



# ATTACHMENT 1

## OFFICIAL AND FINANCIAL DOCUMENTS

### IRS DOCUMENTS

- IRS Determination Letter for 501(c)3 Status pg. 2
- W-9 pg. 3
- 2022 Form 990 (note: 2023 990 not yet filed) pg. 4

### FLORIDA DOCUMENTS

- 2024 Annual Report pg. 35
- Sunbiz Detail By Entity Report pg. 36
- Consumer Certificate of Exemption pg. 39
- Articles of Incorporation pg. 40

### SPACE FORCE DOCUMENTS


- License to Use Property pg. 43
- Memorandum of Agreement pg. 73

### FINANCIAL DOCUMENTS

- June 2024 Statement of Financial Position pg. 77
- Proof of Match pg. 79
- 2023 Statement of Activity pg. 81
- Projected Revenue and Expenses Worksheet Notes pg. 84

### INSURANCE DOCUMENTS

- General Liability and Directors and Officers COI pg. 87
- Property COI pg. 88

 **IRS** Department of the Treasury  
Internal Revenue Service  
P.O. Box 2508  
Cincinnati OH 45201

In reply refer to: 0248662390  
Apr. 07, 2011 LTR 416BC ED  
01-0655841 000000 00  
00017077  
BODC: TE

CAPE CANAVERAL LIGHTHOUSE  
FOUNDATION INC



PO BOX 1978  
CPE CANAVERAL FL 32920-1978

10663

Employer Identification Number: 01-0655841  
Person to Contact: MR. PATTERSON  
Toll Free Telephone Number: 1-877-829-5500

Dear TAXPAYER:

This is in response to your Mar. 29, 2011, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in JULY 2002.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website [www.irs.gov/efo](http://www.irs.gov/efo) for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.

# Request for Taxpayer Identification Number and Certification

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see Purpose of Form, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) <b>James Passarelli</b>	
	2 Business name/disregarded entity name, if different from above. <b>Cape Canaveral Lighthouse Foundation</b>	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input checked="" type="checkbox"/> Other (see instructions) <b>Non-Profit</b>	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____  (Applies to accounts maintained outside the United States.)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . <input type="checkbox"/>	
	5 Address (number, street, and apt. or suite no.). See instructions. <b>PO Box 1978</b>	Requester's name and address (optional) <b>James Passarelli Treasurer, CCLF PO Box 1978 Cape Canaveral, FL 32920</b>
	6 City, state, and ZIP code <b>Cape Canaveral, FL 32920</b>	
	7 List account number(s) here (optional)	

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
			-						
or									
Employer identification number									
0	1	-	0	6	5	5	8	4	1

**Part II Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here    Signature of U.S. person    Date **5/24/24**

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

**What's New**

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).



# Return of Organization Exempt From Income Tax

**2022**

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

Do not enter social security numbers on this form as it may be made public.

Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.

Open to Public Inspection

Department of the Treasury  
Internal Revenue Service

**A** For the 2022 calendar year, or tax year beginning **2022**, and ending **2020**

**B** Check if applicable:  
 Address change  
 Name change  
 Initial return  
 Final return/terminated  
 Amended return  
 Application pending

**C** Name of organization **Cape Canaveral Lighthouse Foundation Inc**  
 Doing business as:  
 Number and street (or P.O. box if mail is not delivered to street address) Room/suite  
**PO Box 1978**  
 City or town, state or province, country, and ZIP or foreign postal code  
**Cape Canaveral, FL 32920**

**D** Employer identification number  
**01-0655841**

**E** Telephone number

**G** Gross receipts \$ **146,121**

**F** Name and address of principal officer: **Larry Ostarly**  
**Same as C above**

**H(a)** Is this a group return for subsidiaries?  Yes  No  
**H(b)** Are all subsidiaries included?  Yes  No  
 If "No," attach a list. See instructions  
**H(c)** Group exemption number

**I** Tax-exempt status:  501(c)(3)  501(c) ( ) (insert no.)  4947(a)(1) or  527

**J** Website: **www.canaverallight.org**

**K** Form of organization:  Corporation  Trust  Association  Other

**L** Year of formation: **2002** **M** State of legal domicile: **FL**

**Part I Summary**

<b>Activities &amp; Governance</b>	1 Briefly describe the organization's mission or most significant activities: <b>Established to preserve the history, provide needed maintenance, and provide education on the historic significance of the Cape Canaveral Lighthouse including the construction of cottages to house historic and educational information.</b>		
	2 Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.		
	3	Number of voting members of the governing body (Part VI, line 1a)	22
	4	Number of independent voting members of the governing body (Part VI, line 1b)	22
	5	Total number of individuals employed in calendar year 2022 (Part V, line 2a)	0
	6	Total number of volunteers (estimate if necessary)	80
	7a	Total unrelated business revenue from Part VIII, column (C), line 12	0
7b	Net unrelated business taxable income from Form 990-T, Part I, line 11	0	
<b>Revenue</b>	8	Contributions and grants (Part VIII, line 1h)	Prior Year: 72,606 Current Year: 71,873
	9	Program service revenue (Part VIII, line 2g)	0
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	0
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	35,330 29,902
	12	Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	107,936 101,775
<b>Expenses</b>	13	Grants and similar amounts paid (Part IX, column (A), lines 1-3)	0
	14	Benefits paid to or for members (Part IX, column (A), line 4)	0
	15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	0
	16a	Professional fundraising fees (Part IX, column (A), line 11e)	0
	16b	Total fundraising expenses (Part IX, column (D), line 25)	27,476
17	Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	73,055 70,982	
18	Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	73,055 70,982	
19	Revenue less expenses. Subtract line 18 from line 12	34,881 30,793	
<b>Net Assets or Fund Balances</b>	20	Total assets (Part X, line 16)	Beginning of Current Year: 1,066,407 End of Year: 1,099,284
	21	Total liabilities (Part X, line 26)	(689) 1,395
	22	Net assets or fund balances. Subtract line 21 from line 20	1,067,096 1,097,889

**Part II Signature Block**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

**Sign Here**

**Brendan McMillin**  
Signature of officer

**Brendan McMillin, Treasurer**  
Type or print name and title

**Paid Preparer Use Only**

Print/preparer's name: **Mary L Young CPA CMA** Preparer's signature: *[Signature]* Date: **12-11-2023**

Check  if self-employed PTIN: **P00143230**

Firm's name: **Mary Louise E Young CPA** Firm's EIN:

Firm's address: **1353 N Courtenay Pkwy Ste O Merritt Island FL 32953** Phone no.: **321-454-4480**

May the IRS discuss this return with the preparer shown above? See instructions  Yes  No

For Paperwork Reduction Act Notice, see the separate instructions.



Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III

1 Briefly describe the organization's mission:
Established to preserve the history, provide needed maintenance, and provide education on the historic significance of the Cape Canaveral Lighthouse including the construction of cottages to house historic and educational information.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? Yes No

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? Yes No

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code: ) (Expenses \$ 32,312 including grants of \$ ) (Revenue \$ )
The Foundation has regularly scheduled weekly public tours of the lighthouse and the surrounding grounds including the new Keepers Cottage.

4b (Code: ) (Expenses \$ including grants of \$ ) (Revenue \$ )

4c (Code: ) (Expenses \$ including grants of \$ ) (Revenue \$ )

4d Other program services (Describe on Schedule O.) (Expenses \$ including grants of \$ ) (Revenue \$ )

4e Total program service expenses 32,312



Part IV Checklist of Required Schedules

	Yes	No
1 Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? If "Yes," complete Schedule A	x	
2 Is the organization required to complete Schedule B, Schedule of Contributors? See instructions	x	
3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I		x
4 Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? If "Yes," complete Schedule C, Part II		x
5 Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Rev. Proc. 98-19? If "Yes," complete Schedule C, Part III		x
6 Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? If "Yes," complete Schedule D, Part I		x
7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? If "Yes," complete Schedule D, Part II		x
8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? If "Yes," complete Schedule D, Part III		x
9 Did the organization report an amount in Part X, line 21, for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X, or provide credit counseling, debt management, credit repair, or debt negotiation services? If "Yes," complete Schedule D, Part IV		x
10 Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi endowments? If "Yes," complete Schedule D, Part V		x
11 If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable.		
a Did the organization report an amount for land, buildings, and equipment in Part X, line 10? If "Yes," complete Schedule D, Part VI	x	
b Did the organization report an amount for investments - other securities in Part X, line 12, that is 5% or more of its total assets reported in Part X, line 18? If "Yes," complete Schedule D, Part VII		x
c Did the organization report an amount for investments - program related in Part X, line 13, that is 5% or more of its total assets reported in Part X, line 18? If "Yes," complete Schedule D, Part VIII		x
d Did the organization report an amount for other assets in Part X, line 15, that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part IX		x
e Did the organization report an amount for other liabilities in Part X, line 25? If "Yes," complete Schedule D, Part X		x
f Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? If "Yes," complete Schedule D, Part X		x
12a Did the organization obtain separate, independent audited financial statements for the tax year? If "Yes," complete Schedule D, Parts XI and XII		x
b Was the organization included in consolidated, independent audited financial statements for the tax year? If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional		x
13 Is the organization a school described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E		x
14a Did the organization maintain an office, employees, or agents outside of the United States?		x
b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? If "Yes," complete Schedule F, Parts I and IV		x
15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? If "Yes," complete Schedule F, Parts II and IV		x
16 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? If "Yes," complete Schedule F, Parts III and IV		x
17 Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? If "Yes," complete Schedule G, Part I See instructions		x
18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? If "Yes," complete Schedule G, Part II	x	
19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? If "Yes," complete Schedule G, Part III		x
20a Did the organization operate one or more hospital facilities? If "Yes," complete Schedule H		x
b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?		
21 Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? If "Yes," complete Schedule I, Parts I and II		x



Part IV Checklist of Required Schedules (continued)

Table with 3 columns: Question ID, Question Text, and Yes/No columns. Rows 22-38 contain various questions regarding grants, compensation, tax-exempt bonds, and organizational transactions.

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V

Table with 3 columns: Question ID, Question Text, and Yes/No columns. Rows 1a-1c contain questions about Form 1099-B, Form W-2G, and backup withholding rules.



Part V Statements Regarding Other IRS Filings and Tax Compliance (continued)		Yes	No		
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return	2a	0		
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns?	2b			X
3a	Did the organization have unrelated business gross income of \$1,000 or more during the year?	3a			X
b	If "Yes," has it filed a Form 990-T for this year? If "No" to line 3b, provide an explanation on Schedule O	3b			
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?	4a			X
b	If "Yes," enter the name of the foreign country See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).				
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?	5a			X
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?	5b			X
c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T?	5c			
6a	Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?	6a			X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?	6b			
7	<b>Organizations that may receive deductible contributions under section 170(c).</b>				
a	Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?	7a	X		
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?	7b			X
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?	7c			
d	If "Yes," indicate the number of Forms 8282 filed during the year	7d			
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	7e			
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	7f			
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?	7g			
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1096-C?	7h			
8	<b>Sponsoring organizations maintaining donor advised funds.</b> Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?	8			
9	<b>Sponsoring organizations maintaining donor advised funds.</b>				
a	Did the sponsoring organization make any taxable distributions under section 4966?	9a			
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?	9b			
10	<b>Section 501(c)(7) organizations.</b> Enter:				
a	Initiation fees and capital contributions included on Part VIII, line 12	10a			
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	10b			
11	<b>Section 501(c)(12) organizations.</b> Enter:				
a	Gross income from members or shareholders	11a			
b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them.)	11b			
12a	<b>Section 4947(a)(1) non-exempt charitable trusts.</b> Is the organization filing Form 990 in lieu of Form 1041?	12a			
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year	12b			
13	<b>Section 501(c)(29) qualified nonprofit health insurance issuers.</b>				
a	Is the organization licensed to issue qualified health plans in more than one state? Note: See the instructions for additional information the organization must report on Schedule O.	13a			
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans	13b			
c	Enter the amount of reserves on hand	13c			
14a	Did the organization receive any payments for indoor tanning services during the tax year?	14a			X
b	If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation on Schedule O	14b			
15	Is the organization subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year? If "Yes," see the instructions and file Form 4720, Schedule N.	15			X
16	Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O.	16			X
17	<b>Section 501(c)(21) organizations.</b> Did the trust, or any any disqualified or other person engage in any activities that would result in the imposition of an excise tax under section 4951, 4952 or 4953? If "Yes," complete Form 6069.	17			



Part VI Governance, Management, and Disclosure For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.

Check if Schedule O contains a response or note to any line in this Part VI [X]

Section A. Governing Body and Management

Table with 4 columns: Question, 1a, 1b, Yes, No. Rows include questions about voting members, family relationships, management delegation, and documentation.

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

Table with 4 columns: Question, Yes, No. Rows include questions about local chapters, conflict of interest policy, whistleblower policy, and compensation review.

Section C. Disclosure

- 17 List the states with which a copy of this Form 990 is required to be filed Florida
18 Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (section 501(c)(3)s only) available for public inspection.
19 Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.
20 State the name, address, and telephone number of the person who possesses the organization's books and records. Brendan McMillin (321)459-3363, PO Box 1978, Cape Canaveral, FL 32920



**Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors**

Check if Schedule O contains a response or note to any line in this Part VII

**Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees**

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See the instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (box 5 of Form W-2, box 6 of Form 1099-MISC, and/or box 1 of Form 1099-NEC) of more than \$100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former** directors or trustees that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.

See instructions for the order in which to list the persons above.

Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/ 1099-MISC/ 1099-NEC)	(E) Reportable compensation from related organizations (W-2/ 1099-MISC/ 1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) Jeanna Merrifield Director	2.00	X					0	0	0	
(2) Bev Merrifield Director	2.00	X					0	0	0	
(3) Patricia Lautner Director	1.00	X					0	0	0	
(4) Nancy Garwood Director	1.00	X					0	0	0	
(5) Rocky Johnson Director	1.00	X					0	0	0	
(6) R Norman Woody Director	0.50	X					0	0	0	
(7) Ed Wilson Director	0.50	X					0	0	0	
(8) Lisa Wilson Director	0.50	X					0	0	0	
(9) Shane Smith Director	0.50	X					0	0	0	
(10) Mary Anne Moore Director	0.50	X					0	0	0	
(11) Dixie Sansom Director	0.50	X					0	0	0	
(12) Barry Compagnoni Director	1.00	X					0	0	0	
(13) Karen Arbuckle Director	4.00	X					0	0	0	
(14) James Underwood Officer	2.00	X					0	0	0	



**Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees** (continued)

(A) Name and title	(B) Average hours per week per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(15) George Eustis Director	1.00	X					0	0	0	
(16) Chris Ecker Director	2.00	X					0	0	0	
(17) Sharon Crockett Director	1.00	X					0	0	0	
(18) Ronald Ecker 1st Vice President	2.00			X			0	0	0	
(19) Larry Ostarly President	10.00			X			0	0	0	
(20) Todd McDowell 2nd Vice President	2.00			X			0	0	0	
(21) Cheryl Bennett Secretary	4.00			X			0	0	0	
(22) Brendan McMillin Treasurer	5.00			X			0	0	0	
(23)										
(24)										
(25)										
<b>1b Subtotal</b>							0	0	0	
<b>c Total from continuation sheets to Part VII, Section A</b>										
<b>d Total (add lines 1b and 1c)</b>							0	0	0	

**2** Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization 0

	Yes	No
<b>3</b> Did the organization list any former officer, director, trustee, key employee, or highest compensated employee on line 1a? If "Yes," complete Schedule J for such individual		X
<b>4</b> For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? If "Yes," complete Schedule J for such individual		X
<b>5</b> Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? If "Yes," complete Schedule J for such person		X

**Section B. Independent Contractors**

**1** Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation

**2** Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization

**Part VIII Statement of Revenue**

Check if Schedule O contains a response or note to any line in this Part VIII

			(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514
Contributions, Gifts, Grants and Other Similar Amounts	1a	Federated campaigns	1a			
	b	Membership dues	1b	23,250		
	c	Fundraising events	1c	20,080		
	d	Related organizations	1d			
	e	Government grants (contributions)	1e			
	f	All other contributions, gifts, grants, and similar amounts not included above	1f	28,543		
	g	Noncash contributions included in lines 1a-1f	1g	\$ 9,517		
	h	<b>Total.</b> Add lines 1a-1f		<b>71,873</b>		
	Program Service Revenue	2a	Business Code			
b						
c						
d						
e						
f		All other program service revenue				
g		<b>Total.</b> Add lines 2a-2f				
Other Revenue	3	Investment income (including dividends, interest, and other similar amounts)				
	4	Income from investment of tax-exempt bond proceeds				
	5	Royalties				
	6a	Gross rents	(i) Real			
			(ii) Personal			
	b	Less: rental expenses	6b			
	c	Rental income or (loss)	6c			
	d	Net rental income or (loss)				
	7a	Gross amount from sales of assets other than inventory	(i) Securities			
			(ii) Other			
	b	Less: cost or other basis and sales expenses	7b			
	c	Gain or (loss)	7c			
	d	Net gain or (loss)				
8a	Gross income from fundraising events (not including \$ 20,080 of contributions reported on line 1c). See Part IV, line 18	8a	34,921			
b	Less: direct expenses	8b	22,096			
c	Net income or (loss) from fundraising events		12,825		12,825	
9a	Gross income from gaming activities. See Part IV, line 19	9a				
b	Less: direct expenses	9b				
c	Net income or (loss) from gaming activities					
10a	Gross sales of inventory, less returns and allowances					
b	Less: cost of goods sold	10b	39,327			
c	Net income or (loss) from sales of inventory		17,077	17,077		
Miscellaneous Revenue	11a	Business Code				
	b					
	c					
	d	All other revenue				
	e	<b>Total.</b> Add lines 11a-11d				
12	<b>Total revenue.</b> See instructions		<b>101,775</b>	<b>17,077</b>	<b>0</b>	<b>12,825</b>



**Part IX Statement of Functional Expenses**

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX

X

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.

	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21 . . . .				
2 Grants and other assistance to domestic individuals. See Part IV, line 22 . . . . .				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16 . . . .				
4 Benefits paid to or for members . . . . .				
5 Compensation of current officers, directors, trustees, and key employees . . . . .				
6 Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B) . . . . .				
7 Other salaries and wages . . . . .				
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions) . . .				
9 Other employee benefits . . . . .				
10 Payroll taxes . . . . .				
11 Fees for services (nonemployees):				
a Management . . . . .				
b Legal . . . . .				
c Accounting . . . . .	3,175	1,651	127	1,397
d Lobbying . . . . .				
e Professional fundraising services. See Part IV, line 17 . .				
f Investment management fees . . . . .				
g Other. (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O.) . . .				
12 Advertising and promotion . . . . .	409	213	16	180
13 Office expenses . . . . .	10,581	601	9,472	508
14 Information technology . . . . .				
15 Royalties . . . . .				
16 Occupancy . . . . .	982	511	39	432
17 Travel . . . . .				
18 Payments of travel or entertainment expenses for any federal, state, or local public officials . . . . .				
19 Conferences, conventions, and meetings . . . . .				
20 Interest . . . . .				
21 Payments to affiliates . . . . .				
22 Depreciation, depletion, and amortization . . . . .	23,476	22,716	760	
23 Insurance . . . . .	7,093	3,688	284	3,121
24 Other expenses. Itemize expenses not covered above (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A), amount, list line 24e expenses on Schedule O.)				
a <b>Keepers Cottage supplies</b> . . . . .	18,143			18,143
b <b>Membership relations</b> . . . . .	2,932	2,932		
c <b>Museum Fees</b> . . . . .	3,695			3,695
d <b>Education Program</b> . . . . .	33		33	
e All other expenses . . . . .	463		463	
25 <b>Total functional expenses.</b> Add lines 1 through 24e . .	70,982	32,312	11,194	27,476
26 <b>Joint costs.</b> Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720) . . . . .				



