



Cape St. Claire

IMPROVEMENT ASSOCIATION

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Quarterly Membership Meeting

October 25, 2022

Agenda

President's Remarks

Approval of Minutes

Approval of Financials

Budget FY 2024 Discussion

Old Business

New Business

Comments from the Floor

Adjournment

Quarterly Meeting July 26, 2022

In attendance: President Beau Breeden, Governors Michele Shipley, Mary Lamb, Neil Macindoe, Cheri Fairchild, and Joe Angel, Town Manager Ryan Anderson, and guests Stacy Wildberger, Brad Knopf, Steve Arnold, Jane Barss, Phil and Sandy Ourisson, Bob Bishop, Jane Barss, Bill Rappoport, David Einstein, Thomas Lanyon, Larry Goldberg, Melissa Day, Ruby Degenhard, Anna & William Arnold, Al & Sandy Carreras, Larry Jennings, Mary Alice Ross, Jeanne Klingler, Loren Shipley, and Dottie Ballard.

President Breeden called the meeting to order at 7:38 pm after waiting for enough attendees to constitute a quorum. He welcomed everyone and gave an overview of the agenda. Since the last quarterly meeting in April, we had a successful Strawberry Festival and July 4th event, worked on the beach project, conducted much day-to-day business, and have had very busy beaches. He noted that there are board positions available and encouraged residents to get involved.

FAIRWINDS MARINA PRESENTATION

Larry Goldberg, owner of Fairwinds Marina, along with Tom Lanyon, engineer with Messick & Associates, made an introductory presentation regarding tying the marina and the two homes on marina property into the county sewer line across CSCIA property. Located adjacent to the Lake Claire beach, the marina and the two homes are currently on septic systems. Mr. Goldberg would like to move to sewer service to help lessen their environmental impact. Due to topography of the property and in order to use gravity feed instead of pumps, the best place to connect to the existing county sewer pipes would require installing pipes across the entrance drive to the Lake Claire beach. An 8" pipe would be buried about 7 feet deep, sloping from the marina property to join the existing county line. Mr. Goldberg has not contacted the county yet but wanted to present to the community first as CSCIA would have to agree to an approximate 20-foot county easement above the pipe for maintenance purposes, if approved. That would mean CSCIA could not construct anything in the easement area. Fairwinds Marina would pay Anne Arundel County to do the construction, which is expected to take two weeks or less. As it would require closing access to Lake Claire beach and piers, construction would be done in the winter to lessen disruption. Maintenance would be the responsibility of the county, as with all other county sewer lines. Issues with runoff in that area are a concern, and there have been discussions about potential solutions. Fairwinds Marina has been a part of those discussions in the past and will cooperate with CSCIA so that the sewer does not interfere with any grading plans. As part of that discussion, Mr. Goldberg suggesting changing the angle of the proposed pipe to minimize the distance affected in the runoff area. Concerns were raised regarding hazardous waste. The line would be only for sewage, and other processes are in place at the marina for remediation of hazardous materials. No bottom painting is allowed, there is a designated paint area with mats to contain paint, tools are cleaned using a solvent recycling station, and water retention areas are kept clean. The property is zoned as Heavy Marina, and with the upgrade to sewer, could potentially qualify for expansion that may attract more traffic. Mr. Goldberg stressed that, as he lives on the property, he has no plans to add a restaurant or anything that would cause more traffic. He plans to upgrade the two restrooms at the business with showers after connected to sewer. President Breeden said the board would consider the proposal and get feedback from engineers and the attorney. He thanked Mr. Goldberg for agreeing to present at the larger community meeting instead of just the board.

MINUTES AND FINANCIAL STATEMENTS

Minutes of the April Quarterly Meeting were reviewed. Stacy Wildberger stated that the amount of an expected invoice should have been recorded as \$1,300, not \$5,000 as stated in the minutes. Phil Ourisson corrected the spelling of his name and Michele Shipley corrected the spelling of her husband's name. A motion was made by Larry Jennings to approve the minutes with those corrections, seconded by Phil Ourisson, and approved unanimously.

The financial statements for February through April 2022 were reviewed. A motion to approve was made by Loren Shipley and seconded by Larry Jennings. Steve Arnold asked about the large expenditures in legal fees. President Breeden explained that there are several issues such as riparian rights, pier agreements, zoning lawsuits, and beach project contracts which require professional review, and that CSCIA legal fees make up a reasonable percentage of the budget for a business, equaling about the same as our liability insurance. Mr. Arnold asked for specific amounts and was told to make a formal request through the office and the invoices will be reviewed for that information. President Breeden added that with few clubhouse rentals, cuts were made in other areas and less than expected was spent on security and maintenance, to end the fiscal year in the black. The motion passed unanimously.

COMMITTEE REPORTS

Town Manager-Town Manager Anderson reported there are no open vegetation management plans and the first tree removal for the new fiscal year cost \$3,500. All current portable restrooms will stay until Labor Day, then some removed to reduce costs as the season slows, then the remainder removed for the winter. He asked that if anyone notices the need for cleaning of the portables, please notify the office so that the company can remedy the situation quickly. There was an issue with erosion under the retaining wall at the east end of the main beach area. CSCIA is in conversation with the county and the neighboring homeowner regarding repairs. The fence in that same area was cleared of overgrowth as far as allowed without critical area permits. Clearing the remainder will be done in conjunction with repairs to the wall. Potholes were repaired and a layer of additional stone was spread on the parking lot at Little Magothy pier. Spraying of herbicide on the Bushkiller vine at the Serene Ravine was delayed from the spring until signs of active growth were seen. The invoice will be forwarded to Cape Conservation Corps (CCC) when received. The "chronolog" sign installed at Lake Claire is for an online record of photos of the Lake Claire beach root wads and osprey platform. Anyone can place their phone in the stand to take a photo and upload it to the site indicated on the sign. The site shows the building of the osprey nest from the photos submitted to date. Beach attendants are still doing their job checking residency at the beaches and parks, and everyone is asked to please cooperate and be polite with them. Anne Arundel County weekly water

monitoring of the main beach and Lake Claire will continue through the summer. Residents are reminded to stay out of the water for 24 hours after a rainstorm. The sailing camp run by Youth Sailing is going well at Lake Claire, with traffic issues being kept to a minimum. Maryland Dept of Agriculture mosquito spraying is underway. The July 3 fireworks viewing at the main beach went well even with fewer than the usual number of security officers and beach attendants. Upgraded camera systems have been installed at the clubhouse and Lake Claire and will be installed at the Deep Creek pier. The Cape Clean-Up will be held September 23 and 24. An advertisement and list of acceptable items will be printed in the Caper, on Facebook, and on the CSCIA.org website. There will be an email blast to those who have entered an email address on the website. The July 4th parade went well, with many golf cart floats adding to the fun. The clubhouse was used as a polling place for the July 19 primary elections. Chief Judge Jane Barss commented that 339 votes were cast, fewer than normal for the location. Comments were made that with early voting and mail-in ballots, that may not mean fewer votes overall. Outdoor pier meetings continue the first Tuesday of each month at 7:30 pm at the Deep Creek piers, weather permitting. Our application was denied for the Site 2 project to be a fee in lieu of for underwater vegetation removal fees for a spur dredge with the potential county dredge of Deep Creek. CSCIA is looking for ways to reduce the cost such as allowing use of the boat ramp to the contractors to reduce the county's expense as well. The gate locks at the Little Magothy pier and Lake Claire were replaced. Electrical issues at Deep Creek have been completed. The commercial well permits for the clubhouse, swim club, Lake Claire and Deep Creek piers are due for their 7-year renewal. The permit limits CSCIA to an average of 5,000 gallons per day draw, with a fee if exceeded. Ours has not exceeded that average. A resident who moved out of the area left a boat in a Cape owned slip. We were able to contact that person and have the boat removed without having to go through abandoned boat procedures. Winter pier slip reports may be necessary to avoid such issues. Clubhouse rentals are very strong. Outdoor dining continues at the shopping center until at least 2023. The Swim Club has paid its rent and security invoices. Cars parked on CSCIA property should display the current purple 2022 stickers. Budget committee meetings are in progress to develop the FY24 budget. There are currently two maintenance crew members. The final SCBD check of \$10,700 was received from the county. Road resurfacing is occurring around the Cape and Mr. Anderson reminded all that it is a multistep process. The county is planning future replacement to sewer lines along Riverbay Rd, Broadview Drive and Hampton Drive. Marks on the roads in that area are purely for their information, no construction is imminent, and the roads are not being widened. The building committee has caught up on review of applications. Security officers are being recruited to fill empty positions. Governor Macindoe, Mr. Anderson, President Breeden and other volunteers help in locking the gate when necessary.

Phil Ourisson asked about details regarding the boating accident of July 3 that resulted in the death of a boater. President Breeden said that at the time of the accident, he was working crowd control at the main beach along with Mr. Anderson and others. The injured boat had pulled into Fairwinds Marina to seek help. He was notified of the accident on July 4th by police who requested footage from CSCIA security cameras and that an email blast requesting information be sent to the slip holders. CSCIA cooperated fully, allowing DNR and county police to speak with boaters and beach attendants. DNR police monitored the security camera system while the download to thumb drives was in progress. After 24-30 hours of footage was submitted, President Breeden signed the form verifying that to the best of his knowledge that was all the information CSCIA could provide. The Anne Arundel County crime lab is being used for investigation. A boat was pulled from a CSCIA owned slip that is being subleased by a Cape resident.

