00	1,600.00	(100.00)	94%
17 Property Taxes	0.00	7,274.63	6,900.00	374.63	105%
18 Repairs/Maintenance	1,016.07	12,694.74	31,500.00	(18,805.26)	40%
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	2.02	10.20	150.00	(139.80)	7%
23 Telecommunications & Internet	458.16	3,341.64	10,500.00	(7,158.36)	32%
24 Trash Collection	0.00	0.00	350.00	(350.00)	0%
25 Utilities	403.40	4,799.20	16,000.00	(11,200.80)	30%
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	924.00	4,475.50	7,030.40	(2,554.90)	64%
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	885.26	1,512.14	4,326.40	(2,814.26)	35%
32 Wage/Salary Defined Criteria Bosun	0.00	0.00	4,410.28	(4,410.28)	0%
Total General and Administrative	15,570.63	47,302.62	243,469.43	(196,166.81)	
Capital Expenditures					
Beaches and Park Improvements	0.00	0.00		0.00	0%
Clubhouse Improvements	0.00	0.00	7,500.00	(7,500.00)	0%
Shoreline Restoration	0.00	18,098.50	66,400.00	(48,301.50)	27%
Mandatory Capital Reserve Funding	0.00	0.00	26,191.20	(26,191.20)	0%
Piers Improvements	54,000.00	157,970.00	33,299.37	124,670.63	474%
Total Capital Expenditures	54,000.00	176,068.50	133,390.57	42,677.93	
Total Expenditures	69,570.63	223,371.12	376,860.00	(153,488.88)	
Net Income (Loss)	(57,977.37)	(157,824.63)	0.00	(157,824.63)	

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

		November 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	3.50	17.61	20.00	-2.39	88%
	Rollover from FY22	0.00	0.00	23,657.00	-23,657.00	0%
	Total Income	3.50	17.61	672,313.00	-672,295.39	
	Expense					
	General and Administrative					
1	Accounting Fees	335.50	1,677.50	6,000.00	(4,322.50)	27.96%
2	Audit Expenses	5300.00	5300.00	6000.00	(700.00)	88.33%
3	Bank Charges	0.00	0.00	150.00	(150.00)	0.00%
4	Caper Print/Edit/Contract&Postage	3,841.95	18,568.07	32,500.00	(13,931.93)	57.13%
5	Collection Fee-AA County	0.00	0.00	2,000.00	(2,000.00)	0.00%
6	Contract Labor	0.00	1,100.00	1,000.00	100.00	110.00%
7	Clubhouse Custodial Services	600.00	7,000.00	7,000.00	-	100.00%
8	Insurance	2,497.70	12,909.64	27,500.00	(14,590.36)	46.94%
9	Legal Services	0.00	5,314.97	10,426.23	(5,111.26)	50.98%
10	Membrshp(Confernce/Training/Dues)	0.00	0.00	1,300.00	(1,300.00)	0.00%
11	Voluntr Apprec(Refreshments/Misc)	0.00	500.00	500.00	-	100.00%
12	Events	0.00	510.94	2,000.00	(1,489.06)	25.55%
13	Mowing	1,920.00	12,160.00	19,200.00	(7,040.00)	63.33%
14	Office Supplies/Expense	394.12	2,339.89	5,900.00	(3,560.11)	39.66%
15	Payroll Expenses & Benefits	3,565.51	22,864.45	30,053.21	(7,188.76)	76.08%
16	Permits	0.00	800.00	800.00	-	100.00%
17	Postage	0.00	91.23	4,000.00	(3,908.77)	2.28%
18	Printing	3,082.83	3,082.83	3,500.00	(417.17)	88.08%
19	Property Taxes	0.00	3,362.82	4,800.00	(1,437.18)	70.06%
20	Repairs/Maintenance	403.60	10,918.34	28,500.00	(17,581.66)	38.31%
21	Sanitary Services	638.20	7,523.96	13,800.00	(6,276.04)	54.52%
22	Sewer	0.00	139.34	500.00	(360.66)	27.87%
23	Signage	0.00	0.00	1,000.00	(1,000.00)	0.00%
24	Telecommunications & Internet	0.00	461.52	3,500.00	(3,038.48)	13.19%
25	Trash Collection	315.60	1,890.00	6,650.00	(4,760.00)	28.42%
26	Utilities	864.15	6,003.24	14,000.00	(7,996.76)	42.88%
27	Vehicle Fuel & Maintenance	159.90	707.38	2,500.00	(1,792.62)	28.30%
28	Wages-Town Manager	7,303.40	40,028.26	71,383.11	(31,354.85)	56.08%
29	Wages-Administrator	5,116.16	30,547.62	48,903.51	(18,355.89)	62.47%
30	Wages-Asst Administrator	0.00	1,552.38	3,244.80	(1,692.42)	47.84%
31	Wages-Asst Admin (Mtg Spt)	300.00	900.00	3,028.48	(2,128.48)	29.72%
32	Wages-Beach Attendant	0.00	32,035.47	43,745.00	(11,709.53)	73.23%
33	Wages-Groundskeeper	2,348.63	12,454.89	15,000.00	(2,545.11)	83.03%
34	Wages-Security Patrol	3,737.50	19,455.00	55,440.00	(35,985.00)	35.09%
35	Wage/Salary Annual Def Criteria Bonus	0.00	0.00	10,820.86	(10,820.86)	0.00%
36	Website/Technology	296.73	1,186.05	5,500.00	(4,313.95)	21.56%
	Total General and Administrative	43,021.48	263,385.79	492,145.20	-228,759.41	
	Capital Expenditures					
	Clubhouse Improvements	0.00	14,000.00	0.00	4,600.00	
	Mandatory Capital Reserve Funding	0.00	0.00	105,167.80	(105,167.80)	0.00
	Shoreline Erosion Restoration	1,705.34	8,416.66	75,000.00	(66,583.34)	11.22%
	Total Capital Expenditures	1,705.34	22,416.66	180,167.80	-171,751.14	
	Total Expenditures	44,726.82	285,802.45	672,313.00	-400,510.55	
	Net Income (Loss)	-44,723.32	-285,784.84	0.00	-271,784.84	