**Part X Balance Sheet**

Check if Schedule O contains a response or note to any line in this Part X

		(A)		(B)
		Beginning of year		End of year
Assets	1 Cash - non-interest-bearing	246,073	1	279,615
	2 Savings and temporary cash investments		2	
	3 Pledges and grants receivable, net		3	
	4 Accounts receivable, net		4	
	5 Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		5	
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)		6	
	7 Notes and loans receivable, net		7	
	8 Inventories for sale or use	19,663	8	19,624
	9 Prepaid expenses and deferred charges		9	
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 879,500		
	b Less: accumulated depreciation	10b 79,705	800,421	10c 799,795
	11 Investments - publicly traded securities		11	
	12 Investments - other securities. See Part IV, line 11		12	
	13 Investments - program-related. See Part IV, line 11		13	
	14 Intangible assets		14	
	15 Other assets. See Part IV, line 11	250	15	250
16 <b>Total assets.</b> Add lines 1 through 15 (must equal line 33)	1,066,407	16	1,099,284	
Liabilities	17 Accounts payable and accrued expenses		17	
	18 Grants payable		18	
	19 Deferred revenue		19	
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D		21	
	22 Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		22	
	23 Secured mortgages and notes payable to unrelated third parties		23	
	24 Unsecured notes and loans payable to unrelated third parties	(689)	24	1,395
	25 Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D		25	
	26 <b>Total liabilities.</b> Add lines 17 through 25	(689)	26	1,395
Net Assets or Fund Balances	<b>Organizations that follow FASB ASC 958, check here <input checked="" type="checkbox"/> and complete lines 27, 28, 32, and 33.</b>			
	27 Net assets without donor restrictions	1,067,096	27	1,097,889
	28 Net assets with donor restrictions		28	
	<b>Organizations that do not follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 29 through 33.</b>			
	29 Capital stock or trust principal, or current funds		29	
	30 Paid-in or capital surplus, or land, building, or equipment fund		30	
	31 Retained earnings, endowment, accumulated income, or other funds		31	
	32 <b>Total net assets or fund balances</b>	1,067,096	32	1,097,889
33 <b>Total liabilities and net assets/fund balances</b>	1,066,407	33	1,099,284	



**Part XI Reconciliation of Net Assets**

Check if Schedule O contains a response or note to any line in this Part XI

1	Total revenue (must equal Part VIII, column (A), line 12)	1	101,775
2	Total expenses (must equal Part IX, column (A), line 25)	2	70,982
3	Revenue less expenses. Subtract line 2 from line 1	3	30,793
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	1,067,096
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain on Schedule O)	9	0
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	1,097,889

**Part XII Financial Statements and Reporting**

Check if Schedule O contains a response or note to any line in this Part XII

	Yes	No
1 Accounting method used to prepare the Form 990: <input checked="" type="checkbox"/> Cash <input type="checkbox"/> Accrual <input type="checkbox"/> Other If the organization changed its method of accounting from a prior year or checked "Other," explain on Schedule O.		
2a Were the organization's financial statements compiled or reviewed by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both: <input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis	2a	X
b Were the organization's financial statements audited by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both: <input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis	2b	X
c If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.	2c	
3a As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Uniform Guidance, 2 C.F.R. Part 200, Subpart F?	3a	X
b If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits	3b	



**SCHEDULE A  
(Form 990)**

**Public Charity Status and Public Support**

OMB No. 1545-0047

**2022**

Department of the Treasury  
Internal Revenue Service

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

Attach to Form 990 or Form 990-EZ.

**Open to Public  
Inspection**

Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.

Name of the organization <b>Cape Canaveral Lighthouse Foundation Inc</b>	Employer identification number <b>01-0655841</b>
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**Part I Reason for Public Charity Status.** (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 12, check only one box.)

- 1  A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i)**.
- 2  A school described in **section 170(b)(1)(A)(ii)**. (Attach Schedule E (Form 990).)
- 3  A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii)**.
- 4  A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii)**. Enter the hospital's name, city, and state: \_\_\_\_\_
- 5  An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv)**. (Complete Part II.)
- 6  A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v)**.
- 7  An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi)**. (Complete Part II.)
- 8  A community trust described in **section 170(b)(1)(A)(vi)**. (Complete Part II.)
- 9  An agricultural research organization described in **section 170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land-grant college of agriculture (see instructions). Enter the name, city, and state of the college or university: \_\_\_\_\_
- 10  An organization that normally receives: (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions, subject to certain exceptions; and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See **section 509(a)(2)**. (Complete Part III.)
- 11  An organization organized and operated exclusively to test for public safety. See **section 509(a)(4)**.
- 12  An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in **section 509(a)(1)** or **section 509(a)(2)**. See **section 509(a)(3)**. Check the box on lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g.
  - a  **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization. You must complete **Part IV, Sections A and B**.
  - b  **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s). You must complete **Part IV, Sections A and C**.
  - c  **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions). You must complete **Part IV, Sections A, D, and E**.
  - d  **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated. The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions). You must complete **Part IV, Sections A and D, and Part V**.
  - e  Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization.
- f Enter the number of supported organizations: \_\_\_\_\_
- g Provide the following information about the supported organization(s).

	(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1-10 above (see instructions))	(iv) Is the organization listed in your governing document?		(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
				Yes	No		
(A)							
(B)							
(C)							
(D)							
(E)							
<b>Total</b>							



**Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)**

(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

**Section A. Public Support**

Calendar year (or fiscal year beginning in)	(a) 2018	(b) 2019	(c) 2020	(d) 2021	(e) 2022	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.") . . . . .	164,905	87,361	70,805	61,607	71,872	456,550
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf . . . . .						
3 The value of services or facilities furnished by a governmental unit to the organization without charge . . . . .						
4 <b>Total.</b> Add lines 1 through 3 . . . . .	164,905	87,361	70,805	61,607	71,872	456,550
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f) . . . . .						25,383
6 <b>Public support.</b> Subtract line 5 from line 4 . . . . .						431,167

**Section B. Total Support**

Calendar year (or fiscal year beginning in)	(a) 2018	(b) 2019	(c) 2020	(d) 2021	(e) 2022	(f) Total
7 Amounts from line 4 . . . . .	164,905	87,361	70,805	61,607	71,872	456,550
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources . . . . .						
9 Net income from unrelated business activities, whether or not the business is regularly carried on . . . . .						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.) . . . . .						
11 <b>Total support.</b> Add lines 7 through 10 . . . . .						456,550
12 Gross receipts from related activities, etc. (see instructions) . . . . .					12	265,148
13 <b>First 5 years.</b> If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and <b>stop here.</b> . . . . . <input type="checkbox"/>						

**Section C. Computation of Public Support Percentage**

14 Public support percentage for 2022 (line 6, column (f), divided by line 11, column (f)) . . . . .	14	94.44 %
15 Public support percentage from 2021 Schedule A, Part II, line 14 . . . . .	15	92.92 %
16a <b>33 1/3% support test - 2022.</b> If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and <b>stop here.</b> The organization qualifies as a publicly supported organization . . . . . <input checked="" type="checkbox"/>		
b <b>33 1/3% support test - 2021.</b> If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and <b>stop here.</b> The organization qualifies as a publicly supported organization . . . . . <input type="checkbox"/>		
17a <b>10%-facts-and-circumstances test - 2022.</b> If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and <b>stop here.</b> Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization . . . . . <input type="checkbox"/>		
b <b>10%-facts-and-circumstances test - 2021.</b> If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and <b>stop here.</b> Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization . . . . . <input type="checkbox"/>		
18 <b>Private foundation.</b> If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions . . . . . <input type="checkbox"/>		