Governor Angel asked if the Cape Clean-Up might be an opportunity for high school students to get volunteer hours and was informed that it is usually overseen by a local Scout troop. He also commented on the excessive speed at which many drive through the Cape and asked what can be done about it. President Breeden said that we can petition for a survey to be conducted. If recommended, the police would bring in speed boards to monitor average speeds on roads such as Cape St Claire Rd, Hampton Dr, Green Holly Dr and Chestnut Tree Dr with enough traffic to qualify, 1,000 cars/day. In the past, averages have been 29-31 miles per hour on those roads, which typically does not qualify for intervention. He noted that as we are not a "drive-through community", meaning there is not access to other areas through the Cape, it is typically our own residents causing the issue. He recommended that there be an awareness campaign, with advertising in the Caper and on Facebook, to help spread the word to watch speed while driving in the Cape. Governor Lamb added that, coincidentally, monitoring signs had been installed today.

OLD BUSINESS

President Breeden reported with construction of the beach project completed over the winter, it is now in the monitoring phase. The contracts with Alliance for the Chesapeake, BioHabitats and Sustainable Science to continue monitoring and to complete reports were extended through the fall, using about \$46,000 of the additional \$250,000 received from the state. Reports on accretion levels show increases in some areas and decreases in others. The formal report is to be made later.

NEW BUSINESS

President Breeden said that a capital improvements analysis needs to be completed. Reports from Alliance of the Chesapeake to show kill rates of plants, and the fish count from US Fish and Wildlife will help to show what else needs to be done for Sites 1 & 2. With those sites done, the technical memo from 2016-2017 will need to be updated and the 5 other sites from that memo revisited. The board and CCC members Stacy Wildberger and Christina Ryder are looking into the potential for grants. US Fish and Wildlife may have \$14 million in grants available for projects that are ongoing, repeatable and can be used as an example for other communities. The current beach project took many years to solidify because it is one of the first projects to combine community, county, state, federal and private funding. Years of budgeting funds to be the start-up capital was necessary and some of the permits had a minimum 240-day lead time. With the approximately \$204,000 left from the state funds, new federal guidelines that allow for volunteer work hours to be used towards in-kind matching funds, collaboration between CSCIA and CCC, and the scale of projects at the other 5 sites, we have leverage that could help us apply for a grant of up to \$1 million. Information is being compiled to apply before the April 2023 deadline. Mr. Breeden noted that design and permitting could

still take several years. Lessons were learned with the beach project, and the contractors and agencies we used want to work with us more. The EPA is looking for more diversity in shoreline protection projects, and we can offer that. All of these should work in our favor in the application process.

Steve Arnold asked that the board make completing the current project a priority before starting new ones. He is concerned about erosion, the algae tide residue, and the exposed storm drain. President Breeden reminded everyone that the current beach project has a 15-year expected completion time, requiring years of sand accretion and potential multiple additions of sand from the triannual dredging of the Little Magothy river. Sand can be brought in from other dredges but will cost more. The permits in hand only allow for sand to be added to the areas named in those permits. If other sites are to be addressed, the board and community need to commit to them in order to start fund raising, designing and getting permits. The main beach and Lake Claire were prioritized because they are used by the largest number of residents. He added that regulators for the county and state will not allow modifications on the plan for the main beach yet, allowing for natural accretion and erosion before determining what may need to be done. He referenced past meeting minutes where it was agreed that funds raised for the beach projects must be used for beach projects. The \$204,000 is to be reserved for beach projects as long as the community still agrees it should, and that the potential for a large grant is a rare opportunity.

COMMENTS

Larry Jennings reported that about 100 oyster spats were planted in each of the middle four reef balls at Lake Claire. They hope to fill the outer ones soon. A representative from US Fish & Wildlife will do a survey of the reef and a fish count this week. Research is being done regarding becoming a collection site for used oyster shells for future plantings. Stone, concrete, or wood used for oyster beds require permits, but old oyster shells do not. Being a collection site requires having space to store shells for a year while they dry.

Stacy Wildberger said the Cape Conservation Corps (CCC) seeks volunteers for Wednesday Weed Warriors to continue to clear invasive species and plant trees at the Little Magothy beach and Serene Ravine. Please contact Ms. Wildberger or any CCC member to volunteer or donate. The Native Plant Sale will be held in September. The Deep Creek Watershed Steward project will be in October. A representative from The Nature Conservancy will be a guest speaker in November. CCC will continue to work with CSCIA for future beach projects.

Phil Ourisson spoke for the Yacht Club of Cape St Claire, a 501c(7) organization separate from CSCIA, saying that students from the Youth Sailing camp were invited to the Friday night sailing races and several campers joined in and a good time was had by all. He thanked the Board of Governors for their support of the Yacht Club programs.

Jane Barss expressed concern with the on-going parking by commercial vehicles along Riverbay Rd. She said she has seen building contractors, landscape companies, and delivery trucks parked on both sides of the road, impeding thru traffic, blocking access for emergency vehicles and causing potential hazards to walkers. President Breeden said that residents can call the police to measure the available space and ask trucks to move if necessary.

A question was asked about noise ordinances regarding the clubhouse. President Breeden stated that there an acceptable decibel level for 7am-10pm and different level for 10pm-7am. Exceptions are made for venues such as the clubhouse. If a complaint is made to the police, they will measure the sound with a decibel meter 50 ft from the offending space and respond accordingly. He asked if noise is an issue to residents due to a clubhouse rental, that CSCIA be notified so that it can be addressed.

President Breeden spoke regarding the county regional plans for general development in the area regarding zoning, traffic, development, etc. through 2040. He is a representative on the board for region 4 which includes the Broadneck Peninsula, through Arnold, Severna Park and Pasadena. He asked that anyone interested in participating in interactive surveys email him for information.

ADJOURNMENT

A motion to adjourn was made by Phil Ourisson, seconded by Larry Jennings and approved unanimously. The July 26, 2022 CSCIA Quarterly Meeting was adjourned at 9:14 pm.

Cape St. Claire Improvement Association, Inc.

Profit & Loss - Piers

May 31, 2022 - Final

	May	YTD	Annual	Variance	
	Actual	Actual	Budget	Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Interest Income	1.89	18.15	0.00	18.15	
Late Fees	0.00	450.00	100.00	350.00	450%
Miscellaneous Income	0.00	150.00	100.00	50.00	150%
Piers - Capital Replacement Assessment	0.00	0.00	13,035.00	(13,035.00)	0%
Piers - Waitlist Fee	100.00	1,700.00	1,500.00	200.00	113%
Rentals/ Slips	2,590.00	103,413.00	92,595.00	10,818.00	112%
Total Income	2,691.89	105,731.15	107,330.00	(1,598.85)	
Expense					
General and Administrative					
1 Accounting Fees	95.70	1,052.70	1,500.00	(447.30)	70%
2 Audit Expenses	0.00	0.00	1,000.00	(1,000.00)	0%
3 Front Foot Assessment	0.00	1,170.00	1,170.00	0.00	100%
4 Insurance	0.00	4,061.00	6,000.00	(1,939.00)	68%
5 Legal Services	0.00	0.00	3,000.00	(3,000.00)	0%
6 Membrshp(Confrence/Training/Dues)	0.00	0.00	150.00	(150.00)	0%
7 Voluntr Apprec(Refreshments/Misc)	407.00	407.00	250.00	157.00	163%
8 Office Supplies/Expense	0.00	0.00	100.00	(100.00)	0%
9 Payroll Expenses & Benefits	151.28	529.07	2,405.00	(1,875.93)	22%
10 Permits	0.00	200.00	520.00	(320.00)	38%
11 Postage	0.00	263.00	500.00	(237.00)	53%
12 Printing	0.00	0.00	100.00	(100.00)	0%
13 Property Taxes	0.00	1,554.19	1,900.00	(345.81)	82%
14 Repairs/Maintenance	291.42	14,103.31	15,000.00	(896.69)	94%
15 Sanitary Services	0.00	100.00	100.00	0.00	100%
16 Sewer	0.00	0.00	100.00	(100.00)	0%
17 Signage	0.00	0.00	500.00	(500.00)	0%
18 Technology/Website	0.00	0.00	150.00	(150.00)	0%
19 Telecommunications & Internet	1,268.71	6,982.43	8,500.00	(1,517.57)	82%
20 Trash Collection	0.00	0.00	350.00	(350.00)	0%
21 Utilities	3,308.10	10,024.93	12,500.00	(2,475.07)	80%
22 Wages-Town Manager	0.00	0.00	5,250.00	(5,250.00)	0%
23 Wages-Administrator	929.81	929.81	5,250.00	(4,320.19)	18%
24 Wages-Asst. Administrator	536.25	3,085.63	4,000.00	(914.37)	77%
25 Wages-Handyman	31.50	816.63	4,000.00	(3,183.37)	20%
26 Wage/Salary Annual Defined Criteria Bonus	0.00	378.99	925.00	(546.01)	41%
27 Web Site	1.46	20.43	0.00	20.43	
Total General and Administrative	7,021.23	45,679.12	75,220.00	(29,540.88)	61%
Capital Expenditures					
Piers Replacement/Repair	0.00	13,035.00	13,035.00	0.00	100%
Pier Improvements	0.00	28,404.00	19,075.00	9,329.00	149%
Total Capital Expenditures	0.00	41,439.00	32,110.00	9,329.00	
Total Expenditures	7,021.23	87,118.12	107,330.00	(20,211.88)	
Net Income (Loss)	(4,329.34)	18,613.03	0.00	18,613.03	

Cape St. Claire Improvement Association, Inc.
Profit & Loss - Maintenance, Caper, Clubhouse
May 31, 2022 - Final