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of November 30, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Checking Accounts	
General Checking - BB&T	10,502.16
Payroll Checking - BB&T	676.56
Total Checking Accounts	**11,178.72**
Money Market Accounts	
Maintenance MM - BB&T	258,626.01
Maintenance MM - Grants	50,664.20
Total Maintenance MM - BB&T	**309,290.21**
Piers MM - BB&T	106,165.55
Total Money Market Accounts	**415,455.76**
Petty Cash	
Maintenance	250.00
Total Petty Cash	**250.00**
Piers Capital Reserve	68,293.85
Total Bank Accounts	**$495,178.33**
Accounts Receivable	
Accounts Receivable	1,410.33
Total Accounts Receivable	**$1,410.33**
Other Current Assets	
Due From SCBD	47.53
Undeposited Funds	2,837.37
Total Other Current Assets	**$2,884.90**
Total Current Assets	**$499,473.56**
Fixed Assets	
Maintenance	94.50
Accumulated Depreciation	-64,181.58
Equipment	25,570.51
Furniture & Fixtures	2,000.00
Improvements	4,707.00
Land	105,027.20
Paving/Walls	35,607.28
Total Maintenance	**108,824.91**
Membership	
Accumulated Depreciation	-123,702.00
Buildings	145,853.43
Furniture & Fixtures	1,482.84
Total Membership	**23,634.27**

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet

As of November 30, 2025

	TOTAL
Piers	
Accumulated Depreciation	-168,424.00
Buildings & Piers	220,307.64
Total Piers	51,883.64
Total Fixed Assets	$184,342.82
Other Assets	
WIP - Shoreline Restoration Project	1,042,172.50
Total Other Assets	$1,042,172.50
TOTAL ASSETS	$1,725,988.88
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	5,527.12
Total Other Current Liabilities	$5,295.62
Total Current Liabilities	$5,295.62
Long-Term Liabilities	
N/P - BB&T	437,172.50
Total Long-Term Liabilities	$437,172.50
Total Liabilities	$442,468.12
Equity	
Net Assets	
Net Assets-Piers & Maintenance	
Net Assets-Maintenance	280,614.21
Net Assets-Piers	168,038.88
Total Net Assets-Piers & Maintenance	448,653.09
Total Net Assets	448,653.09
Net Assets-Comm. Defense Fund	12,543.76
Net Assets-Old Clubhouse	11,500.24
Retained Earnings	968,648.30
Net Income	-157,824.63
Total Equity	$1,283,520.76
TOTAL LIABILITIES AND EQUITY	$1,725,988.88

SCBD - Cape St. Claire Improvement Association

Balance Sheet

As of November 30, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Cash Held by the County	275.94
Checking Accounts	
BB&T Checking -7627	3,698.54
SCBD Checking - BB&T	40,176.75
Total Checking Accounts	**43,875.29**
CSCIA Capital Reserve	68,760.40
Marina Amenities	16,472.30
Total CSCIA Capital Reserve	**85,232.70**
Total Bank Accounts	**$129,383.93**
Total Current Assets	**$129,383.93**
TOTAL ASSETS	**$129,383.93**
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
Net Assets-SCBD	305,390.11
Retained Earnings	109,778.66
Net Income	-285,784.84
Total Equity	**$129,383.93**
TOTAL LIABILITIES AND EQUITY	**$129,383.93**

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

		December Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
	Ordinary Income/Expense					
	Income					
	Interest Income	4.39	50.10	0.00	50.10	
	Late Fees	0.00	0.00	100.00	(100.00)	0%
	Miscellaneous Income	0.00	30.00	100.00	(70.00)	30%
	Piers - Capital Replacement Assessment	0.00	0.00	23,700.00	(23,700.00)	0%
	Piers - Waitlist Fee	100.00	900.00	1,500.00	(600.00)	60%
	Rentals/ Slips	0.00	1,154.45	119,560.00	(118,405.55)	1%
	Total Income	104.39	2,134.55	144,960.00	(142,825.45)	
	Expense					
	General and Administrative					
1	Accounting Fees	95.70	574.20	1,500.00	(925.80)	38%
2	Audit Expenses	0.00	0.00	500.00	(500.00)	0%
3	Front Foot Assessment	0.00	0.00	1,170.00	(1,170.00)	0%
4	Insurance	0.00	5,291.66	6,000.00	(708.34)	88%
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	171.04	771.19	2,919.31	(2,148.12)	26%
10	Permits	0.00	2,021.70	520.00	1,501.70	389%
11	Postage	202.80	202.80	500.00	(297.20)	41%
12	Printing	0.00	0.00	100.00	(100.00)	0%
13	Property Taxes	0.00	1,707.92	1,900.00	(192.08)	90%
14	Repairs/Maintenance	76.58	11,928.28	17,500.00	(5,571.72)	68%
15	Sanitary Services	0.00	0.00	100.00	(100.00)	0%
16	Sewer	0.00	0.00	100.00	(100.00)	0%
17	Signage	0.00	0.00	500.00	(500.00)	0%
18	Telecommunications & Internet	484.58	3,662.79	10,000.00	(6,337.21)	37%
19	Trash Collection	0.00	0.00	350.00	(350.00)	0%
20	Utilities	1,131.10	5,930.30	15,000.00	(9,069.70)	40%
21	Wages-Town Manager	0.00	0.00	6,425.42	(6,425.42)	0%
22	Wages-Administrator	0.00	0.00	6,308.64	(6,308.64)	0%
23	Wages-Asst. Administrator	1,496.00	5,971.50	4,326.40	1,645.10	138%
24	Wages-Handyman	110.00	1,622.14	4,326.40	(2,704.26)	37%
25	Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	1,437.24	(1,437.24)	0%
26	Technology/Website	0.00	10.20	150.00	(139.80)	7%
	Total General and Administrative	3,767.80	39,694.68	85,469.43	(45,774.75)	46%
	Capital Expenditures					
	Mandatory Capital Reserve Fund	0.00	0.00	26,191.20	(26,191.20)	0%
	Pier Improvements	0.00	157,970.00	33,299.37	124,670.63	474%
	Total Capital Expenditures	0.00	157,970.00	59,490.57	98,479.43	
	Total Expenditures	3,767.80	197,664.68	144,960.00	52,704.68	
	Net Income (Loss)	(3,663.41)	(195,530.13)	0.00	(195,530.13)	