Part III Support Schedule for Organizations Described in Section 509(a)(2)

(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Table with 7 columns: (a) 2018, (b) 2019, (c) 2020, (d) 2021, (e) 2022, (f) Total. Rows include: 1 Gifts, grants, contributions, and membership fees received; 2 Gross receipts from admissions, merchandise sold or services performed; 3 Gross receipts from activities that are not an unrelated trade or business; 4 Tax revenues levied for the organization's benefit; 5 The value of services or facilities furnished by a governmental unit; 6 Total. Add lines 1 through 5; 7a Amounts included on lines 1, 2, and 3 received from disqualified persons; 7b Amounts included on lines 2 and 3 received from other than disqualified persons; 7c Add lines 7a and 7b; 8 Public support. (Subtract line 7c from line 6.)

Section B. Total Support

Table with 7 columns: (a) 2018, (b) 2019, (c) 2020, (d) 2021, (e) 2022, (f) Total. Rows include: 9 Amounts from line 6; 10a Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources; 10b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975; 10c Add lines 10a and 10b; 11 Net income from unrelated business activities not included on line 10b; 12 Other income. Do not include gain or loss from the sale of capital assets; 13 Total support. (Add lines 9, 10c, 11, and 12.); 14 First 5 years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here.

Section C. Computation of Public Support Percentage

Table with 2 columns: Description, Percentage. Row 15: Public support percentage for 2022 (line 8, column (f), divided by line 13, column (f)) 15%. Row 16: Public support percentage from 2021 Schedule A, Part III, line 15 16%.

Section D. Computation of Investment Income Percentage

Table with 2 columns: Description, Percentage. Row 17: Investment income percentage for 2022 (line 10c, column (f), divided by line 13, column (f)) 17%. Row 18: Investment income percentage from 2021 Schedule A, Part III, line 17 18%.

- 19a 33 1/3% support tests - 2022. If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization.
b 33 1/3% support tests - 2021. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and stop here. The organization qualifies as a publicly supported organization.
20 Private foundation. If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions.



**Part IV Supporting Organizations**

(Complete only if you checked a box on line 12 of Part I. If you checked box 12a, Part I, complete Sections A and B. If you checked box 12b, Part I, complete Sections A and C. If you checked box 12c, Part I, complete Sections A, D, and E. If you checked box 12d, Part I, complete Sections A and D, and complete Part V.)

**Section A. All Supporting Organizations**

	Yes	No
1 Are all of the organization's supported organizations listed by name in the organization's governing documents? If "No," describe in <b>Part VI</b> how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.		
2 Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? If "Yes," explain in <b>Part VI</b> how the organization determined that the supported organization was described in section 509(a)(1) or (2).		
3a Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? If "Yes," answer lines 3b and 3c below.		
b Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? If "Yes," describe in <b>Part VI</b> when and how the organization made the determination.		
c Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? If "Yes," explain in <b>Part VI</b> what controls the organization put in place to ensure such use.		
4a Was any supported organization not organized in the United States ("foreign supported organization")? If "Yes," and if you checked 12a or 12b in Part I, answer lines 4b and 4c below.		
b Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? If "Yes," describe in <b>Part VI</b> how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.		
c Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? If "Yes," explain in <b>Part VI</b> what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.		
5a Did the organization add, substitute, or remove any supported organizations during the tax year? If "Yes," answer lines 5b and 5c below (if applicable). Also, provide detail in <b>Part VI</b> , including (i) the names and EIN numbers of the supported organizations added, substituted, or removed; (ii) the reasons for each such action; (iii) the authority under the organization's organizing document authorizing such action; and (iv) how the action was accomplished (such as by amendment to the organizing document).		
b <b>Type I or Type II only.</b> Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
c <b>Substitutions only.</b> Was the substitution the result of an event beyond the organization's control?		
6 Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? If "Yes," provide detail in <b>Part VI</b> .		
7 Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (as defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? If "Yes," complete Part I of Schedule L (Form 990).		
8 Did the organization make a loan to a disqualified person (as defined in section 4958) not described on line 7? If "Yes," complete Part I of Schedule L (Form 990).		
9a Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons, as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? If "Yes," provide detail in <b>Part VI</b> .		
b Did one or more disqualified persons (as defined on line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? If "Yes," provide detail in <b>Part VI</b> .		
c Did a disqualified person (as defined on line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? If "Yes," provide detail in <b>Part VI</b> .		
10a Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? If "Yes," answer 10b below.		
b Did the organization have any excess business holdings in the tax year? (Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)		



**Part IV Supporting Organizations** (continued)

	Yes	No
11 Has the organization accepted a gift or contribution from any of the following persons?		
a A person who directly or indirectly controls, either alone or together with persons described on lines 11b and 11c below, the governing body of a supported organization?	11a	
b A family member of a person described on line 11a above?	11b	
c A 35% controlled entity of a person described on 11a or 11b above? If "Yes" to line 11a, 11b, or 11c, provide detail in Part VI.	11c	

**Section B. Type I Supporting Organizations**

	Yes	No
1 Did the governing body, members of the governing body, officers acting in their official capacity, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's officers, directors, or trustees at all times during the tax year? If "No," describe in Part VI how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove officers, directors, or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.	1	
2 Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? If "Yes," explain in Part VI how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised, or controlled the supporting organization.	2	

**Section C. Type II Supporting Organizations**

	Yes	No
1 Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? If "No," describe in Part VI how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).	1	

**Section D. All Type III Supporting Organizations**

	Yes	No
1 Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?	1	
2 Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? If "No," explain in Part VI how the organization maintained a close and continuous working relationship with the supported organization(s).	2	
3 By reason of the relationship described in line 2, above, did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? If "Yes," describe in Part VI the role the organization's supported organizations played in this regard.	3	

**Section E. Type III Functionally Integrated Supporting Organizations**

1 Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions).			
a <input type="checkbox"/> The organization satisfied the Activities Test. Complete line 2 below.			
b <input type="checkbox"/> The organization is the parent of each of its supported organizations. Complete line 3 below.			
c <input type="checkbox"/> The organization supported a governmental entity. Describe in Part VI how you supported a government entity (see instructions).			
2 Activities Test. Answer lines 2a and 2b below.		Yes	No
a Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? If "Yes," then in Part VI identify those supported organizations and explain how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.	2a		
b Did the activities described on line 2a, above, constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? If "Yes," explain in Part VI the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.	2b		
3 Parent of Supported Organizations. Answer lines 3a and 3b below.			
a Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? If "Yes" or "No," provide details in Part VI.	3a		
b Did the organization exercise a substantial degree of direction over the policies, programs, and activities of each of its supported organizations? If "Yes," describe in Part VI the role played by the organization in this regard.	3b		



**Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations**

- 1  Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 (explain in Part VI). See instructions. All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

Section A - Adjusted Net Income		(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	1	
2	Recoveries of prior-year distributions	2	
3	Other gross income (see instructions)	3	
4	Add lines 1 through 3.	4	
5	Depreciation and depletion	5	
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6	
7	Other expenses (see instructions)	7	
8	<b>Adjusted Net Income</b> (subtract lines 5, 6, and 7 from line 4)	8	

Section B - Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):		
a	Average monthly value of securities	1a	
b	Average monthly cash balances	1b	
c	Fair market value of other non-exempt-use assets	1c	
d	<b>Total</b> (add lines 1a, 1b, and 1c)	1d	
e	Discount claimed for blockage or other factors (explain in detail in Part VI):		
2	Acquisition indebtedness applicable to non-exempt-use assets	2	
3	Subtract line 2 from line 1d.	3	
4	Cash deemed held for exempt use. Enter 0.015 of line 3 (for greater amount, see instructions).	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by 0.035.	6	
7	Recoveries of prior-year distributions	7	
8	<b>Minimum Asset Amount</b> (add line 7 to line 6)	8	

Section C - Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, column A)	1	
2	Enter 0.85 of line 1.	2	
3	Minimum asset amount for prior year (from Section B, line 8, column A)	3	
4	Enter greater of line 2 or line 3.	4	
5	Income tax imposed in prior year	5	
6	<b>Distributable Amount.</b> Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions).	6	
7	<input type="checkbox"/> Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions).		



**Part V** Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations (continued)

Section D - Distributions		Current Year
1	Amounts paid to supported organizations to accomplish exempt purposes	1
2	Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	2
3	Administrative expenses paid to accomplish exempt purposes of supported organizations	3
4	Amounts paid to acquire exempt-use assets	4
5	Qualified set-aside amounts (prior IRS approval required) - provide details in Part VI	5
6	Other distributions (describe in Part VI). See instructions.	6
7	<b>Total annual distributions.</b> Add lines 1 through 6.	7
8	Distributions to attentive supported organizations to which the organization is responsive (provide details in Part VI). See instructions.	8
9	Distributable amount for 2022 from Section C, line 6	9
10	Line 8 amount divided by line 9 amount	10

Section E - Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2022	(iii) Distributable Amount for 2022
1	Distributable amount for 2022 from Section C, line 6		
2	Underdistributions, if any, for years prior to 2022 (reasonable cause required - explain in Part VI). See instructions.		
3	Excess distributions carryover, if any, to 2022		
a	From 2017 . . . . .		
b	From 2018 . . . . .		
c	From 2019 . . . . .		
d	From 2020 . . . . .		
e	From 2021 . . . . .		
f	<b>Total</b> of lines 3a through 3e		
g	Applied to underdistributions of prior years		
h	Applied to 2022 distributable amount		
i	Carryover from 2017 not applied (see instructions)		
j	Remainder. Subtract lines 3g, 3h, and 3i from line 3f.		
4	Distributions for 2022 from Section D, line 7: \$		
a	Applied to underdistributions of prior years		
b	Applied to 2022 distributable amount		
c	Remainder. Subtract lines 4a and 4b from line 4.		
5	Remaining underdistributions for years prior to 2022, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, explain in Part VI. See instructions.		
6	Remaining underdistributions for 2022. Subtract lines 3h and 4b from line 1. For result greater than zero, explain in Part VI. See instructions.		
7	<b>Excess distributions carryover to 2023.</b> Add lines 3j and 4c.		
8	<b>Breakdown of line 7:</b>		
a	Excess from 2018 . . . . .		
b	Excess from 2019 . . . . .		
c	Excess from 2020 . . . . .		
d	Excess from 2021 . . . . .		
e	Excess from 2022 . . . . .		



**Part VI**

**Supplemental Information.** Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a, and 3b; Part V, line 1; Part V, Section B, line 1e; Part V, Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information. (See instructions.)

Lined area for supplemental information.



Schedule B (Form 990)

Schedule of Contributors

OMB No. 1545-0047

2022

Department of the Treasury Internal Revenue Service

Attach to Form 990 or Form 990-PF. Go to www.irs.gov/Form990 for the latest information.

Name of the organization

Cape Canaveral Lighthouse Foundation Inc

Employer identification number

01-0655841

Organization type (check one):

Filers of:

Section:

Form 990 or 990-EZ

[X] 501(c)( 3 ) (enter number) organization

[ ] 4947(a)(1) nonexempt charitable trust not treated as a private foundation

[ ] 527 political organization

Form 990-PF

[ ] 501(c)(3) exempt private foundation

[ ] 4947(a)(1) nonexempt charitable trust treated as a private foundation

[ ] 501(c)(3) taxable private foundation

Check if your organization is covered by the General Rule or a Special Rule.

Note: Only a section 501(c)(7), (8), or (10) organization can check boxes for both the General Rule and a Special Rule. See instructions.

General Rule

[X] For an organization filing Form 990, 990-EZ, or 990-PF that received, during the year, contributions totaling \$5,000 or more (in money or property) from any one contributor. Complete Parts I and II. See instructions for determining a contributor's total contributions.

Special Rules

[ ] For an organization described in section 501(c)(3) filing Form 990 or 990-EZ that met the 33 1/3% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi), that checked Schedule A (Form 990), Part II, line 13, 16a, or 16b, and that received from any one contributor, during the year, total contributions of the greater of (1) \$5,000, or (2) 2% of the amount on (i) Form 990, Part VIII, line 1h; or (ii) Form 990-EZ, line 1. Complete Parts I and II.

[ ] For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than \$1,000 exclusively for religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals. Complete Parts I (entering "N/A" in column (b) instead of the contributor name and address), II, and III.

[ ] For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions exclusively for religious, charitable, etc., purposes, but no such contributions totaled more than \$1,000. If this box is checked, enter here the total contributions that were received during the year for an exclusively religious, charitable, etc., purpose. Don't complete any of the parts unless the General Rule applies to this organization because it received nonexclusively religious, charitable, etc., contributions totaling \$5,000 or more during the year . . . . . \$

Caution: An organization that isn't covered by the General Rule and/or the Special Rules doesn't file Schedule B (Form 990), but it must answer "No" on Part IV, line 2, of its Form 990; or check the box on line H of its Form 990-EZ or on its Form 990-PF, Part I, line 2, to certify that it doesn't meet the filing requirements of Schedule B (Form 990).




Name of organization

Cape Canaveral Lighthouse Foundation Inc

Employer identification number

01-0655841

**Part I** **Contributors** (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	Calvin Myer 	\$ 5,000	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
		\$	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
		\$	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
		\$	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
		\$	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
		\$	Person <input type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)



Complete if the organization answered "Yes" on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.