	May Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Caper Advertising	2,145.00	35,775.00	40,000.00	(4,225.00)	89%
BLOA Contribution	7,685.25	11,867.25	11,500.00	367.25	103%
CSSC Contribution	0.00	2,010.03	2,000.00	10.03	101%
Maintenance Fees	850.00	24,430.00	25,000.00	(570.00)	98%
HOA Packets	2,100.00	14,390.00	11,000.00	3,390.00	131%
Interest Income	2.81	14.12	80.00	(65.88)	18%
Late Fees	855.00	5,250.00	5,500.00	(250.00)	95%
Miscellaneous Income	300.00	2,488.00	4,750.00	(2,262.00)	52%
Non Cash Contribution	0.00	44,000.00	0.00	44,000.00	
Clubhouse - Rental Income	3,960.00	36,951.18	31,000.00	5,951.18	119%
Stickers	210.00	2,080.00	2,000.00	80.00	104%
Total Income	18,108.06	179,255.58	132,830.00	46,425.58	
Expense					
General and Administrative					
1 Accounting Fees	118.80	1,306.80	2,000.00	(693.20)	65%
2 Audit Expenses	0.00	0.00	1,500.00	(1,500.00)	0%
3 Bank Charges	0.00	22.00	50.00	(28.00)	44%
4 Caper Print/Edit/Contract&Postage	4,491.81	10,190.90	20,600.00	(10,409.10)	49%
5 Clubhouse Custodial Svcs	1,609.08	17,699.88	15,000.00	2,699.88	118%
6 Insurance	2,031.23	4,575.15	9,000.00	(4,424.85)	51%
7 Legal Services	4,787.88	41,685.92	2,000.00	39,685.92	2084%
8 Membrshp(Confrence/Training/Dues)	0.00	0.00	650.00	(650.00)	0%
9 Voluntr Apprec(Refreshments/Misc)	0.00	399.70	392.22	7.48	102%
10 Events	0.00	0.00	500.00	(500.00)	0%
11 Office Supplies/Expense	0.00	535.64	1,500.00	(964.36)	36%
12 Payroll Expenses & Benefits	1,525.80	4,701.85	6,179.16	(1,477.31)	76%
13 Permits	0.00	0.00	500.00	(500.00)	0%
14 Postage	0.00	1,500.00	1,500.00	0.00	100%
15 Printing	0.00	2,000.00	2,000.00	0.00	100%
16 Property Taxes	0.00	4,942.33	5,000.00	(57.67)	99%
17 Repairs/Maintenance	77.00	1,515.05	12,500.00	(10,984.95)	12%
18 Sanitary Services	1,665.60	3,053.25	1,000.00	2,053.25	305%
19 Signage	0.00	0.00	500.00	(500.00)	0%
20 Telecommunications & Internet	85.29	474.71	350.00	124.71	136%
21 Utilities	146.54	527.30	200.00	327.30	264%
22 Wages-Town Manager	6,303.62	13,940.64	15,085.80	(1,145.16)	92%
23 Wages-Administrator	3,544.63	9,945.32	9,946.22	(0.90)	100%
24 Wages-Asst. Administrator	22.50	105.00	2,500.00	(2,395.00)	4%
25 Wages-Beach Attendants	37.75	745.75	10,000.00	(9,254.25)	7%
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	2,376.60	(2,376.60)	0%
Total General and Administrative	26,447.53	119,867.19	132,830.00	(12,962.81)	
Capital Expenditures					
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	0.00	0.00	0.00	
Total Expenditures	26,447.53	119,867.19	132,830.00	(12,962.81)	
Net Income (Loss)	(8,339.47)	59,388.39	0.00	59,388.39	

Cape St. Claire Improvement Association, Inc.
Profit Loss - Piers & Maintenance
May 31, 2022 - Final

	May	YTD	Annual	Variance	
	Actual	Actual	Budget	Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Caper Advertising	2,145.00	35,775.00	40,000.00	(4,225.00)	89%
BLOA Contribution	7,685.25	11,867.25	11,500.00	367.25	103%
CSSC Contribution	0.00	2,010.03	2,000.00	10.03	101%
Maintenance Fees	850.00	24,430.00	25,000.00	(570.00)	98%
HOA Packets	2,100.00	14,390.00	11,000.00	3,390.00	131%
Interest Income	4.70	32.27	80.00	(47.73)	40%
Late Fees	855.00	5,700.00	5,600.00	100.00	102%
Miscellaneous Income	300.00	2,638.00	4,850.00	(2,212.00)	54%
Clubhouse - Rental Income	3,960.00	36,951.18	31,000.00	5,951.18	119%
Rentals/ Slips	2,590.00	103,413.00	92,595.00	10,818.00	112%
Piers - Capital Assessment	0.00	0.00	13,035.00	(13,035.00)	0%
Piers - Wait List Fee	100.00	1,700.00	1,500.00	200.00	113%
Stickers	210.00	2,080.00	2,000.00	80.00	104%
Non Cash Contribution	0.00	44,000.00	0.00	44,000.00	
Total Income	20,799.95	284,986.73	240,160.00	44,826.73	
Expense					
General and Administrative					
1 Accounting Fees	214.50	2,359.50	3,500.00	(1,140.50)	67%
2 Audit Expenses	0.00	0.00	2,500.00	(2,500.00)	0%
3 Bank Charges	0.00	22.00	50.00	(28.00)	44%
4 Caper/Print/Contract&Postage	4,491.81	10,190.90	20,600.00	(10,409.10)	49%
5 Clubhouse Custodial Svcs	1,609.08	17,699.88	15,000.00	2,699.88	118%
6 Front Foot Assessment	0.00	1,170.00	1,170.00	0.00	100%
7 Insurance	2,031.23	8,636.15	15,000.00	(6,363.85)	58%
8 Legal Services	4,787.88	41,685.92	5,000.00	36,685.92	834%
9 Membrshp(Confrence/Training/Dues)	0.00	0.00	800.00	(800.00)	0%
10 Voluntr Apprec(Refreshments/Misc)	407.00	806.70	642.22	164.48	126%
11 Events	0.00	0.00	500.00	(500.00)	0%
13 Office Supplies/Expense	0.00	535.64	1,600.00	(1,064.36)	33%
14 Payroll Expenses & Benefits	1,677.08	5,230.92	8,584.16	(3,353.24)	61%
15 Permits	0.00	200.00	1,020.00	(820.00)	20%
16 Postage	0.00	1,763.00	2,000.00	(237.00)	88%
17 Printing	0.00	2,000.00	2,100.00	(100.00)	95%
18 Property Taxes	0.00	6,496.52	6,900.00	(403.48)	94%
19 Repairs/Maintenance	368.42	15,618.36	27,500.00	(11,881.64)	57%
20 Sanitary Services	1,665.60	3,153.25	1,100.00	2,053.25	287%
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	1.46	20.43	150.00	(129.57)	14%
2 Telecommunications & Internet	1,354.00	7,457.14	8,850.00	(1,392.86)	84%
25 Trash Collection	0.00	0.00	350.00	(350.00)	0%
26 Utilities	3,454.64	10,552.23	12,700.00	(2,147.77)	83%
27 Wages-Town Manager	6,303.62	13,940.64	20,335.80	(6,395.16)	69%
28 Wages-Administrator	4,474.44	10,875.13	15,196.22	(4,321.09)	72%
29 Wages-Asst. Administrator	558.75	3,190.63	6,500.00	(3,309.37)	49%
30 Wages-Beach Attendant	37.75	745.75	10,000.00	(9,254.25)	7%
31 Wages-Groundskeeper	0.00	0.00	10,000.00	(10,000.00)	0%
32 Wages-Handyman	31.50	816.63	4,000.00	(3,183.37)	20%
33 Wage/Salary Defined Criteria Bosun	0.00	378.99	3,301.60	(2,922.61)	11%
Total General and Administrative	33,468.76	165,546.31	208,050.00	(42,503.69)	
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%
Piers Replacement Project	0.00	13,035.00	13,035.00	0.00	100%
Piers Improvements	0.00	28,404.00	19,075.00	9,329.00	149%
Total Capital Expenditures	0.00	41,439.00	32,110.00	9,329.00	
Total Expenditures	33,468.76	206,985.31	240,160.00	(33,174.69)	
Net Income (Loss)	(12,668.81)	78,001.42	0.00	78,001.42	

Cape St. Claire Improvement Association, Inc.