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

		December Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
	Ordinary Income/Expense					
	Income					
	Caper Advertising	610.00	19,200.00	40,000.00	(20,800.00)	48%
	BLOA Contribution	0.00	4,578.88	13,500.00	(8,921.12)	34%
	CSSC Contribution	0.00	724.37	2,300.00	(1,575.63)	31%
	Maintenance Fees	315.00	1,280.03	25,000.00	(23,719.97)	5%
	HOA Packets	450.00	5,400.00	8,100.00	(2,700.00)	67%
	Interest Income	3.21	16.66	100.00	(83.34)	17%
	Late Fees	230.00	1,069.97	5,500.00	(4,430.03)	19%
	Miscellaneous Income	25.00	1,100.00	3,500.00	(2,400.00)	31%
	Non Cash Contribution	0.00	0.00	0.00	0.00	0%
	Clubhouse - Rental Income	5,490.00	37,079.63	65,000.00	(27,920.37)	57%
	SCBD Prior Two-years of NonSCBD Reserves	0.00	0.00	66,400.00	(66,400.00)	0%
	Stickers	5.00	195.00	2,500.00	(2,305.00)	8%
	Total Income	7,128.21	70,644.54	231,900.00	(161,255.46)	
	Expense					
	General and Administrative					
1	Accounting Fees	118.80	712.80	2,500.00	(1,787.20)	29%
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	1,600.00	2,600.00	18,000.00	(15,400.00)	14%
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)	123.99	(226.90)	300.00	(526.90)	-76%
10	Events	0.00	0.00	1,000.00	(1,000.00)	0%
11	Office Supplies/Expense	90.17	150.17	1,500.00	(1,349.83)	10%
12	Payroll Expenses & Benefits	0.00	0.00	6,834.28	(6,834.28)	0%
13	Permits	0.00	471.70	500.00	(28.30)	94%
14	Postage	0.00	1,527.75	1,500.00	27.75	102%
15	Printing	0.00	1,500.00	1,500.00	0.00	100%
16	Property Taxes	0.00	5,566.71	5,000.00	566.71	111%
17	Repairs/Maintenance	79.00	922.04	14,000.00	(13,077.96)	7%
18	Sanitary Services	0.00	0.00	1,100.00	(1,100.00)	0%
19	Signage	0.00	0.00	500.00	(500.00)	0%
20	Telecommunications & Internet	32.80	196.23	500.00	(303.77)	39%
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	2,044.76	13,420.50	158,000.00	(144,579.50)	
	Capital Expenditures					
	Shoreline Restoration	0.00	18,098.50	66,400.00	(48,301.50)	27%
	Clubhouse Improvements	0.00	0.00	7,500.00	(7,500.00)	0%
	Beaches and Park Improvements	0.00	0.00	0.00	0.00	
	Total Capital Expenditures	0.00	18,098.50	73,900.00	(7,500.00)	
	Total Expenditures	2,044.76	31,519.00	231,900.00	(152,079.50)	
	Net Income (Loss)	5,083.45	39,125.54	0.00	(9,175.96)	

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

	December Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Caper Advertising	610.00	19,200.00	40,000.00	(20,800.00)	48%
BLOA Contribution	0.00	4,578.88	13,500.00	(8,921.12)	34%
CSSC Contribution	0.00	724.37	2,300.00	(1,575.63)	31%
Maintenance Fees	315.00	1,280.03	25,000.00	(23,719.97)	5%
HOA Packets	450.00	5,400.00	8,100.00	(2,700.00)	67%
Interest Income	7.60	66.76	100.00	(33.24)	67%
Late Fees	230.00	1,069.97	5,600.00	(4,530.03)	19%
Miscellaneous Income	25.00	1,130.00	3,600.00	(2,470.00)	31%
Clubhouse - Rental Income	5,490.00	37,079.63	65,000.00	(27,920.37)	57%
Rentals/ Slips	0.00	1,154.45	119,560.00	(118,405.55)	1%
Non Cash Contribution	0.00	0.00	0.00	0.00	0%
Piers - Capital Assessment	0.00	0.00	23,700.00	(23,700.00)	0%
Piers - Wait List Fee	100.00	900.00	1,500.00	(600.00)	60%
SCBD Prior Two-Year or NonSCBD Reserves	0.00	0.00	66,400.00	(66,400.00)	0%
Stickers	5.00	195.00	2,500.00	(2,305.00)	8%
Total Income	7,232.60	72,779.09	376,860.00	(304,080.91)	
Expense					
General and Administrative					
1 Accounting Fees	214.50	1,287.00	4,000.00	(2,713.00)	32%
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	1,600.00	2,600.00	18,000.00	(15,400.00)	14%
6 Front Foot Assessment	0.00	0.00	1,170.00	(1,170.00)	0%
7 Insurance	0.00	5,291.66	15,900.00	(10,608.34)	33%
8 Legal Services	0.00	0.00	24,541.03	(24,541.03)	0%
9 Membrshp(Confernce/Training/Dues)	0.00	0.00	250.00	(250.00)	0%
10 Voluntr Apprec(Refreshments/Misc)	123.99	(226.90)	550.00	(776.90)	-41%
11 Events	0.00	0.00	1,000.00	(1,000.00)	0%
12 Office Supplies/Expense	90.17	150.17	1,600.00	(1,449.83)	9%
13 Payroll Expenses & Benefits	171.04	771.19	9,753.58	(8,982.39)	8%
14 Permits	0.00	2,493.40	1,020.00	1,473.40	244%
15 Postage	202.80	1,730.55	2,000.00	(269.45)	87%
16 Printing	0.00	1,500.00	1,600.00	(100.00)	94%
17 Property Taxes	0.00	7,274.63	6,900.00	374.63	105%
18 Repairs/Maintenance	155.58	12,850.32	31,500.00	(18,649.68)	41%
19 Sanitary Services	0.00	0.00	1,200.00	(1,200.00)	0%
20 Sewer	0.00	0.00	100.00	(100.00)	0%
21 Signage	0.00	0.00	1,000.00	(1,000.00)	0%
22 Technology/Website	0.00	10.20	150.00	(139.80)	7%
23 Telecommunications & Internet	517.38	3,859.02	10,500.00	(6,640.98)	37%
24 Trash Collection	0.00	0.00	350.00	(350.00)	0%
25 Utilities	1,131.10	5,930.30	16,000.00	(10,069.70)	37%
26 Wages-Town Manager	0.00	0.00	23,561.26	(23,561.26)	0%
27 Wages-Administrator	0.00	0.00	17,606.48	(17,606.48)	0%
28 Wages-Asst. Administrator	1,496.00	5,971.50	7,030.40	(1,058.90)	85%
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	110.00	1,622.14	4,326.40	(2,704.26)	37%
32 Wage/Salary Defined Criteria Bosun	0.00	0.00	4,410.28	(4,410.28)	0%
Total General and Administrative	5,812.56	53,115.18	243,469.43	(190,354.25)	
Capital Expenditures					
Beaches and Park Improvements	0.00	0.00		0.00	0%
Clubhouse Improvements	0.00	0.00	7,500.00	(7,500.00)	0%
Shoreline Restoration	0.00	18,098.50	66,400.00	(48,301.50)	27%
Mandatory Capital Reserve Funding	0.00	0.00	26,191.20	(26,191.20)	0%
Piers Improvements	0.00	157,970.00	33,299.37	124,670.63	474%
Total Capital Expenditures	0.00	176,068.50	133,390.57	42,677.93	
Total Expenditures	5,812.56	229,183.68	376,860.00	(147,676.32)	
Net Income (Loss)	1,420.04	(156,404.59)	0.00	(156,404.59)	

