

# CLIFTON BEACH 2026 Annual Meeting

THURSDAY, MAY 14, 2025  
7:00 P.M. ~ BEACH HOUSE

# Agenda

- 2026 Season Clifton Park Organization
  - Introduction-Trustees & Staff
- Trust Governance
- Announcements
- Special Maintenance Projects
  - 2025 Actual
  - 2026 Budget
- Financial Review
- Q&A

# 2026 Season Clifton Park Organization

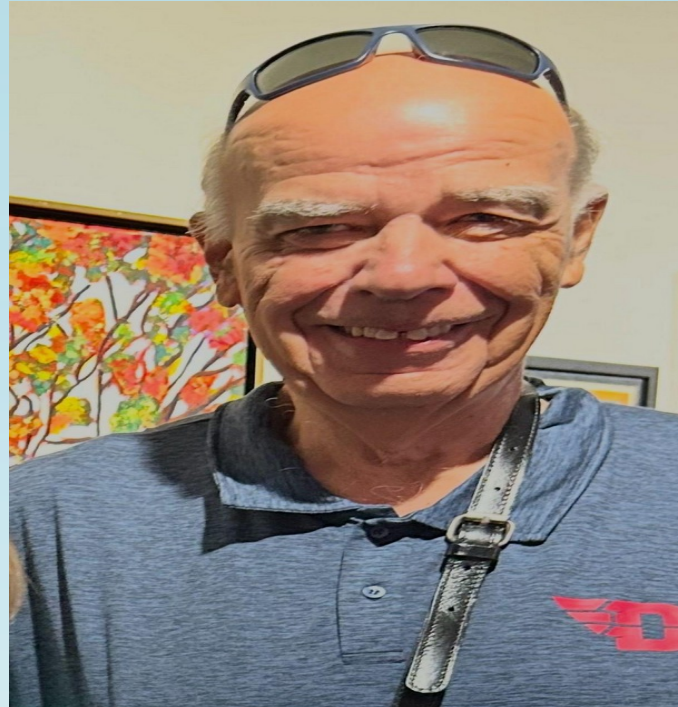
- Trustees - Warren Coleman, Mary Ellen Fraser, Jim Seibert, Ryan Meany and Peggy McCaffrey
- Secretary / Treasurer – Nancy Graves
- Beach Custodian – Matt Miller

(No Trustee/Staff Changes)

## Guard Staff



**“Coach” Jim Slagle**



**Rich Flood**



**Bucko Lavelle**

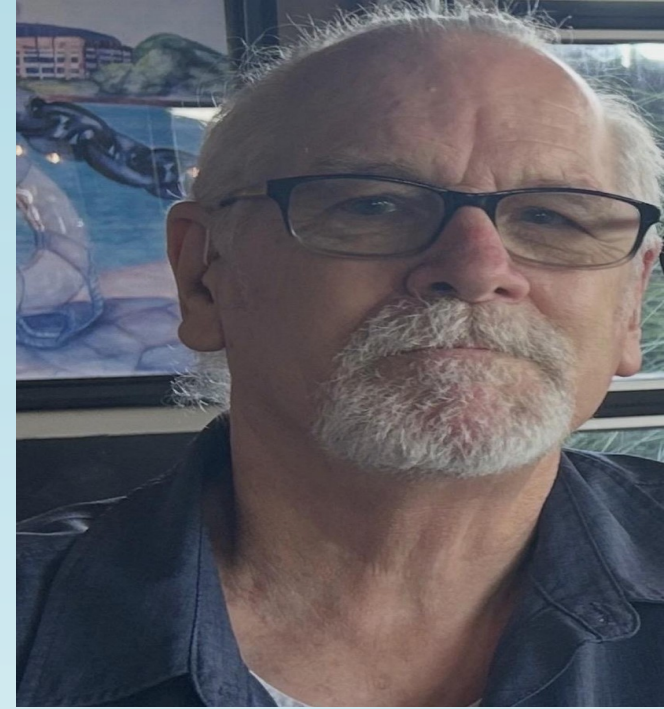
## Guard Staff



**Joe Eikens**



**Ray Long**



**Harry May**

## Guard Staff



**Bob Weist**



**Tom Krist**

# Trust Governance

- 2024 990 and 990T
- Trust website: <http://cliftonparktrustees.org>
  - Meeting minutes and Financial Records
  - Trustee and Secretary Contact Information
  - Beach Rules
  - Racquet/Tennis Court Rules

# Announcements

- The Clifton Club will provide Beach Cart service to all Beneficiaries and Club Members this season
  - Non-club members may pay with credit card
  - Info being mailed to Park residents by Clifton Club
- Geese patrol dogs must be registered and obtain scarf
- Tennis courts are complete!