Profit Loss - SCBD

May 31, 2022 - Final

	May Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
SCBD/Fees	0.00	441,625.44	450,060.00	-8,434.56	98%
Interest Income	0.00	0.00	20.00	-20.00	0%
Rollover from FY20	0.00	0.00	56,419.70	-56,419.70	0%
Total Income	0.00	441,625.44	506,499.70	-64,874.26	
Expense					
General and Administrative					
1 Accounting Fees	335.50	3,690.50	5,500.00	-1,809.50	67%
2 Audit Expenses	0.00	3,750.00	5,300.00	-1,550.00	71%
3 Bank Charges	0.00	0.00	150.00	-150.00	0%
4 Caper Print/Edit/Contract&Postage	0.00	30,900.00	30,900.00	0.00	100%
5 Collection Fee-AA County	0.00	0.00	2,000.00	-2,000.00	0%
6 Contract Labor	0.00	400.00	1,000.00	-600.00	40%
7 Clubhouse Custodial Services	0.00	0.00	5,000.00	-5,000.00	0%
8 Insurance	0.00	24,985.57	25,000.00	-14.43	100%
9 Legal Services	0.00	10,000.00	10,000.00	0.00	100%
10 Membrshp(Confrence/Training/Dues)	0.00	400.00	1,300.00	-900.00	31%
11 Voluntr Apprec(Refreshments/Misc)	0.00	459.25	528.20	-68.95	87%
12 Events	0.00	0.00	1,525.00	-1,525.00	0%
13 Mowing	4,200.00	13,560.00	16,500.00	-2,940.00	82%
14 Office Supplies/Expense	362.24	4,131.20	5,000.00	-868.80	83%
15 Payroll Expenses & Benefits	105.92	19,560.65	19,454.73	105.92	101%
16 Permits	0.00	180.25	500.00	-319.75	36%
17 Postage	442.93	1,262.47	3,500.00	-2,237.53	36%
18 Printing	0.00	1,871.61	4,000.00	-2,128.39	47%
19 Property Taxes	0.00	3,227.50	4,350.00	-1,122.50	74%
20 Repairs/Maintenance	3,911.63	25,403.29	31,000.00	-5,596.71	82%
21 Sanitary Services	0.00	8,000.00	8,000.00	0.00	100%
22 Sewer	0.00	330.57	500.00	-169.43	66%
23 Signage	0.00	0.00	600.00	-600.00	0%
24 Telecommunications & Internet	240.87	1,340.66	3,700.00	-2,359.34	36%
25 Trash Collection	490.79	5,273.69	6,000.00	-726.31	88%
26 Utilities	2,925.84	10,258.22	10,000.00	258.22	103%
27 Vehicle Fuel & Maintenance	115.04	525.01	2,900.00	-2,374.99	18%
28 Wages-Town Manager	0.00	61,611.00	61,611.00	0.00	100%
29 Wages-Administrator	0.00	42,202.48	42,208.78	-6.30	100%
30 Wages-Asst Administrator	0.00	2,992.75	3,000.00	-7.25	100%
31 Wages-Asst Admin (Mtg Spt)	300.00	2,250.00	2,400.00	-150.00	94%
32 Wages-Beach Attendant	0.00	16,496.34	16,500.00	-3.66	100%
34 Wages-Custodial Services	0.00	367.50	2,080.00	-1,712.50	18%
35 Wages-Groundskeeper	934.75	10,311.93	15,000.00	-4,688.07	69%
36 Wages-Security Patrol	1,135.75	20,020.00	44,352.00	-24,332.00	45%
37 Wage/Salary Annual Def Criteria Bonus	0.00	1,894.97	7,139.99	-5,245.02	27%
38 Website/Technology	133.06	2,273.04	3,000.00	-726.96	76%
Total General and Administrative	15,634.32	329,930.45	401,499.70	-71,569.25	
Capital Expenditures					
Clubhouse Improvements	9,615.00	13,615.00	30,000.00	-16,385.00	45%
Shoreline Erosion Restoration	2,148.63	69,277.86	75,000.00	-5,722.14	92%
Total Capital Expenditures	11,763.63	82,892.86	105,000.00	-22,107.14	
Total Expenditures	27,397.95	412,823.31	506,499.70	-93,676.39	
Net Income (Loss)	-27,397.95	28,802.13	0.00	28,802.13	

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet
As of May 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Checking Accounts	
General Checking - BB&T	13,014.33
Payroll Checking - BB&T	10,336.93
Total Checking Accounts	23,351.26
Money Market Accounts	
Maintenance MM - BB&T	339,779.30
Piers MM - BB&T	190,826.80
Piers Capital Improvement - BB&T	26,070.00
Total Piers MM - BB&T	216,896.80
Total Money Market Accounts	556,676.10
Petty Cash	
Maintenance	250.00
Total Petty Cash	250.00
Total Bank Accounts	\$580,272.36
Accounts Receivable	
Accounts Receivable	1,410.33
Total Accounts Receivable	\$1,410.33
Other Current Assets	
Due From SCBD	-1,336.95
Undeposited Funds	2,537.37
Total Other Current Assets	\$1,200.42
Total Current Assets	\$582,888.11
Fixed Assets	
Maintenance	0.00
Accumulated Depreciation	-64,181.58
Equipment	25,570.51
Furniture & Fixtures	2,000.00
Improvements	4,707.00
Land	105,027.20
Paving/Walls	35,607.28
Total Maintenance	108,730.41
Membership	
Accumulated Depreciation	-123,702.00
Buildings	145,853.43
Furniture & Fixtures	1,482.84
Total Membership	23,634.27

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet As of May 31, 2022

	TOTAL
Piers	
Accumulated Depreciation	-168,424.00
Buildings & Piers	220,307.64
Total Piers	51,883.64
Total Fixed Assets	\$184,248.32
Other Assets	
WIP - Shoreline Restoration Project	1,022,172.50
Total Other Assets	\$1,022,172.50
TOTAL ASSETS	\$1,789,308.93
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
A/P - State Income Tax	53.00
Grants	525,236.00
Payroll Liabilities	-2,071.47
Prepaid Advertising	1,147.12
Prepaid Maintenance Fees	685.00
Security Deposit Clubhouse	7,700.01
Total Other Current Liabilities	\$532,749.66
Total Current Liabilities	\$532,749.66
Long-Term Liabilities	
N/P - BB&T	569,172.50
Total Long-Term Liabilities	\$569,172.50
Total Liabilities	\$1,101,922.16
Equity	
Net Assets	
Net Assets-Piers & Maintenance	
Net Assets-Maintenance	280,614.21
Net Assets-Piers	168,038.88
Total Net Assets-Piers & Maintenance	448,653.09
Total Net Assets	448,653.09
Net Assets-Comm. Defense Fund	12,543.76
Net Assets-Old Clubhouse	11,500.24
Retained Earnings	136,688.26
Net Income	78,001.42
Total Equity	\$687,386.77
TOTAL LIABILITIES AND EQUITY	\$1,789,308.93

SCBD - Cape St. Claire Improvement Association

Balance Sheet
As of May 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Cash Held by the County	4,083.64
Checking Accounts	
BB&T Checking -7627	4,365.00
SCBD Checking - BB&T	282,519.36
Total Checking Accounts	286,884.36
Total Bank Accounts	\$290,968.00
Total Current Assets	\$290,968.00
TOTAL ASSETS	\$290,968.00
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Cape St. Claire	-1,464.83
Total Other Current Liabilities	\$-1,464.83
Total Current Liabilities	\$-1,464.83
Total Liabilities	\$-1,464.83
Equity	
Net Assets-SCBD	263,630.70
Retained Earnings	0.00
Net Income	28,802.13
Total Equity	\$292,432.83
TOTAL LIABILITIES AND EQUITY	\$290,968.00

Cape St. Claire Improvement Association, Inc.

Profit & Loss - Piers

June 30, 2022 - Final

	June Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Interest Income	1.74	19.89	0.00	19.89	
Late Fees	0.00	450.00	100.00	350.00	450%
Miscellaneous Income	0.00	150.00	100.00	50.00	150%
Piers - Capital Replacement Assessment	0.00	0.00	13,035.00	(13,035.00)	0%
Piers - Waitlist Fee	400.00	2,100.00	1,500.00	600.00	140%
Rentals/ Slips	1,940.00	105,353.00	92,595.00	12,758.00	114%
Total Income	2,341.74	108,072.89	107,330.00	742.89	
Expense					
General and Administrative					
1 Accounting Fees	95.70	1,148.40	1,500.00	(351.60)	77%
2 Audit Expenses	0.00	0.00	1,000.00	(1,000.00)	0%
3 Front Foot Assessment	0.00	1,170.00	1,170.00	0.00	100%
4 Insurance	0.00	4,061.00	6,000.00	(1,939.00)	68%
5 Legal Services	0.00	0.00	3,000.00	(3,000.00)	0%
6 Membrshp(Confrence/Training/Dues)	0.00	0.00	150.00	(150.00)	0%
7 Voluntr Apprec(Refreshments/Misc)	0.00	407.00	250.00	157.00	163%
8 Office Supplies/Expense	0.00	0.00	100.00	(100.00)	0%
9 Payroll Expenses & Benefits	1,068.73	1,597.80	2,405.00	(807.20)	66%
10 Permits	0.00	200.00	520.00	(320.00)	38%
11 Postage	0.00	263.00	500.00	(237.00)	53%
12 Printing	0.00	0.00	100.00	(100.00)	0%
13 Property Taxes	0.00	1,554.19	1,900.00	(345.81)	82%
14 Repairs/Maintenance	3,139.79	17,243.10	15,000.00	2,243.10	115%
15 Sanitary Services	0.00	100.00	100.00	0.00	100%
16 Sewer	0.00	0.00	100.00	(100.00)	0%
17 Signage	0.00	0.00	500.00	(500.00)	0%
18 Technology/Website	0.00	0.00	150.00	(150.00)	0%
19 Telecommunications & Internet	634.35	7,616.78	8,500.00	(883.22)	90%
20 Trash Collection	0.00	0.00	350.00	(350.00)	0%
21 Utilities	619.49	10,644.42	12,500.00	(1,855.58)	85%
22 Wages-Town Manager	5,158.46	5,158.46	5,250.00	(91.54)	98%
23 Wages-Administrator	4,227.00	5,156.81	5,250.00	(93.19)	98%
24 Wages-Asst. Administrator	247.50	3,333.13	4,000.00	(666.87)	83%
25 Wages-Handyman	55.31	871.94	4,000.00	(3,128.06)	22%
26 Wage/Salary Annual Defined Criteria Bonus	500.00	878.99	925.00	(46.01)	95%
27 Web Site	1.65	22.08	0.00	22.08	
Total General and Administrative	15,747.98	61,427.10	75,220.00	(13,792.90)	82%
Capital Expenditures					
Piers Replacement/Repair	0.00	13,035.00	13,035.00	0.00	100%
Pier Improvements	0.00	28,404.00	19,075.00	9,329.00	149%
Total Capital Expenditures	0.00	41,439.00	32,110.00	9,329.00	
Total Expenditures	15,747.98	102,866.10	107,330.00	(4,463.90)	
Net Income (Loss)	(13,406.24)	5,206.79	0.00	5,206.79	

Cape St. Claire Improvement Association, Inc.
Profit & Loss - Maintenance, Caper, Clubhouse
June 30, 2022 - Final