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

		December Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
	Ordinary Income/Expense					
	Income					
	SCBD/Fees	400,004.00	400,004.00	648,636.00	-248,632.00	62%
	Interest Income	6.64	24.25	20.00	4.25	121%
	Rollover from FY22	0.00	0.00	23,657.00	-23,657.00	0%
	Total Income	400,010.64	400,028.25	672,313.00	-272,284.75	
	Expense					
	General and Administrative					
1	Accounting Fees	335.50	2,013.00	6,000.00	(3,987.00)	33.55%
2	Audit Expenses	0.00	5300.00	6000.00	(700.00)	88.33%
3	Bank Charges	0.00	0.00	150.00	(150.00)	0.00%
4	Caper Print/Edit/Contract&Postage	4,431.92	22,999.99	32,500.00	(9,500.01)	70.77%
5	Collection Fee-AA County	0.00	0.00	2,000.00	(2,000.00)	0.00%
6	Contract Labor	0.00	1,100.00	1,000.00	100.00	110.00%
7	Clubhouse Custodial Services	0.00	7,000.00	7,000.00	-	100.00%
8	Insurance	6,515.26	19,424.90	27,500.00	(8,075.10)	70.64%
9	Legal Services	2,920.00	8,234.97	10,426.23	(2,191.26)	78.98%
10	Membrshp(Confernce/Training/Dues)	0.00	0.00	1,300.00	(1,300.00)	0.00%
11	Voluntr Apprec(Refreshments/Misc)	0.00	500.00	500.00	-	100.00%
12	Events	0.00	510.94	2,000.00	(1,489.06)	25.55%
13	Mowing	0.00	12,160.00	19,200.00	(7,040.00)	63.33%
14	Office Supplies/Expense	854.89	3,194.78	5,900.00	(2,705.22)	54.15%
15	Payroll Expenses & Benefits	3,941.98	26,806.43	30,053.21	(3,246.78)	89.20%
16	Permits	0.00	800.00	800.00	-	100.00%
17	Postage	0.00	91.23	4,000.00	(3,908.77)	2.28%
18	Printing	0.00	3,082.83	3,500.00	(417.17)	88.08%
19	Property Taxes	0.00	3,362.82	4,800.00	(1,437.18)	70.06%
20	Repairs/Maintenance	706.02	11,624.36	28,500.00	(16,875.64)	40.79%
21	Sanitary Services	0.00	7,523.96	13,800.00	(6,276.04)	54.52%
22	Sewer	139.34	278.68	500.00	(221.32)	55.74%
23	Signage	0.00	0.00	1,000.00	(1,000.00)	0.00%
24	Telecommunications & Internet	92.62	554.14	3,500.00	(2,945.86)	15.83%
25	Trash Collection	378.00	2,268.00	6,650.00	(4,382.00)	34.11%
26	Utilities	1,117.91	7,121.15	14,000.00	(6,878.85)	50.87%
27	Vehicle Fuel & Maintenance	95.48	802.86	2,500.00	(1,697.14)	32.11%
28	Wages-Town Manager	7,303.40	47,331.66	71,383.11	(24,051.45)	66.31%
29	Wages-Administrator	5,116.16	35,663.78	48,903.51	(13,239.73)	72.93%
30	Wages-Asst Administrator	0.00	1,552.38	3,244.80	(1,692.42)	47.84%
31	Wages-Asst Admin (Mtg Spt)	150.00	1,050.00	3,028.48	(1,978.48)	34.67%
32	Wages-Beach Attendant	0.00	32,035.47	43,745.00	(11,709.53)	73.23%
33	Wages-Groundskeeper	2,398.26	14,853.15	15,000.00	(146.85)	99.02%
34	Wages-Security Patrol	3,640.00	23,095.00	55,440.00	(32,345.00)	41.66%
35	Wage/Salary Annual Def Criteria Bonus	2,273.95	2,273.95	10,820.86	(8,546.91)	21.01%
36	Website/Technology	222.54	1,408.59	5,500.00	(4,091.41)	25.61%
	Total General and Administrative	42,633.23	306,019.02	492,145.20	-186,126.18	
	Capital Expenditures					
	Clubhouse Improvements	0.00	14,000.00	0.00	4,600.00	
	Mandatory Capital Reserve Funding	0.00	0.00	105,167.80	(105,167.80)	0.00
	Shoreline Erosion Restoration	1,650.33	10,066.99	75,000.00	(64,933.01)	13.42%
	Total Capital Expenditures	1,650.33	24,066.99	180,167.80	-170,100.81	
	Total Expenditures	44,283.56	330,086.01	672,313.00	-356,226.99	
	Net Income (Loss)	355,727.08	69,942.24	0.00	83,942.24	