Attach to Form 990.

Go to www.irs.gov/Form990 for instructions and the latest information.

2022

Open to Public Inspection

Department of the Treasury Internal Revenue Service

Name of the organization

Employer identification number

Cape Canaveral Lighthouse Foundation Inc

01-0655841

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.

Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

Table with 3 columns: Line number, Description, (a) Donor advised funds, (b) Funds and other accounts. Includes questions 1-6 regarding donor advised funds.

Part II Conservation Easements.

Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

Table with 3 columns: Line number, Description, Held at the End of the Tax Year. Includes questions 1-9 regarding conservation easements.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

Table with 3 columns: Line number, Description, Amount. Includes questions 1a, 1b, 2 regarding art and historical treasures.



**Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets** (continued)

- 3 Using the organization's acquisition, accession, and other records, check any of the following that make significant use of its collection items (check all that apply):
- a  Public exhibition
  - b  Scholarly research
  - c  Preservation for future generations
  - d  Loan or exchange program
  - e  Other \_\_\_\_\_
- 4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.
- 5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection?  Yes  No

**Part IV Escrow and Custodial Arrangements.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

- 1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X?  Yes  No
- b If "Yes," explain the arrangement in Part XIII and complete the following table:
- |                                 | Amount |
|---------------------------------|--------|
| c Beginning balance             | 1c     |
| d Additions during the year     | 1d     |
| e Distributions during the year | 1e     |
| f Ending balance                | 1f     |
- 2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability?  Yes  No
- b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided on Part XIII

**Part V Endowment Funds.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

- 2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:
- a Board designated or quasi-endowment \_\_\_\_\_ %
  - b Permanent endowment \_\_\_\_\_ %
  - c Term endowment \_\_\_\_\_ %
- The percentages on lines 2a, 2b, and 2c should equal 100%.
- 3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:
- |                             | Yes    | No |
|-----------------------------|--------|----|
| (i) Unrelated organizations | 3a(i)  |    |
| (ii) Related organizations  | 3a(ii) |    |
- b If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R?
- 4 Describe in Part XIII the intended uses of the organization's endowment funds.

**Part VI Land, Buildings, and Equipment.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land				
b Buildings		846,100	75,027	771,073
c Leasehold improvements				
d Equipment		6,750	2,207	4,543
e Other <b>STMD1E</b>		26,650	2,471	24,179
<b>Total.</b> Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10c.)				799,795



**Part VII Investments - Other Securities.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely-held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
<b>Total.</b> (Column (b) must equal Form 990, Part X, col. (B) line 12.)		

**Part VIII Investments - Program Related.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
<b>Total.</b> (Column (b) must equal Form 990, Part X, col. (B) line 13.)		

**Part IX Other Assets.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1) Security deposit	250
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
<b>Total.</b> (Column (b) must equal Form 990, Part X, col. (B) line 15.)	250

**Part X Other Liabilities.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
<b>Total.</b> (Column (b) must equal Form 990, Part X, col. (B) line 25.)	

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FASB ASC 740. Check here if the text of the footnote has been provided in Part XIII







**SCHEDULE G  
(Form 990)**

**Supplemental Information Regarding Fundraising or Gaming Activities**

OMB No. 1545-0047

Department of the Treasury  
Internal Revenue Service

Complete if the organization answered "Yes" on Form 990, Part IV, line 17, 18, or 19, or if the organization entered more than \$15,000 on Form 990-EZ, line 6a.

Attach to Form 990 or Form 990-EZ.

Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for instructions and the latest information.

**2022**

Open to Public Inspection

Name of the organization

Employer identification number

Cape Canaveral Lighthouse Foundation Inc

01-0655841

**Part I Fundraising Activities.** Complete if the organization answered "Yes" on Form 990, Part IV, line 17. Form 990-EZ filers are not required to complete this part.

1. Indicate whether the organization raised funds through any of the following activities. Check all that apply.
- a  Mail solicitations
  - b  Internet and email solicitations
  - c  Phone solicitations
  - d  In-person solicitations
  - e  Solicitation of non-government grants
  - f  Solicitation of government grants
  - g  Special fundraising events
- 2a. Did the organization have a written or oral agreement with any individual (including officers, directors, trustees, or key employees listed in Form 990, Part VII) or entity in connection with professional fundraising services?  Yes  No
- b. If "Yes," list the 10 highest paid individuals or entities (fundraisers) pursuant to agreements under which the fundraiser is to be compensated at least \$5,000 by the organization.

(i) Name and address of individual or entity (fundraiser)	(ii) Activity	(iii) Did fundraiser have custody or control of contributions?		(iv) Gross receipts from activity	(v) Amount paid to (or retained by) fundraiser listed in col. (i)	(vi) Amount paid to (or retained by) organization
		Yes	No			
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
<b>Total</b>						

3. List all states in which the organization is registered or licensed to solicit contributions or has been notified it is exempt from registration or licensing.
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**Part II**

**Fundraising Events.** Complete if the organization answered "Yes" on Form 990, Part IV, line 18, or reported more than \$15,000 of fundraising event contributions and gross income on Form 990-EZ, lines 1 and 6b. List events with gross receipts greater than \$5,000.

		(a) Event #1	(b) Event #2	(c) Other events	(d) Total events	
		<u>Muscle Car</u> (event type)	<u>Marathon</u> (event type)	<u>None</u> (total number)	(add col. (a) through col. (c))	
Revenue	1	Gross receipts . . . . .	36,355	13,942	50,297	
	2	Less: Contributions . . . . .	20,080		20,080	
	3	Gross income (line 1 minus line 2) . . . . .	16,275	13,942	30,217	
Direct Expenses	4	Cash prizes . . . . .				
	5	Noncash prizes . . . . .	2,917		2,917	
	6	Rent/facility costs . . . . .	3,600	8,419	12,019	
	7	Food and beverages . . . . .	3,000		3,000	
	8	Entertainment . . . . .				
	9	Other direct expenses . . . . .	121	2,131	2,252	
	10	Direct expense summary. Add lines 4 through 9 in column (d) . . . . .				20,188
	11	Net income summary. Subtract line 10 from line 3, column (d) . . . . .				10,029

**Part III**

**Gaming.** Complete if the organization answered "Yes" on Form 990, Part IV, line 19, or reported more than \$15,000 on Form 990-EZ, line 6a.

		(a) Bingo	(b) Pull tabs/instant bingo/progressive bingo	(c) Other gaming	(d) Total gaming (add col. (a) through col. (c))
		1	Gross revenue . . . . .		
Direct Expenses	2	Cash prizes . . . . .			
	3	Noncash prizes . . . . .			
	4	Rent/facility costs . . . . .			
	5	Other direct expenses . . . . .			
	6	Volunteer labor . . . . .	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No	<input type="checkbox"/> Yes _____ % <input type="checkbox"/> No
7	Direct expense summary. Add lines 2 through 5 in column (d) . . . . .				
8	Net gaming income summary. Subtract line 7 from line 1, column (d) . . . . .				