	June Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Caper Advertising	3,315.00	39,090.00	40,000.00	(910.00)	98%
BLOA Contribution	0.00	11,867.25	11,500.00	367.25	103%
CSSC Contribution	0.00	2,010.03	2,000.00	10.03	101%
Maintenance Fees	870.00	25,300.00	25,000.00	300.00	101%
Grants	525,000.00	525,000.00	0.00	525,000.00	
HOA Packets	1,350.00	15,740.00	11,000.00	4,740.00	143%
Interest Income	2.78	16.90	80.00	(63.10)	21%
Late Fees	620.00	5,870.00	5,500.00	370.00	107%
Miscellaneous Income	525.00	3,013.00	4,750.00	(1,737.00)	63%
Non Cash Contribution	0.00	44,000.00	0.00	44,000.00	
Clubhouse - Rental Income	3,295.00	40,246.18	31,000.00	9,246.18	130%
Stickers	205.00	2,285.00	2,000.00	285.00	114%
Total Income	535,182.78	714,438.36	132,830.00	581,608.36	
Expense					
General and Administrative					
1 Accounting Fees	118.80	1,425.60	2,000.00	(574.40)	71%
2 Audit Expenses	0.00	0.00	1,500.00	(1,500.00)	0%
3 Bank Charges	0.00	22.00	50.00	(28.00)	44%
4 Caper Print/Edit/Contract&Postage	0.00	10,190.90	20,600.00	(10,409.10)	49%
5 Clubhouse Custodial Svcs	(2,699.88)	15,000.00	15,000.00	0.00	100%
6 Insurance	2,456.95	7,032.10	9,000.00	(1,967.90)	78%
7 Legal Services	930.43	42,616.35	2,000.00	40,616.35	2131%
8 Membrshp(Confrence/Training/Dues)	0.00	0.00	650.00	(650.00)	0%
9 Voluntr Apprec(Refreshments/Misc)	0.00	399.70	392.22	7.48	102%
10 Events	0.00	0.00	500.00	(500.00)	0%
11 Office Supplies/Expense	0.00	535.64	1,500.00	(964.36)	36%
12 Payroll Expenses & Benefits	1,810.22	6,512.07	6,179.16	332.91	105%
13 Permits	0.00	0.00	500.00	(500.00)	0%
14 Postage	0.00	1,500.00	1,500.00	0.00	100%
15 Printing	0.00	2,000.00	2,000.00	0.00	100%
16 Property Taxes	0.00	4,942.33	5,000.00	(57.67)	99%
17 Repairs/Maintenance	165.00	1,680.05	12,500.00	(10,819.95)	13%
18 Sanitary Services	1,665.60	4,718.85	1,000.00	3,718.85	472%
19 Signage	0.00	0.00	500.00	(500.00)	0%
20 Telecommunications & Internet	42.64	517.35	350.00	167.35	148%
21 Utilities	31.31	558.61	200.00	358.61	279%
22 Wages-Town Manager	1,145.16	15,085.80	15,085.80	0.00	100%
23 Wages-Administrator	0.00	9,945.32	9,946.22	(0.90)	100%
24 Wages-Asst. Administrator	48.75	153.75	2,500.00	(2,346.25)	6%
25 Wages-Beach Attendants	4,906.88	5,652.63	10,000.00	(4,347.37)	57%
26 Wages-Groundskeeper	0.00	0.00	10,000.00	(10,000.00)	0%
27 Wage/Salary Annual Defined Criteria Bonus	1,574.48	1,574.48	2,376.60	(802.12)	66%
Total General and Administrative	12,196.34	132,063.53	132,830.00	(766.47)	
Capital Expenditures					
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	0.00	0.00	0.00	
Total Expenditures	12,196.34	132,063.53	132,830.00	(766.47)	
Net Income (Loss)	522,986.44	582,374.83	0.00	582,374.83	

Cape St. Claire Improvement Association, Inc.
Profit Loss - Piers & Maintenance
June 30, 2022 - Final

Ordinary Income/Expense	June Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Income					
Caper Advertising	3,315.00	39,090.00	40,000.00	(910.00)	98%
BLOA Contribution	0.00	11,867.25	11,500.00	367.25	103%
CSSC Contribution	0.00	2,010.03	2,000.00	10.03	101%
Maintenance Fees	870.00	25,300.00	25,000.00	300.00	101%
Grants	525,000.00	525,000.00	0.00	525,000.00	
HOA Packets	1,350.00	15,740.00	11,000.00	4,740.00	143%
Interest Income	4.52	36.79	80.00	(43.21)	46%
Late Fees	620.00	6,320.00	5,600.00	720.00	113%
Miscellaneous Income	525.00	3,163.00	4,850.00	(1,687.00)	65%
Clubhouse - Rental Income	3,295.00	40,246.18	31,000.00	9,246.18	130%
Rentals/ Slips	1,940.00	105,353.00	92,595.00	12,758.00	114%
Piers - Capital Assessment	0.00	0.00	13,035.00	(13,035.00)	0%
Piers - Wait List Fee	400.00	2,100.00	1,500.00	600.00	140%
Stickers	205.00	2,285.00	2,000.00	285.00	114%
Non Cash Contribution	0.00	44,000.00	0.00	44,000.00	
Total Income	537,524.52	822,511.25	240,160.00	582,351.25	
Expense					
General and Administrative					
1 Accounting Fees	214.50	2,574.00	3,500.00	(926.00)	74%
2 Audt Expenses	0.00	0.00	2,500.00	(2,500.00)	0%
3 Bank Charges	0.00	22.00	50.00	(28.00)	44%
4 Caper/Print/Contract&Postage	0.00	10,190.90	20,600.00	(10,409.10)	49%
5 Clubhouse Custodial Svcs	(2,699.88)	15,000.00	15,000.00	0.00	100%
6 Front Foot Assessment	0.00	1,170.00	1,170.00	0.00	100%
7 Insurance	2,456.95	11,093.10	15,000.00	(3,906.90)	74%
8 Legal Services	930.43	42,616.35	5,000.00	37,616.35	852%
9 Membrshp(Confrence/Training/Dues)	0.00	0.00	800.00	(800.00)	0%
10 Voluntr Apprec(Refreshments/Misc)	0.00	806.70	642.22	164.48	126%
11 Events	0.00	0.00	500.00	(500.00)	0%
13 Office Supplies/Expense	0.00	535.64	1,600.00	(1,064.36)	33%
14 Payroll Expenses & Benefits	2,878.95	8,109.87	8,584.16	(474.29)	94%
15 Permits	0.00	200.00	1,020.00	(820.00)	20%
16 Postage	0.00	1,763.00	2,000.00	(237.00)	88%
17 Printing	0.00	2,000.00	2,100.00	(100.00)	95%
18 Property Taxes	0.00	6,496.52	6,900.00	(403.48)	94%
19 Repairs/Maintenance	3,304.79	18,923.15	27,500.00	(8,576.85)	69%
20 Sanitary Services	1,665.60	4,818.85	1,100.00	3,718.85	438%
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	1.65	22.08	150.00	(127.92)	15%
24 Telecommunications & Internet	676.99	8,134.13	8,850.00	(715.87)	92%
25 Trash Collection	0.00	0.00	350.00	(350.00)	0%
26 Utilities	650.80	11,203.03	12,700.00	(1,496.97)	88%
27 Wages-Town Manager	6,303.62	20,244.26	20,335.80	(91.54)	100%
28 Wages-Administrator	4,227.00	15,102.13	15,196.22	(94.09)	99%
29 Wages-Asst. Administrator	296.25	3,486.88	6,500.00	(3,013.12)	54%
30 Wages-Beach Attendant	4,906.88	5,652.63	10,000.00	(4,347.37)	57%
31 Wages-Groundskeeper	0.00	0.00	10,000.00	(10,000.00)	0%
32 Wages-Handyman	55.31	871.94	4,000.00	(3,128.06)	22%
33 Wage/Salary Defined Criteria Bosun	2,074.48	2,453.47	3,301.60	(848.13)	74%
Total General and Administrative	27,944.32	193,490.63	208,050.00	(14,559.37)	
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%
Piers Replacement Project	0.00	13,035.00	13,035.00	0.00	100%
Piers Improvements	0.00	28,404.00	19,075.00	9,329.00	149%
Total Capital Expenditures	0.00	41,439.00	32,110.00	9,329.00	
Total Expenditures	27,944.32	234,929.63	240,160.00	(5,230.37)	
Net Income (Loss)	509,580.20	587,581.62	0.00	587,581.62	

Cape St. Claire Improvement Association, Inc.
Profit Loss - SCBD
June 30, 2022 - Final