## Special Maintenance Projects 2025 Actual: \$222,000

- Tennis/Racquet Courts: \$150,000
- Boardwalk drainage, electric: \$15,000
- Catch basins: \$14,000
- Removal of rebar on the breakwall units: \$5,000
- Chimney: \$4,000
- Rolling shutters-deposit: \$15,000
- Miscellaneous maintenance: \$19,000

# Renewed Parking Lot/Driveway Drainage

- Two catch basins were degrading
- Rebuilt and added concrete rim and curb for additional protection
- Added new catch basin in low lying area of drive
- Investigating related sewer lines near Pump House to lagoon
- Engineering study to regrade/repave entire parking lot include



# Miscellaneous Pictures of Pavement/Driveway



# Tennis Court Reconstruction

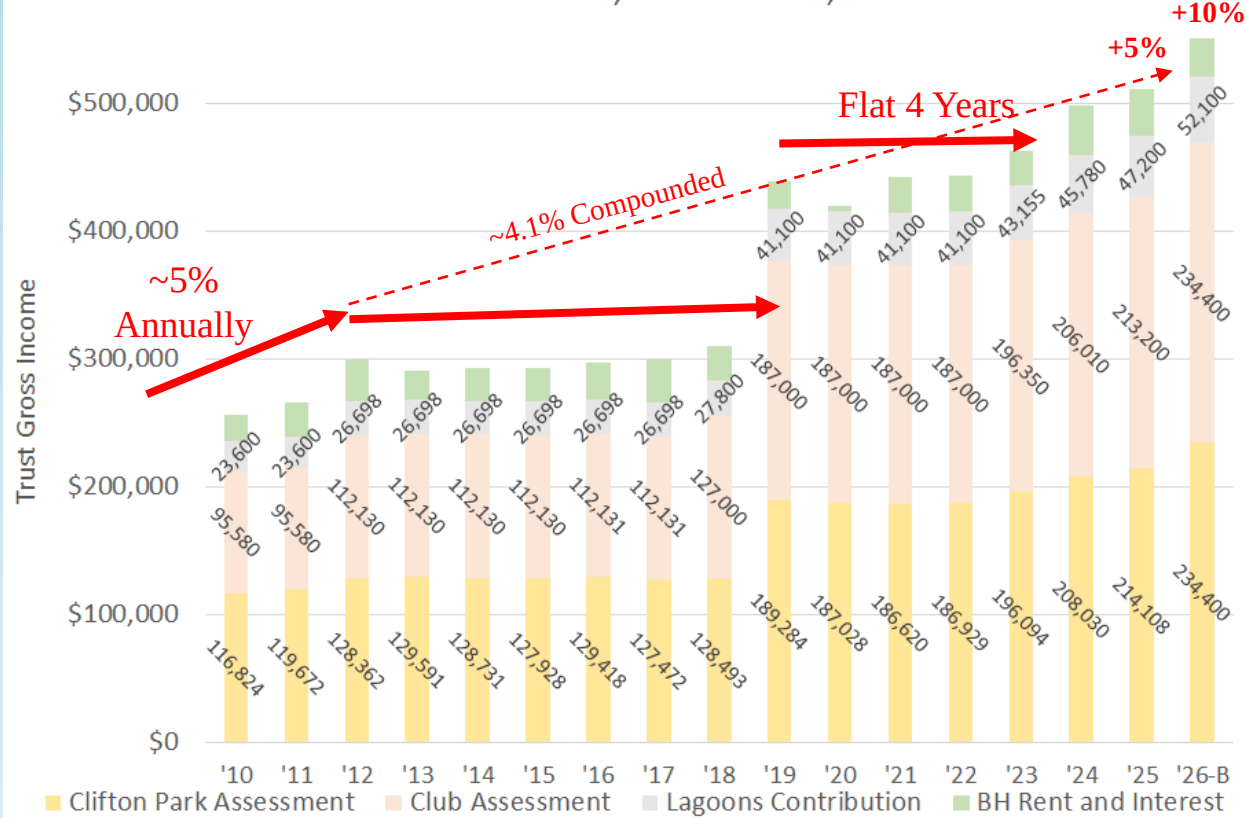
- Discovered improper sub-base and drainage in 2024 resurface project, further complicated by an unknown pre-1970 clay tennis court.
- Engineering study recommended removal of old clay court material and new drainage.
- Removal of substandard base, added new drainage field, and compacted base completed.
- Paved using “tennis court grade” asphalt completed.
- Two full tennis courts with one court lined for pickle.