Balance Sheet

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

As of December 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
Checking Accounts	
General Checking - BB&T	13,842.57
Payroll Checking - BB&T	454.47
Total for Checking Accounts	**$14,297.04**
Money Market Accounts	
Maintenance MM - BB&T	$260,519.05
Maintenance MM - Grants	50,664.20
Total for Maintenance MM - BB&T	**$311,183.25**
Piers MM - BB&T	76,407.29
Total for Money Market Accounts	**$387,590.54**
Petty Cash	
Maintenance	250.00
Total for Petty Cash	**$250.00**
Piers Capital Reserve	94,488.70
Total for Bank Accounts	**$496,626.28**
Accounts Receivable	
Accounts Receivable	1,410.33
Total for Accounts Receivable	**$1,410.33**
Other Current Assets	
Due From SCBD	-533.71
Undeposited Funds	1,187.37
Total for Other Current Assets	**$653.66**
Total for Current Assets	**$498,690.27**
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 for Maintenance	**$108,824.91**

Balance Sheet

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

As of December 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Membership	
Accumulated Depreciation	-123,702.00
Buildings	145,853.43
Furniture & Fixtures	1,482.84
Total for Membership	**$23,634.27**
Piers	
Accumulated Depreciation	-168,424.00
Buildings & Piers	220,307.64
Total for Piers	**$51,883.64**
Total for Fixed Assets	**$184,342.82**
Other Assets	
WIP - Shoreline Restoration Project	1,042,172.50
Total for Other Assets	**$1,042,172.50**
Total for Assets	**$1,725,205.59**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
Other Current Liabilities	
A/P - State Income Tax	53.00
Due to SCBD	-1,084.48
Grants	236.00
Payroll Liabilities	-2,071.47
Prepaid Advertising	1,147.12
Prepaid Maintenance Fees	685.00
Security Deposit Clubhouse	4,127.12
Total for Other Current Liabilities	**$3,092.29**
Total for Current Liabilities	**$3,092.29**
Long-term Liabilities	
N/P - BB&T	437,172.50
Total for Long-term Liabilities	**$437,172.50**
Total for Liabilities	**$440,264.79**
Equity	
Net Assets-Comm. Defense Fund	12,543.76

Balance Sheet

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

As of December 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Net Assets	
Net Assets-Piers & Maintenance	
Net Assets-Maintenance	280,614.21
Net Assets-Piers	168,038.88
Total for Net Assets-Piers & Maintenance	**$448,653.09**
Total for Net Assets	**$448,653.09**
Net Assets-Old Clubhouse	11,500.24
Retained Earnings	968,648.30
Net Income	-156,404.59
Total for Equity	**$1,284,940.80**
Total for Liabilities and Equity	**$1,725,205.59**

Balance Sheet

SCBD - Cape St. Claire Improvement Association

As of December 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
Cash Held by the County	275.94
Checking Accounts	
BB&T Checking -7627	56,048.21
SCBD Checking - BB&T	221,141.01
Total for Checking Accounts	**$277,189.22**
CSCIA Capital Reserve	$173,934.84
Marina Amenities	33,933.10
Total for CSCIA Capital Reserve	**$207,867.94**
Total for Bank Accounts	**$485,333.10**
Accounts Receivable	
Accounts Receivable	0.00
Total for Current Assets	**$485,333.10**
Total for Assets	**$485,333.10**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
Other Current Liabilities	
Due to Cape St. Claire	222.09
Total for Other Current Liabilities	**$222.09**
Total for Current Liabilities	**$222.09**
Total for Liabilities	**$222.09**
Equity	
Net Assets-SCBD	305,390.11
Retained Earnings	109,778.66
Net Income	69,942.24
Total for Equity	**$485,111.01**
Total for Liabilities and Equity	**$485,333.10**

Cape St. Claire Improvement Association, Inc.
Profit & Loss - Piers
January 31, 2026 - Final

		January Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
	Ordinary Income/Expense					
	Income					
	Interest Income	3.11	53.21	0.00	53.21	
	Late Fees	0.00	0.00	100.00	(100.00)	0%
	Miscellaneous Income	0.00	30.00	100.00	(70.00)	30%
	Piers - Capital Replacement Assessment	0.00	0.00	23,700.00	(23,700.00)	0%
	Piers - Waitlist Fee	300.00	1,200.00	1,500.00	(300.00)	80%
	Rentals/ Slips	660.00	1,814.45	119,560.00	(117,745.55)	2%
	Total Income	963.11	3,097.66	144,960.00	(141,862.34)	
	Expense					
	General and Administrative					
1	Accounting Fees	95.70	669.90	1,500.00	(830.10)	45%
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	5,291.66	6,000.00	(708.34)	88%
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	178.38	949.57	2,919.31	(1,969.74)	33%
10	Permits	0.00	2,021.70	520.00	1,501.70	389%
11	Postage	0.00	202.80	500.00	(297.20)	41%
12	Printing	0.00	0.00	100.00	(100.00)	0%
13	Property Taxes	0.00	1,707.92	1,900.00	(192.08)	90%
14	Repairs/Maintenance	343.10	12,271.38	17,500.00	(5,228.62)	70%
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	471.40	4,134.19	10,000.00	(5,865.81)	41%
19	Trash Collection	0.00	0.00	350.00	(350.00)	0%
20	Utilities	0.00	5,930.30	15,000.00	(9,069.70)	40%
21	Wages-Town Manager	0.00	0.00	6,425.42	(6,425.42)	0%
22	Wages-Administrator	0.00	0.00	6,308.64	(6,308.64)	0%
23	Wages-Asst. Administrator	1,122.00	7,093.50	4,326.40	2,767.10	164%
24	Wages-Handyman	501.13	2,123.27	4,326.40	(2,203.13)	49%
25	Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	1,437.24	(1,437.24)	0%
26	Technology/Website	0.00	10.20	150.00	(139.80)	7%
	Total General and Administrative	3,881.71	43,576.39	85,469.43	(41,893.04)	51%
	Capital Expenditures					
	Mandatory Capital Reserve Fund	0.00	0.00	26,191.20	(26,191.20)	0%
	Pier Improvements	93,570.00	251,540.00	33,299.37	218,240.63	755%
	Total Capital Expenditures	93,570.00	251,540.00	59,490.57	192,049.43	
	Total Expenditures	97,451.71	295,116.39	144,960.00	150,156.39	
	Net Income (Loss)	(96,488.60)	(292,018.73)	0.00	(292,018.73)	