	June Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
SCBD/Fees	9,921.24	451,546.68	450,060.00	1,486.68	100%
Interest Income	0.00	0.00	20.00	-20.00	0%
Rollover from FY20	0.00	0.00	56,419.70	-56,419.70	0%
Total Income	<u>9,921.24</u>	<u>451,546.68</u>	<u>506,499.70</u>	<u>-54,953.02</u>	
Expense					
General and Administrative					
1 Accounting Fees	335.50	4,026.00	5,500.00	-1,474.00	73%
2 Audit Expenses	0.00	3,750.00	5,300.00	-1,550.00	71%
3 Bank Charges	0.00	0.00	150.00	-150.00	0%
4 Caper Print/Edit/Contract&Postage	0.00	30,900.00	30,900.00	0.00	100%
5 Collection Fee-AA County	2,000.00	2,000.00	2,000.00	0.00	100%
6 Contract Labor	0.00	400.00	1,000.00	-600.00	40%
7 Clubhouse Custodial Services	4,308.96	4,308.96	5,000.00	-691.04	86%
8 Insurance	-745.82	24,239.75	25,000.00	-760.25	97%
9 Legal Services	0.00	10,000.00	10,000.00	0.00	100%
10 Membrshp(Confrence/Training/Dues)	0.00	400.00	1,300.00	-900.00	31%
11 Voluntr Apprec(Refreshments/Misc)	5.00	464.25	528.20	-63.95	88%
12 Events	680.36	680.36	1,525.00	-844.64	45%
13 Mowing	2,625.00	16,185.00	16,500.00	-315.00	98%
14 Office Supplies/Expense	576.34	4,707.54	5,000.00	-292.46	94%
15 Payroll Expenses & Benefits	144.84	19,705.49	19,454.73	250.76	101%
16 Permits	0.00	180.25	500.00	-319.75	36%
17 Postage	7.00	1,269.47	3,500.00	-2,230.53	36%
18 Printing	0.00	1,871.61	4,000.00	-2,128.39	47%
19 Property Taxes	0.00	3,227.50	4,350.00	-1,122.50	74%
20 Repairs/Maintenance	4,785.04	30,188.33	31,000.00	-811.67	97%
21 Sanitary Services	0.00	8,000.00	8,000.00	0.00	100%
22 Sewer	110.19	440.76	500.00	-59.24	88%
23 Signage	0.00	0.00	600.00	-600.00	0%
24 Telecommunications & Internet	120.40	1,461.06	3,700.00	-2,238.94	39%
25 Trash Collection	490.79	5,764.48	6,000.00	-235.52	96%
26 Utilities	558.52	10,816.74	10,000.00	816.74	108%
27 Vehicle Fuel & Maintenance	100.00	625.01	2,900.00	-2,274.99	22%
28 Wages-Town Manager	0.00	61,611.00	61,611.00	0.00	100%
29 Wages-Administrator	0.00	42,202.48	42,208.78	-6.30	100%
30 Wages-Asst Administrator	0.00	2,992.75	3,000.00	-7.25	100%
31 Wages-Asst Admin (Mtg Spt)	0.00	2,250.00	2,400.00	-150.00	94%
32 Wages-Beach Attendant	0.00	16,496.34	16,500.00	-3.66	100%
34 Wages-Custodial Services	0.00	367.50	2,080.00	-1,712.50	18%
35 Wages-Groundskeeper	1,869.31	12,181.24	15,000.00	-2,818.76	81%
36 Wages-Security Patrol	635.25	20,655.25	44,352.00	-23,696.75	47%
37 Wage/Salary Annual Def Criteria Bonus	5,245.02	7,139.99	7,139.99	0.00	100%
38 Website/Technology	133.06	2,406.10	3,000.00	-593.90	80%
Total General and Administrative	<u>23,984.76</u>	<u>353,915.21</u>	<u>401,499.70</u>	<u>-47,584.49</u>	
Capital Expenditures					
Clubhouse Improvements	4,231.52	17,846.52	30,000.00	-12,153.48	59%
Shoreline Erosion Restoration	2,220.24	71,498.10	75,000.00	-3,501.90	95%
Total Capital Expenditures	<u>6,451.76</u>	<u>89,344.62</u>	<u>105,000.00</u>	<u>-15,655.38</u>	
Total Expenditures	<u>30,436.52</u>	<u>443,259.83</u>	<u>506,499.70</u>	<u>-63,239.87</u>	
Net Income (Loss)	<u>-20,515.28</u>	<u>8,286.85</u>	<u>0.00</u>	<u>8,286.85</u>	

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet
As of June 30, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Checking Accounts	
General Checking - BB&T	14,319.33
Payroll Checking - BB&T	568.08
Total Checking Accounts	14,887.41
Money Market Accounts	
Maintenance MM - BB&T	131,993.61
Maintenance MM - Grants	210,000.00
Total Maintenance MM - BB&T	341,993.61
Piers MM - BB&T	168,734.59
Piers Capital Improvement - BB&T	39,105.00
Total Piers MM - BB&T	207,839.59
Total Money Market Accounts	549,833.20
Petty Cash	
Maintenance	250.00
Total Petty Cash	250.00
Total Bank Accounts	\$564,970.61
Accounts Receivable	
Accounts Receivable	1,410.33
Total Accounts Receivable	\$1,410.33
Other Current Assets	
Undeposited Funds	1,187.37
Total Other Current Assets	\$1,187.37
Total Current Assets	\$567,568.31
Fixed Assets	
Maintenance	0.00
Accumulated Depreciation	-64,181.58
Equipment	25,570.51
Furniture & Fixtures	2,000.00
Improvements	4,707.00
Land	105,027.20
Paving/Walls	35,607.28
Total Maintenance	108,730.41
Membership	
Accumulated Depreciation	-123,702.00
Buildings	145,853.43
Furniture & Fixtures	1,482.84
Total Membership	23,634.27

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet
As of June 30, 2022

	TOTAL
Piers	
Accumulated Depreciation	-168,424.00
Buildings & Piers	220,307.64
Total Piers	51,883.64
Total Fixed Assets	\$184,248.32
Other Assets	
WIP - Shoreline Restoration Project	1,022,172.50
Total Other Assets	\$1,022,172.50
TOTAL ASSETS	\$1,773,989.13
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
A/P - State Income Tax	53.00
Grants	236.00
Payroll Liabilities	-2,071.47
Prepaid Advertising	1,147.12
Prepaid Maintenance Fees	685.00
Security Deposit Clubhouse	7,800.01
Total Other Current Liabilities	\$7,849.66
Total Current Liabilities	\$7,849.66
Long-Term Liabilities	
N/P - BB&T	569,172.50
Total Long-Term Liabilities	\$569,172.50
Total Liabilities	\$577,022.16
Equity	
Net Assets	
Net Assets-Piers & Maintenance	
Net Assets-Maintenance	280,614.21
Net Assets-Piers	168,038.88
Total Net Assets-Piers & Maintenance	448,653.09
Total Net Assets	448,653.09
Net Assets-Comm. Defense Fund	12,543.76
Net Assets-Old Clubhouse	11,500.24
Retained Earnings	136,688.26
Net Income	587,581.62
Total Equity	\$1,196,966.97
TOTAL LIABILITIES AND EQUITY	\$1,773,989.13

SCBD - Cape St. Claire Improvement Association

Balance Sheet
As of June 30, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Cash Held by the County	1,282.93
Checking Accounts	
BB&T Checking -7627	2,144.76
SCBD Checking - BB&T	268,489.86
Total Checking Accounts	270,634.62
Total Bank Accounts	\$271,917.55
Total Current Assets	\$271,917.55
TOTAL ASSETS	\$271,917.55
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
Net Assets-SCBD	263,630.70
Retained Earnings	0.00
Net Income	8,286.85
Total Equity	\$271,917.55
TOTAL LIABILITIES AND EQUITY	\$271,917.55

CAPE ST CLAIRE IMPROVEMENT ASSOCIATION, INC.
PIERS & MAINTENANCE
NOTES TO JUNE 30, 2022 BALANCE SHEET AND PROFIT & LOSS STATEMENT

Note 1: CSCIA received grants totally \$525,000.00 in FY 2021/2022 which are shown under the income line titled Grants. There is no offsetting expense because those funds are reported on the Balance Sheet as an increase in Assets owned by the organization. The maintenance money market grants account as shown on the balance sheet includes \$210,000.00 of funds available for future expenditures and or assets. The remaining \$315,000.00 was used towards the Shoreline Restoration Project which is shown as an asset on the Balance Sheet.

Note 2: The \$44,000.00 Non Cash Contribution shown as income in FY 2021/2022 is an accounting entry required in order to properly decrease the balance of the N/P – BB&T account. Since for accounting purposes SCBD can't show the loan balance on their balance sheet because they don't have any authority to enter into a loan agreement, but are actually paying of the loan an additional entry is required. The expense for paying the principal on the loan is being deducted from SCBD funding (see Shoreline Erosion Restoration on SCBD Profit & Loss statement).

Cape St. Claire Improvement Association, Inc.

Profit & Loss - Piers

July 31, 2022 - Final

	July Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Interest Income	1.76	1.76	0.00	1.76	
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	13,035.00	(13,035.00)	0%
Piers - Waitlist Fee	100.00	100.00	1,500.00	(1,400.00)	7%
Rentals/ Slips	625.00	625.00	92,595.00	(91,970.00)	1%
Total Income	726.76	726.76	107,330.00	(106,603.24)	
Expense					
General and Administrative					
1 Accounting Fees	95.70	95.70	1,000.00	(904.30)	10%
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	3,000.00	(3,000.00)	0%
6 Membrshp(Confrence/Training/Dues)	0.00	0.00	150.00	(150.00)	0%
7 Voluntr Apprec(Refreshments/Misc)	0.00	0.00	156.18	(156.18)	0%
8 Office Supplies/Expense	0.00	0.00	100.00	(100.00)	0%
9 Payroll Expenses & Benefits	46.81	46.81	2,637.25	(2,590.44)	2%
10 Permits	0.00	0.00	520.00	(520.00)	0%
11 Postage	0.00	0.00	500.00	(500.00)	0%
12 Printing	0.00	0.00	100.00	(100.00)	0%
13 Property Taxes	0.00	0.00	1,900.00	(1,900.00)	0%
14 Repairs/Maintenance	1,819.04	1,819.04	15,000.00	(13,180.96)	12%
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	35.00	35.00	8,500.00	(8,465.00)	0%
19 Trash Collection	0.00	0.00	350.00	(350.00)	0%
20 Utilities	620.83	620.83	12,500.00	(11,879.17)	5%
21 Wages-Town Manager	0.00	0.00	5,712.17	(5,712.17)	0%
22 Wages-Administrator	0.00	0.00	5,608.37	(5,608.37)	0%
23 Wages-Asst. Administrator	310.75	310.75	4,000.00	(3,689.25)	8%
24 Wages-Handyman	209.63	209.63	4,000.00	(3,790.37)	5%
25 Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	966.03	(966.03)	0%
26 Technology/Website	1.11	1.11	150.00	(148.89)	1%
Total General and Administrative	3,138.87	3,138.87	75,220.00	(72,081.13)	4%
Capital Expenditures					
Piers Replacement/Repair	0.00	0.00	13,035.00	(13,035.00)	0%
Pier Improvements	0.00	0.00	19,075.00	(19,075.00)	0%
Total Capital Expenditures	0.00	0.00	32,110.00	(32,110.00)	
Total Expenditures	3,138.87	3,138.87	107,330.00	(104,191.13)	
Net Income (Loss)	(2,412.11)	(2,412.11)	0.00	(2,412.11)	