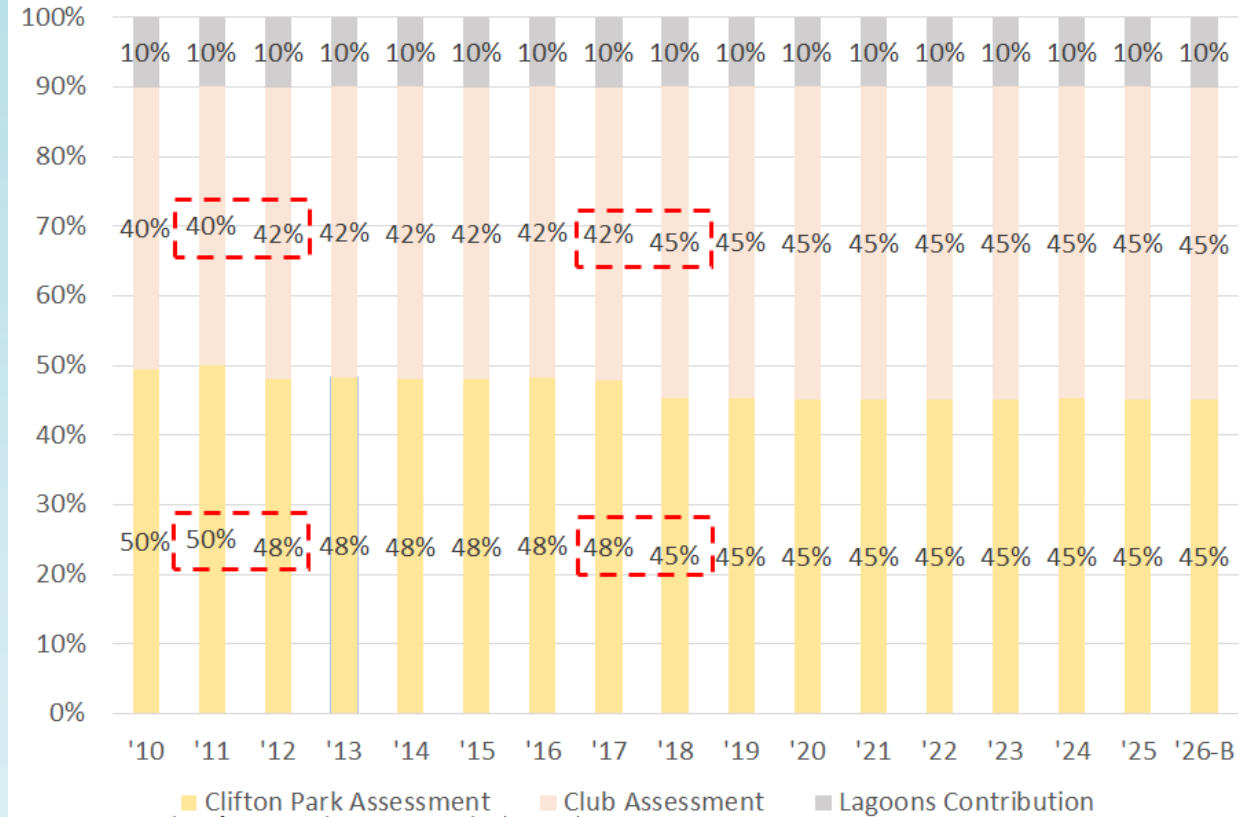
- Beach and Lagoons Area Lighting: \$100,000
- Playground: \$25,000
- Boardwalk: \$15,000
- Completion of rolling shutters and other: \$20,000