Cape St. Claire Improvement Association, Inc.
Profit & Loss - Maintenance, Caper, Clubhouse
January 31, 2026 - Final

		January Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
	Ordinary Income/Expense					
	Income					
	Caper Advertising	1,260.00	20,460.00	40,000.00	(19,540.00)	51%
	BLOA Contribution	0.00	4,578.88	13,500.00	(8,921.12)	34%
	CSSC Contribution	0.00	724.37	2,300.00	(1,575.63)	31%
	Maintenance Fees	8,014.00	9,294.03	25,000.00	(15,705.97)	37%
	HOA Packets	600.00	6,000.00	8,100.00	(2,100.00)	74%
	Interest Income	3.08	19.74	100.00	(80.26)	20%
	Late Fees	330.00	1,399.97	5,500.00	(4,100.03)	25%
	Miscellaneous Income	165.00	1,265.00	3,500.00	(2,235.00)	36%
	Non Cash Contribution	0.00	0.00	0.00	0.00	0%
	Clubhouse - Rental Income	2,895.00	39,974.63	65,000.00	(25,025.37)	61%
	SCBD Prior Two-years of NonSCBD Reserves	0.00	0.00	66,400.00	(66,400.00)	0%
	Stickers	435.00	630.00	2,500.00	(1,870.00)	25%
	Total Income	13,702.08	84,346.62	231,900.00	(147,553.38)	
	Expense					
	General and Administrative					
1	Accounting Fees	118.80	831.60	2,500.00	(1,668.40)	33%
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	1,600.00	4,200.00	18,000.00	(13,800.00)	23%
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)	295.86	68.96	300.00	(231.04)	23%
10	Events	0.00	0.00	1,000.00	(1,000.00)	0%
11	Office Supplies/Expense	0.00	150.17	1,500.00	(1,349.83)	10%
12	Payroll Expenses & Benefits	0.00	0.00	6,834.28	(6,834.28)	0%
13	Permits	0.00	471.70	500.00	(28.30)	94%
14	Postage	0.00	1,527.75	1,500.00	27.75	102%
15	Printing	0.00	1,500.00	1,500.00	0.00	100%
16	Property Taxes	0.00	5,566.71	5,000.00	566.71	111%
17	Repairs/Maintenance	79.00	1,001.04	14,000.00	(12,998.96)	7%
18	Sanitary Services	0.00	0.00	1,100.00	(1,100.00)	0%
19	Signage	0.00	0.00	500.00	(500.00)	0%
20	Telecommunications & Internet	16.44	212.67	500.00	(287.33)	43%
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	2,110.10	15,530.60	158,000.00	(142,469.40)	
	Capital Expenditures					
	Shoreline Restoration	1,133.60	19,232.10	66,400.00	(47,167.90)	29%
	Clubhouse Improvements	0.00	0.00	7,500.00	(7,500.00)	0%
	Beaches and Park Improvements	0.00	0.00	0.00	0.00	
	Total Capital Expenditures	1,133.60	19,232.10	73,900.00	(7,500.00)	
	Total Expenditures	3,243.70	34,762.70	231,900.00	(149,969.40)	
	Net Income (Loss)	10,458.38	49,583.92	0.00	2,416.02	

Cape St. Claire Improvement Association, Inc.
Profit Loss - Piers & Maintenance
January 31, 2026 - Final

	January Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Caper Advertising	1,260.00	20,460.00	40,000.00	(19,540.00)	51%
BLOA Contribution	0.00	4,578.88	13,500.00	(8,921.12)	34%
CSSC Contribution	0.00	724.37	2,300.00	(1,575.63)	31%
Maintenance Fees	8,014.00	9,294.03	25,000.00	(15,705.97)	37%
HOA Packets	600.00	6,000.00	8,100.00	(2,100.00)	74%
Interest Income	6.19	72.95	100.00	(27.05)	73%
Late Fees	330.00	1,399.97	5,600.00	(4,200.03)	25%
Miscellaneous Income	165.00	1,295.00	3,600.00	(2,305.00)	36%
Clubhouse - Rental Income	2,895.00	39,974.63	65,000.00	(25,025.37)	61%
Rentals/ Slips	660.00	1,814.45	119,560.00	(117,745.55)	2%
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	300.00	1,200.00	1,500.00	(300.00)	80%
SCBD Prior Two-Year or NonSCBD Reserves	0.00	0.00	66,400.00	(66,400.00)	0%
Stickers	435.00	630.00	2,500.00	(1,870.00)	25%
Total Income	14,665.19	87,444.28	376,860.00	(289,415.72)	
Expense					
General and Administrative					
1 Accounting Fees	214.50	1,501.50	4,000.00	(2,498.50)	38%
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	1,600.00	4,200.00	18,000.00	(13,800.00)	23%
6 Front Foot Assessment	1,170.00	1,170.00	1,170.00	0.00	100%
7 Insurance	0.00	5,291.66	15,900.00	(10,608.34)	33%
8 Legal Services	0.00	0.00	24,541.03	(24,541.03)	0%
9 Membrshp(Confernce/Training/Dues)	0.00	0.00	250.00	(250.00)	0%
10 Voluntr Apprec(Refreshments/Misc)	295.86	68.96	550.00	(481.04)	13%
11 Events	0.00	0.00	1,000.00	(1,000.00)	0%
12 Office Supplies/Expense	0.00	150.17	1,600.00	(1,449.83)	9%
13 Payroll Expenses & Benefits	178.38	949.57	9,753.58	(8,804.01)	10%
14 Permits	0.00	2,493.40	1,020.00	1,473.40	244%
15 Postage	0.00	1,730.55	2,000.00	(269.45)	87%
16 Printing	0.00	1,500.00	1,600.00	(100.00)	94%
17 Property Taxes	0.00	7,274.63	6,900.00	374.63	105%
18 Repairs/Maintenance	422.10	13,272.42	31,500.00	(18,227.58)	42%
19 Sanitary Services	0.00	0.00	1,200.00	(1,200.00)	0%
20 Sewer	0.00	0.00	100.00	(100.00)	0%
21 Signage	0.00	0.00	1,000.00	(1,000.00)	0%
22 Technology/Website	0.00	10.20	150.00	(139.80)	7%
23 Telecommunications & Internet	487.84	4,346.86	10,500.00	(6,153.14)	41%
24 Trash Collection	0.00	0.00	350.00	(350.00)	0%
25 Utilities	0.00	5,930.30	16,000.00	(10,069.70)	37%
26 Wages-Town Manager	0.00	0.00	23,561.26	(23,561.26)	0%
27 Wages-Administrator	0.00	0.00	17,606.48	(17,606.48)	0%
28 Wages-Asst. Administrator	1,122.00	7,093.50	7,030.40	63.10	101%
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	501.13	2,123.27	4,326.40	(2,203.13)	49%
32 Wage/Salary Defined Criteria Bosun	0.00	0.00	4,410.28	(4,410.28)	0%
Total General and Administrative	5,991.81	59,106.99	243,469.43	(184,362.44)	
Capital Expenditures					
Beaches and Park Improvements	0.00	0.00		0.00	0%
Clubhouse Improvements	0.00	0.00	7,500.00	(7,500.00)	0%
Shoreline Restoration	1,133.60	19,232.10	66,400.00	(47,167.90)	29%
Mandatory Capital Reserve Funding	0.00	0.00	26,191.20	(26,191.20)	0%
Piers Improvements	93,570.00	251,540.00	33,299.37	218,240.63	755%
Total Capital Expenditures	94,703.60	270,772.10	133,390.57	137,381.53	
Total Expenditures	100,695.41	329,879.09	376,860.00	(46,980.91)	
Net Income (Loss)	(86,030.22)	(242,434.81)	0.00	(242,434.81)	