Cape St. Claire Improvement Association, Inc.
Profit & Loss - Maintenance, Caper, Clubhouse
July 31, 2022 - Final

	July Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Caper Advertising	10,297.50	10,297.50	40,000.00	(29,702.50)	26%
BLOA Contribution	0.00	0.00	11,500.00	(11,500.00)	0%
CSSC Contribution	0.00	0.00	2,000.00	(2,000.00)	0%
Maintenance Fees	260.00	260.00	25,000.00	(24,740.00)	1%
HOA Packets	1,800.00	1,800.00	11,000.00	(9,200.00)	16%
Interest Income	2.93	2.93	80.00	(77.07)	4%
Late Fees	270.00	270.00	5,500.00	(5,230.00)	5%
Miscellaneous Income	225.00	225.00	4,750.00	(4,525.00)	5%
Clubhouse - Rental Income	4,943.33	4,943.33	35,000.00	(30,056.67)	14%
Stickers	100.00	100.00	2,000.00	(1,900.00)	5%
Total Income	17,898.76	17,898.76	136,830.00	(118,931.24)	
Expense					
General and Administrative					
1 Accounting Fees	118.80	118.80	1,500.00	(1,381.20)	8%
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	15,000.00	(15,000.00)	0%
5 Clubhouse Custodial Svcs	1,609.08	1,609.08	15,000.00	(13,390.92)	11%
6 Insurance	0.00	0.00	9,000.00	(9,000.00)	0%
7 Legal Services	0.00	0.00	12,000.00	(12,000.00)	0%
8 Membrshp(Confrence/Training/Dues)	0.00	0.00	650.00	(650.00)	0%
9 Voluntr Apprec(Refreshments/Misc)	100.00	100.00	300.00	(200.00)	33%
10 Events	0.00	0.00	500.00	(500.00)	0%
11 Office Supplies/Expense	0.00	0.00	1,500.00	(1,500.00)	0%
12 Payroll Expenses & Benefits	0.00	0.00	7,524.95	(7,524.95)	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	77.00	77.00	12,500.00	(12,423.00)	1%
18 Sanitary Services	0.00	0.00	1,000.00	(1,000.00)	0%
19 Security Mileage Reimbursement	0.00	0.00	0.00	0.00	
20 Signage	0.00	0.00	500.00	(500.00)	0%
21 Telecommunications & Internet	43.46	43.46	138.75	(95.29)	31%
22 Utilities	0.00	0.00	0.00	0.00	
23 Wages-Town Manager	0.00	0.00	15,233.70	(15,233.70)	0%
24 Wages-Administrator	0.00	0.00	10,043.74	(10,043.74)	0%
25 Wages-Asst. Administrator	0.00	0.00	2,500.00	(2,500.00)	0%
26 Wages-Beach Attendants	0.00	0.00	10,000.00	(10,000.00)	0%
27 Wages-Groundskeeper	0.00	0.00	10,000.00	(10,000.00)	0%
28 Wage/Salary Annual Defined Criteria Bonus	0.00	0.00	2,388.86	(2,388.86)	0%
Total General and Administrative	1,948.34	1,948.34	136,830.00	(134,881.66)	
Capital Expenditures					
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	0.00	0.00	0.00	
Total Expenditures	1,948.34	1,948.34	136,830.00	(134,881.66)	
Net Income (Loss)	15,950.42	15,950.42	0.00	15,950.42	

Cape St. Claire Improvement Association, Inc.
Profit Loss - Piers & Maintenance
July 31, 2022 - Final

	July Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
Caper Advertising	10,297.50	10,297.50	40,000.00	(29,702.50)	26%
BLOA Contribution	0.00	0.00	11,500.00	(11,500.00)	0%
CSSC Contribution	0.00	0.00	2,000.00	(2,000.00)	0%
Maintenance Fees	260.00	260.00	25,000.00	(24,740.00)	1%
HOA Packets	1,800.00	1,800.00	11,000.00	(9,200.00)	16%
Interest Income	4.69	4.69	80.00	(75.31)	6%
Late Fees	270.00	270.00	5,600.00	(5,330.00)	5%
Miscellaneous Income	225.00	225.00	4,850.00	(4,625.00)	5%
Clubhouse - Rental Income	4,943.33	4,943.33	35,000.00	(30,056.67)	14%
Rentals/ Slips	625.00	625.00	92,595.00	(91,970.00)	1%
Piers - Capital Assessment	0.00	0.00	13,035.00	(13,035.00)	0%
Piers - Wait List Fee	100.00	100.00	1,500.00	(1,400.00)	7%
Stickers	100.00	100.00	2,000.00	(1,900.00)	5%
Total Income	18,625.52	18,625.52	244,160.00	(225,534.48)	
Expense					
General and Administrative					
1 Accounting Fees	214.50	214.50	2,500.00	(2,285.50)	9%
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	15,000.00	(15,000.00)	0%
5 Clubhouse Custodial Svcs	1,609.08	1,609.08	15,000.00	(13,390.92)	11%
6 Front Foot Assessment	0.00	0.00	1,170.00	(1,170.00)	0%
7 Insurance	0.00	0.00	15,000.00	(15,000.00)	0%
8 Legal Services	0.00	0.00	15,000.00	(15,000.00)	0%
9 Membrshp(Confrence/Training/Dues)	0.00	0.00	800.00	(800.00)	0%
10 Voluntr Apprec(Refreshments/Misc)	100.00	100.00	456.18	(356.18)	22%
11 Events	0.00	0.00	500.00	(500.00)	0%
13 Office Supplies/Expense	0.00	0.00	1,600.00	(1,600.00)	0%
14 Payroll Expenses & Benefits	46.81	46.81	10,162.20	(10,115.39)	0%
15 Permits	0.00	0.00	1,020.00	(1,020.00)	0%
16 Postage	0.00	0.00	2,000.00	(2,000.00)	0%
17 Printing	0.00	0.00	1,600.00	(1,600.00)	0%
18 Property Taxes	0.00	0.00	6,900.00	(6,900.00)	0%
19 Repairs/Maintenance	1,896.04	1,896.04	27,500.00	(25,603.96)	7%
20 Sanitary Services	0.00	0.00	1,100.00	(1,100.00)	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	1.11	1.11	150.00	(148.89)	1%
25 Telecommunications & Internet	78.46	78.46	8,638.75	(8,560.29)	1%
26 Trash Collection	0.00	0.00	350.00	(350.00)	0%
27 Utilites	620.83	620.83	12,500.00	(11,879.17)	5%
28 Wages-Town Manager	0.00	0.00	20,945.87	(20,945.87)	0%
29 Wages-Administrator	0.00	0.00	15,652.11	(15,652.11)	0%
30 Wages-Asst. Administrator	310.75	310.75	6,500.00	(6,189.25)	5%
31 Wages-Beach Attendant	0.00	0.00	10,000.00	(10,000.00)	0%
32 Wages-Groundskeeper	0.00	0.00	10,000.00	(10,000.00)	0%
33 Wages-Handyman	209.63	209.63	4,000.00	(3,790.37)	5%
34 Wage/Salary Defined Criteria Bosun	0.00	0.00	3,354.89	(3,354.89)	0%
Total General and Administrative	5,087.21	5,087.21	212,050.00	(206,962.79)	
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%
Piers Replacement Project	0.00	0.00	13,035.00	(13,035.00)	0%
Piers Improvements	0.00	0.00	19,075.00	(19,075.00)	0%
Total Capital Expenditures	0.00	0.00	32,110.00	(32,110.00)	
Total Expenditures	5,087.21	5,087.21	244,160.00	(239,072.79)	
Net Income (Loss)	13,538.31	13,538.31	0.00	13,538.31	

Cape St. Claire Improvement Association, Inc.