# Trust Revenue – Update to 2026 Budget

Clifton Park Trust Assessments, Contributions, and Beachhouse



Share of Clifton Park Trust Assessments and Contributions

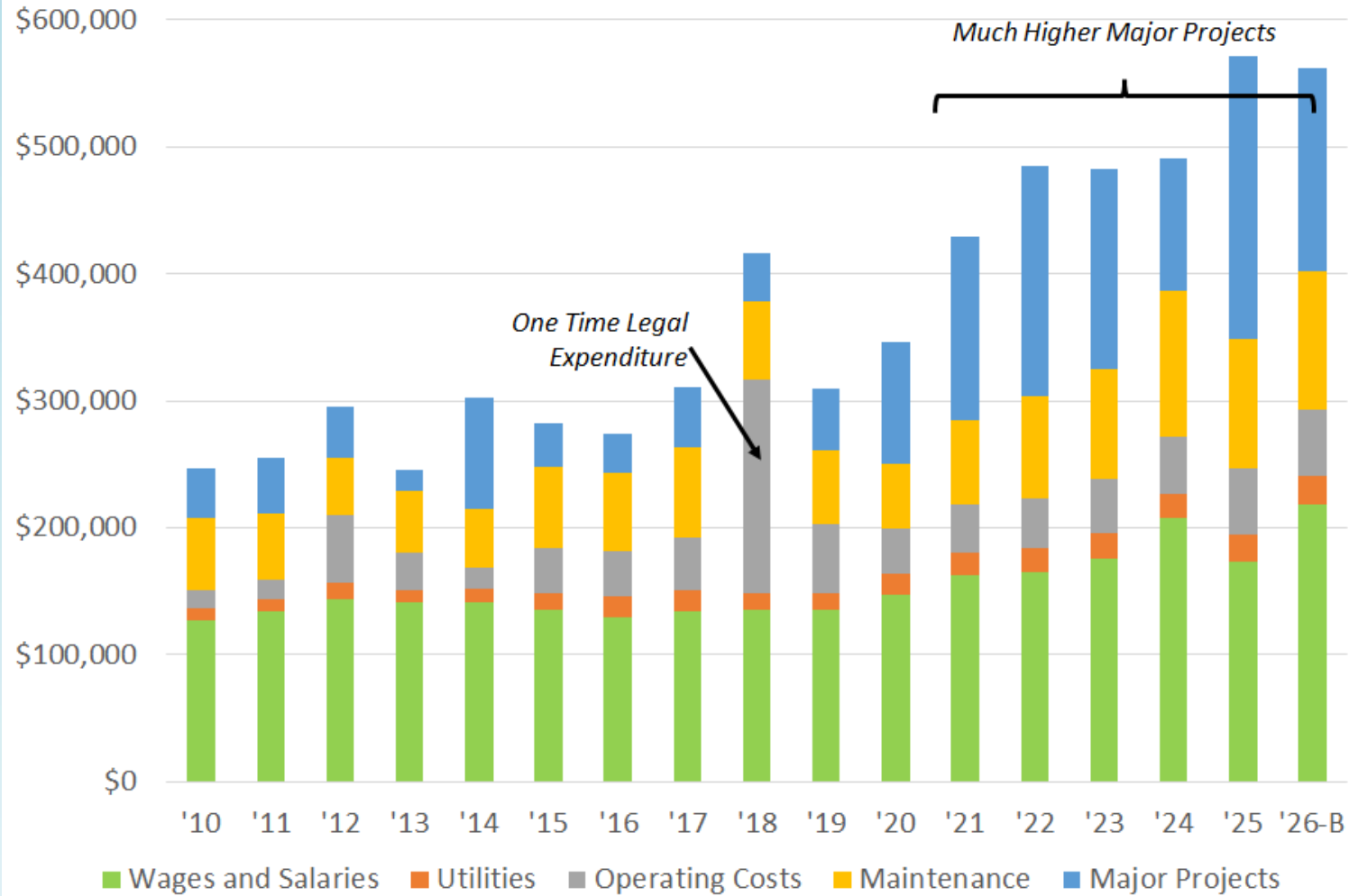


Source: Trustee Analysis of CPT Financials, 2010-2025 Actual and 2026 Budget

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# Trust Expenditures – Actuals to 2026 Budget