Cape St. Claire Improvement Association, Inc.
Profit Loss - SCBD
January 31, 2026 - Final

		January Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense						
Income						
	SCBD/Fees	0.00	400,004.00	648,636.00	-248,632.00	62%
	Interest Income	8.09	32.34	20.00	12.34	162%
	Rollover from FY22	0.00	0.00	23,657.00	-23,657.00	0%
Total Income		8.09	400,036.34	672,313.00	-272,276.66	
Expense						
	General and Administrative					
1	Accounting Fees	335.50	2,348.50	6,000.00	(3,651.50)	39.14%
2	Audit Expenses	0.00	5300.00	6000.00	(700.00)	88.33%
3	Bank Charges	0.00	0.00	150.00	(150.00)	0.00%
4	Caper Print/Edit/Contract&Postage	0.00	22,999.99	32,500.00	(9,500.01)	70.77%
5	Collection Fee-AA County	0.00	0.00	2,000.00	(2,000.00)	0.00%
6	Contract Labor	0.00	1,100.00	1,000.00	100.00	110.00%
7	Clubhouse Custodial Services	0.00	7,000.00	7,000.00	-	100.00%
8	Insurance	2,499.16	21,924.06	27,500.00	(5,575.94)	79.72%
9	Legal Services	0.00	8,234.97	10,426.23	(2,191.26)	78.98%
10	Membrshp(Confernce/Training/Dues)	0.00	0.00	1,300.00	(1,300.00)	0.00%
11	Voluntr Apprec(Refreshments/Misc)	0.00	500.00	500.00	-	100.00%
12	Events	0.00	510.94	2,000.00	(1,489.06)	25.55%
13	Mowing	0.00	12,160.00	19,200.00	(7,040.00)	63.33%
14	Office Supplies/Expense	449.93	3,644.71	5,900.00	(2,255.29)	61.77%
15	Payroll Expenses & Benefits	3,778.21	30,584.64	30,053.21	531.43	101.77%
16	Permits	0.00	800.00	800.00	-	100.00%
17	Postage	80.75	171.98	4,000.00	(3,828.02)	4.30%
18	Printing	0.00	3,082.83	3,500.00	(417.17)	88.08%
19	Property Taxes	0.00	3,362.82	4,800.00	(1,437.18)	70.06%
20	Repairs/Maintenance	247.67	11,872.03	28,500.00	(16,627.97)	41.66%
21	Sanitary Services	0.00	7,523.96	13,800.00	(6,276.04)	54.52%
22	Sewer	0.00	278.68	500.00	(221.32)	55.74%
23	Signage	0.00	0.00	1,000.00	(1,000.00)	0.00%
24	Telecommunications & Internet	46.42	600.56	3,500.00	(2,899.44)	17.16%
25	Trash Collection	378.00	2,646.00	6,650.00	(4,004.00)	39.79%
26	Utilities	31.95	7,153.10	14,000.00	(6,846.90)	51.09%
27	Vehicle Fuel & Maintenance	59.26	862.12	2,500.00	(1,637.88)	34.48%
28	Wages-Town Manager	7,303.40	54,635.06	71,383.11	(16,748.05)	76.54%
29	Wages-Administrator	5,116.16	40,779.94	48,903.51	(8,123.57)	83.39%
30	Wages-Asst Administrator	154.00	1,706.38	3,244.80	(1,538.42)	52.59%
31	Wages-Asst Admin (Mtg Spt)	300.00	1,350.00	3,028.48	(1,678.48)	44.58%
32	Wages-Beach Attendant	0.00	32,035.47	43,745.00	(11,709.53)	73.23%
33	Wages-Groundskeeper	2,339.88	17,193.03	15,000.00	2,193.03	114.62%
34	Wages-Security Patrol	3,737.50	26,832.50	55,440.00	(28,607.50)	48.40%
35	Wage/Salary Annual Def Criteria Bonus	0.00	2,273.95	10,820.86	(8,546.91)	21.01%
36	Website/Technology	569.74	1,978.33	5,500.00	(3,521.67)	35.97%
	Total General and Administrative	27,427.53	333,446.55	492,145.20	-158,698.65	
	Capital Expenditures					
	Clubhouse Improvements	0.00	14,000.00	0.00	4,600.00	
	Mandatory Capital Reserve Funding	0.00	0.00	105,167.80	(105,167.80)	0.00
	Shoreline Erosion Restoration	1,705.33	11,772.32	75,000.00	(63,227.68)	15.70%
	Total Capital Expenditures	1,705.33	25,772.32	180,167.80	-168,395.48	
Total Expenditures		29,132.86	359,218.87	672,313.00	-327,094.13	
Net Income (Loss)		-29,124.77	40,817.47	0.00	54,817.47	