Profit Loss - SCBD

July 31, 2022 - Final

	July Actual	YTD Actual	Annual Budget	Variance Over(Under)	% of Budget
Ordinary Income/Expense					
Income					
SCBD/Fees	0.00	0.00	464,000.00	-464,000.00	0%
Interest Income	0.00	0.00	20.00	-20.00	0%
Rollover from FY21	0.00	0.00	45,528.00	-45,528.00	0%
Total Income	0.00	0.00	509,548.00	-509,548.00	
Expense					
General and Administrative					
1 Accounting Fees	335.50	335.50	5,000.00	-4,664.50	7%
2 Audit Expenses	0.00	0.00	3,000.00	-3,000.00	0%
Bank Charges	0.00	0.00	150.00	-150.00	0%
4 Caper Print/Edit/Contract&Postage	0.00	0.00	23,000.00	-23,000.00	0%
5 Collection Fee-AA County	0.00	0.00	2,000.00	-2,000.00	0%
6 Contract Labor	0.00	0.00	1,000.00	-1,000.00	0%
7 Clubhouse Custodial Services	0.00	0.00	5,000.00	-5,000.00	0%
8 Insurance	1,931.00	1,931.00	25,000.00	-23,069.00	8%
9 Legal Services	1,528.46	1,528.46	13,000.00	-11,471.54	12%
10 Membrshp(Confrence/Training/Dues)	0.00	0.00	1,300.00	-1,300.00	0%
11 Voluntr Apprec(Refreshments/Misc)	0.00	0.00	500.00	-500.00	0%
12 Events	182.40	182.40	1,500.00	-1,317.60	12%
13 Mowing	1,575.00	1,575.00	17,000.00	-15,425.00	9%
14 Office Supplies/Expense	1,115.36	1,115.36	5,000.00	-3,884.64	22%
15 Payroll Expenses & Benefits	3,484.43	3,484.43	29,634.31	-26,149.88	12%
16 Permits	0.00	0.00	500.00	-500.00	0%
17 Postage	0.00	0.00	3,500.00	-3,500.00	0%
18 Printing	0.00	0.00	3,500.00	-3,500.00	0%
19 Property Taxes	0.00	0.00	4,350.00	-4,350.00	0%
20 Repairs/Maintenance	2,204.11	2,204.11	31,440.34	-29,236.23	7%
21 Sanitary Services	1,665.60	1,665.60	9,500.00	-7,834.40	18%
22 Sewer	0.00	0.00	500.00	-500.00	0%
23 Signage	0.00	0.00	600.00	-600.00	0%
24 Telecommunications & Internet	122.72	122.72	3,911.25	-3,788.53	3%
25 Trash Collection	490.79	490.79	6,000.00	-5,509.21	8%
26 Utilities	727.94	727.94	10,200.00	-9,472.06	7%
27 Vehicle Fuel & Maintenance	0.00	0.00	2,900.00	-2,900.00	0%
28 Wages-Town Manager	9,644.53	9,644.53	63,459.33	-53,814.80	15%
29 Wages-Administrator	6,721.92	6,721.92	43,475.04	-36,753.12	15%
30 Wages-Asst Administrator	607.00	607.00	3,000.00	-2,393.00	20%
31 Wages-Asst Admin (Mtg Spt)	300.00	300.00	2,400.00	-2,100.00	13%
32 Wages-Beach Attendant	9,381.95	9,381.95	16,500.00	-7,118.05	57%
34 Wages-Custodial Services	0.00	0.00	2,080.00	-2,080.00	0%
35 Wages-Groundskeeper	2,193.75	2,193.75	15,000.00	-12,806.25	15%
36 Wages-Security Patrol	1,886.50	1,886.50	44,352.00	-42,465.50	4%
37 Wage/Salary Annual Def Criteria Bonus	0.00	0.00	7,295.73	-7,295.73	0%
38 Website/Technology	133.31	133.31	3,000.00	-2,866.69	4%
Total General and Administrative	46,232.27	46,232.27	409,548.00	-363,315.73	
Capital Expenditures					
Clubhouse Improvements	0.00	0.00	20,000.00	-20,000.00	0%
Beaches and Parks Improvements	0.00	0.00	5,000.00		
Shoreline Erosion Restoration	2,148.63	2,148.63	75,000.00	-72,851.37	3%
Total Capital Expenditures	2,148.63	2,148.63	100,000.00	-97,851.37	
Total Expenditures	48,380.90	48,380.90	509,548.00	-461,167.10	
Net Income (Loss)	-48,380.90	-48,380.90	0.00	-48,380.90	

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet
As of July 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Checking Accounts	
General Checking - BB&T	15,214.33
Payroll Checking - BB&T	189.35
Total Checking Accounts	15,403.68
Money Market Accounts	
Maintenance MM - BB&T	142,686.22
Maintenance MM - Grants	210,000.00
Total Maintenance MM - BB&T	352,686.22
Piers MM - BB&T	166,647.12
Piers Capital Improvement - BB&T	39,105.00
Total Piers MM - BB&T	205,752.12
Total Money Market Accounts	558,438.34
Petty Cash	
Maintenance	250.00
Total Petty Cash	250.00
Total Bank Accounts	\$574,092.02
Accounts Receivable	
Accounts Receivable	1,410.33
Total Accounts Receivable	\$1,410.33
Other Current Assets	
Due From SCBD	2,953.57
Undeposited Funds	1,187.37
Total Other Current Assets	\$4,140.94
Total Current Assets	\$579,643.29
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 July 31, 2022

	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	1,022,172.50
Total Other Assets	\$1,022,172.50
TOTAL ASSETS	\$1,786,064.11
<hr/>	
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
A/P - State Income Tax	53.00
Grants	236.00
Payroll Liabilities	-2,071.47
Prepaid Advertising	1,147.12
Prepaid Maintenance Fees	685.00
Security Deposit Clubhouse	6,336.68
Total Other Current Liabilities	\$6,386.33
Total Current Liabilities	\$6,386.33
Long-Term Liabilities	
N/P - BB&T	569,172.50
Total Long-Term Liabilities	\$569,172.50
Total Liabilities	\$575,558.83
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	724,269.88

CAPE ST. CLAIRE IMPROVEMENT ASSOC., INC.

Balance Sheet
As of July 31, 2022

	TOTAL
Net Income	13,538.31
Total Equity	\$1,210,505.28
TOTAL LIABILITIES AND EQUITY	\$1,786,064.11

SCBD - Cape St. Claire Improvement Association

Balance Sheet
As of July 31, 2022

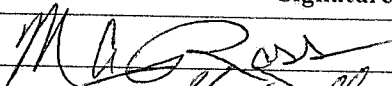
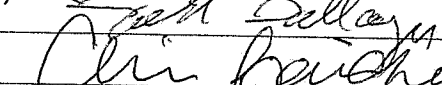

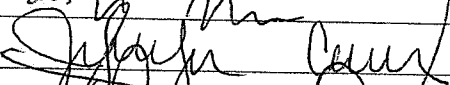
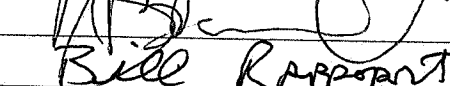

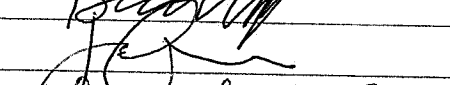
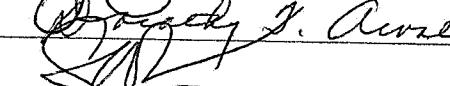
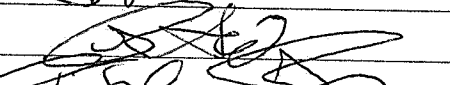
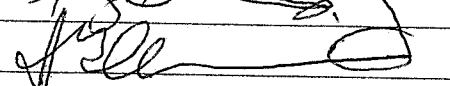

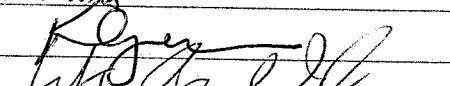
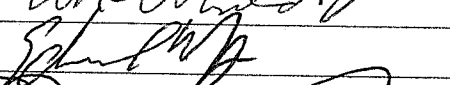
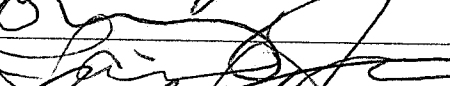

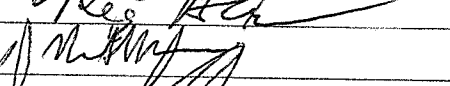
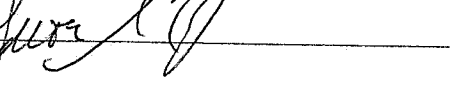
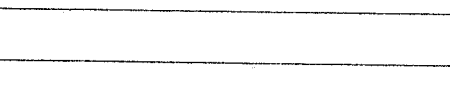


	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Cash Held by the County	1,282.93
Checking Accounts	
BB&T Checking -7627	13,196.13
SCBD Checking - BB&T	211,792.07
Total Checking Accounts	224,988.20
Total Bank Accounts	\$226,271.13
Total Current Assets	\$226,271.13
TOTAL ASSETS	\$226,271.13
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Cape St. Claire	2,734.48
Total Other Current Liabilities	\$2,734.48
Total Current Liabilities	\$2,734.48
Total Liabilities	\$2,734.48
Equity	
Net Assets-SCBD	263,630.70
Retained Earnings	8,286.85
Net Income	-48,380.90
Total Equity	\$223,536.65
TOTAL LIABILITIES AND EQUITY	\$226,271.13

Cape St. Claire Improvement Association, Inc.

Membership Meeting

Meeting Date: 10/25/2022

MEMBERS: SIGN-UP SHEET PROPERTY OWNERS

	Printed Name	Signature
1.	Mary Alice Ross	
2.	Todd Dallanegra	
3.	Cheri Fairchild	
4.	Mary Lamb	
5.	Neil Mainize	
6.	Jennifer Connor	
7.	Dottie Ballard	
8.	Bill RAPPOPORT	
9.	Stacey Wildherness	
10.	BRAD KNOFF	
11.	John Garrison	
12.	Det Arnold	
13.	Steve Arnold	
14.	FORREST W BISHOP	
15.	Phil Onassis	
16.	Sandy Onassis	
17.	Sue G. Paris	
18.	G. Dean Barden	
19.	Kim Gardner	
20.	William Arnold	
21.	Edward Hayes	
22.	Michelle Shipley	
23.	Leroy Jennings	
24.	JUSTIN ANGE	
25.	Key BARSS	
26.	WYTHAN BARSS (proxy for Janie Barss)	
27.	Jerome Zedera	
28.		
29.		
30.		

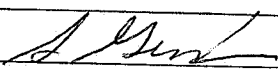
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Cape St. Claire Improvement Association, Inc.

Membership Meeting

Meeting Date: 10/25/2022

GUESTS: SIGN-UP SHEET

	Printed Name	Signature
1.	STEVE GINDES	
2.		
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