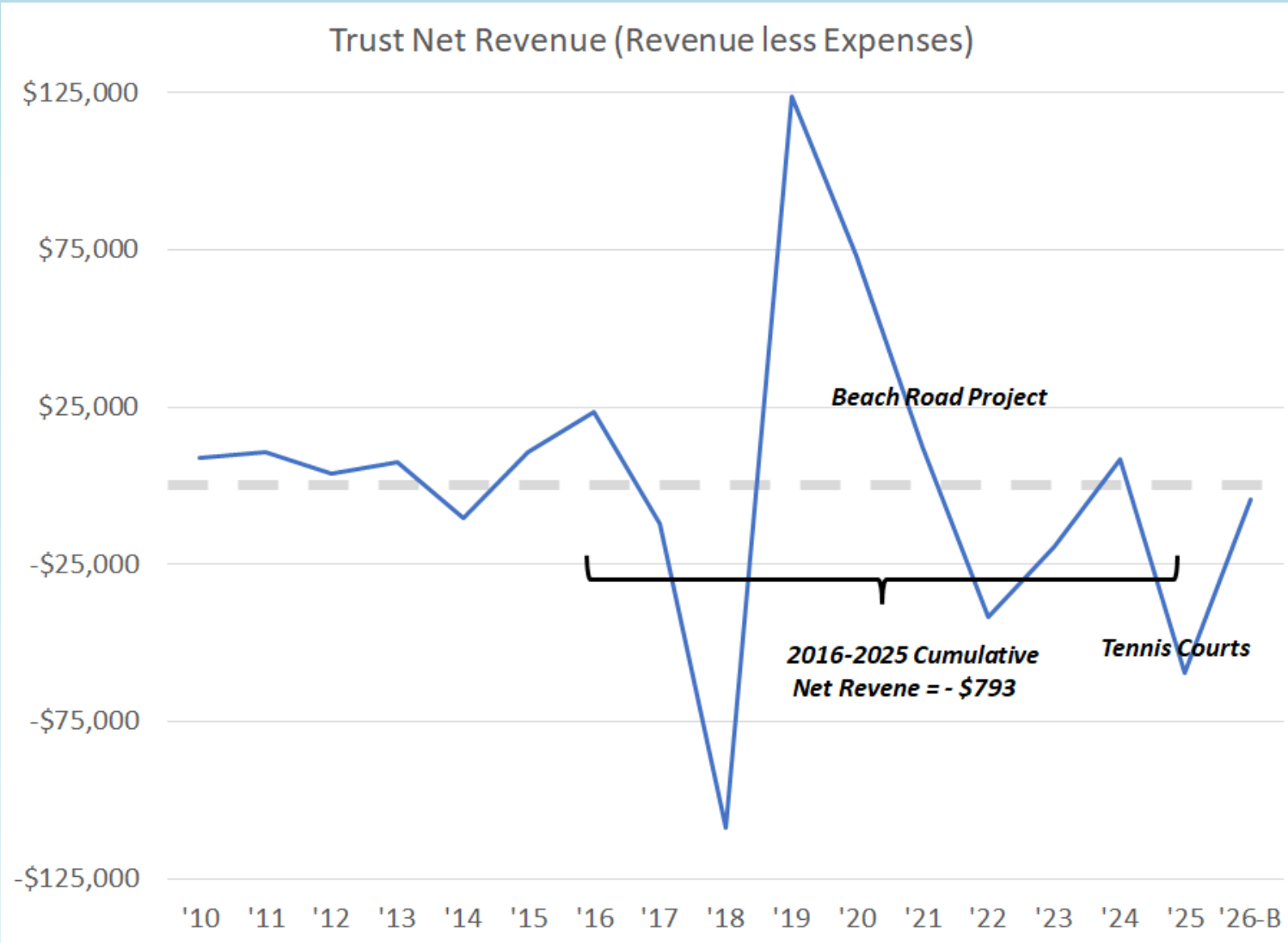
Composition of Annual Expenses



2. LT Maintenance Significant and Continuing (Tennis Courts, Upper Road, Reservation System, lighs.) – 3-4 times larger than a decade ago

1. The majority of expenses are starting to show “new normal” inflation since 2020 – slightly higher with 2026 Custodian transition

# Trust Net Revenue – Annual and Long-term



- Overall cash and commitments are rigorously managed
- Year-to-Year appears more variable, but is simply due timing of contractors, “lumpiness” of larger projects, etc.
- 10 years’ cumulative Net to 2025 were substantially at zero balance (-\$793 on \$4.1M spend)
- 15 years’ cumulative Net to 2025 were positive \$26k
- 2026 is -\$4500 at budget

# Financial Recap

- The Trust's cash reserve to manage seasonal cash management for LT/Capital Maintenance is strong.
- There are no *excess reserves*, only timing differences between assessments and actual construction work (permits, contractors, normal delays, seasonal conflicts).
- Assessment mix/amount Beneficiaries paid changed in 2025 due to the County property revaluation – the Assessments are allocated by the LAND valuation.

## Riverfront Bulkhead – Potentially on Horizon



Thank you for your continued interest in keeping  
our beach at its best! See you at Beach Cleanup,  
Saturday, May 16 at 9am

Questions?