Balance Sheet

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

As of January 31, 2026

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
Checking Accounts	
General Checking - BB&T	16,964.85
Payroll Checking - BB&T	417.41
Total for Checking Accounts	**$17,382.26**
Money Market Accounts	
Maintenance MM - BB&T	$269,167.49
Maintenance MM - Grants	49,530.60
Total for Maintenance MM - BB&T	**$318,698.09**
Piers MM - BB&T	73,627.48
Total for Money Market Accounts	**$392,325.57**
Petty Cash	
Maintenance	250.00
Total for Petty Cash	**$250.00**
Piers Capital Reserve	921.17
Total for Bank Accounts	**$410,879.00**
Accounts Receivable	
Accounts Receivable	1,410.33
Total for Accounts Receivable	**$1,410.33**
Other Current Assets	
Due From SCBD	-496.65
Undeposited Funds	1,367.37
Total for Other Current Assets	**$870.72**
Total for Current Assets	**$413,160.05**
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 for Maintenance	**$108,824.91**

Balance Sheet

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

As of January 31, 2026

DISTRIBUTION ACCOUNT	TOTAL
Membership	
Accumulated Depreciation	-123,702.00
Buildings	145,853.43
Furniture & Fixtures	1,482.84
Total for Membership	**$23,634.27**
Piers	
Accumulated Depreciation	-168,424.00
Buildings & Piers	220,307.64
Total for Piers	**$51,883.64**
Total for Fixed Assets	**$184,342.82**
Other Assets	
WIP - Shoreline Restoration Project	1,042,172.50
Total for Other Assets	**$1,042,172.50**
Total for Assets	**$1,639,675.37**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
Other Current Liabilities	
A/P - State Income Tax	53.00
Due to SCBD	-1,084.48
Grants	236.00
Payroll Liabilities	-2,071.47
Prepaid Advertising	1,147.12
Prepaid Maintenance Fees	685.00
Security Deposit Clubhouse	4,627.12
Total for Other Current Liabilities	**$3,592.29**
Total for Current Liabilities	**$3,592.29**
Long-term Liabilities	
N/P - BB&T	437,172.50
Total for Long-term Liabilities	**$437,172.50**
Total for Liabilities	**$440,764.79**
Equity	
Net Assets-Comm. Defense Fund	12,543.76

Balance Sheet

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

As of January 31, 2026

DISTRIBUTION ACCOUNT	TOTAL
Net Assets	
Net Assets-Piers & Maintenance	
Net Assets-Maintenance	280,614.21
Net Assets-Piers	168,038.88
Total for Net Assets-Piers & Maintenance	**$448,653.09**
Total for Net Assets	**$448,653.09**
Net Assets-Old Clubhouse	11,500.24
Retained Earnings	968,648.30
Net Income	-242,434.81
Total for Equity	**$1,198,910.58**
Total for Liabilities and Equity	**$1,639,675.37**

Balance Sheet

SCBD - Cape St. Claire Improvement Association

As of January 31, 2026

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
Cash Held by the County	275.94
Checking Accounts	
BB&T Checking -7627	54,342.88
SCBD Checking - BB&T	211,211.34
Total for Checking Accounts	**$265,554.22**
CSCIA Capital Reserve	$173,942.93
Marina Amenities	16,472.30
Total for CSCIA Capital Reserve	**$190,415.23**
Total for Bank Accounts	**$456,245.39**
Accounts Receivable	
Accounts Receivable	0.00
Total for Current Assets	**$456,245.39**
Total for Assets	**$456,245.39**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
Other Current Liabilities	
Due to Cape St. Claire	259.15
Total for Other Current Liabilities	**$259.15**
Total for Current Liabilities	**$259.15**
Total for Liabilities	**$259.15**
Equity	
Net Assets-SCBD	305,390.11
Retained Earnings	109,778.66
Net Income	40,817.47
Total for Equity	**$455,986.24**
Total for Liabilities and Equity	**$456,245.39**

RESIDENTS A-J

Cape St. Claire
Improvement Association, Inc.

Membership Meeting

Meeting Date: April 28, 2026

MEMBERS: **SIGN-UP SHEET**

	Printed Name	Signature
1.	G. Bean Breeden	
2.	Leslie Coble	Leslie Coble
3.	PETER JOHNSON	
4.	Todd Dallanegra	
5.	ADAM HARRIS	
6.	Ray Benner	Ray E Benner
7.	Rebecca B Benner	
8.	Dottie Ballard	
9.	Robert Corletta	
10.	Lucy Hale	
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RESIDENTS K-Z

Cape St. Claire

Improvement Association, Inc.

Membership Meeting

Meeting Date: April 28, 2026

MEMBERS: **SIGN-UP SHEET**

	Printed Name	Signature
1.	Ron Malfi	Ron Malfi
2.	Mary Lamb	[illegible]
3.	Neil Macindoe	[illegible]
4.	Blake Morris	[illegible]
5.	Stacey Wildberger	[illegible]
6.	BRAD KNOPF	[illegible]
7.	Neil Pumphrey	[illegible]
8.	Stephanie Pumphrey	[illegible]
9.	Bill RAPPOPORT	Bill Rappoport
10.	CHARLIE MOORE	CE Moore Jr
11.	Michele Shipary	[illegible]
12.	Charlie Shoul	[illegible]
13.	ROBERT SLEDGESKI	RJ Sledgeski
14.	GREG PLATUKA	[illegible]
15.	SANDY OURISSON	[illegible]
16.	Phil Ourisson	[illegible]
17.	Karen Minor	Karen P Minor
18.	JOSEPH MEEKS	[illegible]
19.	Catherine Salam	Catherine Sa[illegible]
20.	TIM MOORHEAD	[illegible]
21.	Cynthy Moorhead	[illegible]
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GUESTS

Cape St. Claire
Improvement Association, Inc.

Membership Meeting

Meeting Date: April 28, 2026

GUESTS: SIGN-UP SHEET

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