- 9 Enter the state(s) in which the organization conducts gaming activities: \_\_\_\_\_
- a Is the organization licensed to conduct gaming activities in each of these states? . . . . .  Yes  No
- b If "No," explain: \_\_\_\_\_
- 10a Were any of the organization's gaming licenses revoked, suspended, or terminated during the tax year? . . . . .  Yes  No
- b If "Yes," explain: \_\_\_\_\_



Complete to provide information for responses to specific questions on  
Form 990 or 990-EZ or to provide any additional information.

2022

Department of the Treasury  
Internal Revenue Service

Attach to Form 990 or Form 990-EZ.  
Go to [www.irs.gov/Form990](http://www.irs.gov/Form990) for the latest information.

Open to Public  
Inspection

Name of the organization

Cape Canaveral Lighthouse Foundation Inc

Employer identification number

01-0655841

01. Members or stockholder classes and rights (Part VI, line 6)

The Foundation is governed solely by its Board of Directors. Members are non-voting and are not involved in the day to day activities of the Foundation. There are six (6) classes of membership based on the amount of the annual dues. Membership benefits consist primarily of access to the Cape Canaveral lighthouse and the Foundations' historical materials.

02. Form 990 governing body review (Part VI, line 11)

The Foundation's Treasurer and other key members of the governing body review Form 990 and approve the return prior to filing.

03. Governing documents, etc, available to public (Part VI, line 19)

The Foundation makes its documents available to the public upon request.

04. Statement of Revenue (Part VIII)

Revenue from the sale of inventory at the Keepers Cottage and Museum are reported through a nominee identification number on Form 1099-K. This income is 100% the Organizations and not the nominee.

05. List of other fees for services expenses (Part IX, line 11g)

Fees paid are for management and set-up services for the new museum and the new museum gift shop in the newly constructed Lighthouse Keepers Cottage. \$13,750



**Depreciation and Amortization**  
(Including Information on Listed Property)

Attach to your tax return.  
Go to [www.irs.gov/Form4562](http://www.irs.gov/Form4562) for instructions and the latest information.

Name(s) shown on return <b>Cape Canaveral Lighthouse Founda</b>	Business or activity to which this form relates <b>FORM 990 - 1</b>	Identifying number <b>01-0655841</b>
--	--	---

**Part I Election To Expense Certain Property Under Section 179**

Note: If you have any listed property, complete Part V before you complete Part I.

1 Maximum amount (see instructions) . . . . .	<b>1</b>	
2 Total cost of section 179 property placed in service (see instructions) . . . . .	<b>2</b>	
3 Threshold cost of section 179 property before reduction in limitation (see instructions) . . . . .	<b>3</b>	
4 Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0- . . . . .	<b>4</b>	
5 Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions . . . . .	<b>5</b>	
<b>6</b> (a) Description of property (b) Cost (business use only) (c) Elected cost		
7 Listed property. Enter the amount from line 29 . . . . .	<b>7</b>	
8 Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7 . . . . .	<b>8</b>	
9 Tentative deduction. Enter the smaller of line 5 or line 8 . . . . .	<b>9</b>	
10 Carryover of disallowed deduction from line 13 of your 2021 Form 4562 . . . . .	<b>10</b>	
11 Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions . . . . .	<b>11</b>	
12 Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11 . . . . .	<b>12</b>	
13 Carryover of disallowed deduction to 2023. Add lines 9 and 10, less line 12 . . . . .	<b>13</b>	

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.

**Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)**

14 Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year. See instructions . . . . .	<b>14</b>	
15 Property subject to section 168(f)(1) election . . . . .	<b>15</b>	
16 Other depreciation (including ACRS) . . . . .	<b>16</b>	<b>22,905</b>

**Part III MACRS Depreciation (Don't include listed property. See instructions.)**

**Section A**

17 MACRS deductions for assets placed in service in tax years beginning before 2022 . . . . .	<b>17</b>	
18 If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here . . . . .		<input type="checkbox"/>

**Section B - Assets Placed in Service During 2022 Tax Year Using the General Depreciation System**

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only-see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19a 3-year property						
b 5-year property		22,850	5	MQ	SL	571
c 7-year property						
d 10-year property						
e 15-year property						
f 20-year property						
g 25-year property			25 yrs.		S/L	
h Residential rental property			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

**Section C - Assets Placed in Service During 2022 Tax Year Using the Alternative Depreciation System**

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 30-year			30 yrs.	MM	S/L	
d 40-year			40 yrs.	MM	S/L	

**Part IV Summary (See instructions.)**

21 Listed property. Enter amount from line 28 . . . . .	<b>21</b>	
22 Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations - see instructions . . . . .	<b>22</b>	<b>23,476</b>
23 For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs . . . . .	<b>23</b>	

For Paperwork Reduction Act Notice, see separate instructions.



## Elections

(This page is e-filed with the return. Include it if paper-filing.)

2022 PG01

Name(s) as shown on return

SSN/EIN

Cape Canaveral Lighthouse Foundation Inc

01-0655841

## Section 1.263(a)-3(h) Safe Harbor Election for Small Taxpayers

NAME: Cape Canaveral Lighthouse Foundation Inc  
ADDRESS: PO Box 1978, Cape Canaveral, FL 32920  
SSN/EIN: 01-0655841

ELECTION: The amounts paid for repairs, maintenance, improvements and similar activities performed on the eligible building(s) described below qualify under the safe harbor provided in Reg. Section 1.263(a)-3(h)(1).

DESCRIPTION: Cape Cottage Museum.

**2024 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# N02000001956

**FILED**  
**Feb 02, 2024**  
**Secretary of State**  
**1258494867CC**

**Entity Name:** CAPE CANAVERAL LIGHTHOUSE FOUNDATION  
INCORPORATED

**Current Principal Place of Business:**

CAPE CANAVERAL LIGHTHOUSE  
CAPE CANAVERAL AIR FORCE STATION  
BREVARD COUNTY, FL 32925-2206

**Current Mailing Address:**

PO BOX 1978  
CAPE CANAVERAL, FL 32920-1978

**FEI Number: 01-0655841**

**Certificate of Status Desired: No**

**Name and Address of Current Registered Agent:**

CAPE CANAVERAL LIGHTHOUSE FOUNDATION  
2420 SYKES CREEK DRIVE  
MERRITT ISLAND, FL 32953 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE: BRENDAN MCMILLIN**

**02/02/2024**

Electronic Signature of Registered Agent

Date

**Officer/Director Detail :**

Title P  
Name ECKER, RONALD  
Address [REDACTED]  
City-State-Zip: [REDACTED]

Title TREASURER  
Name PASSARELLI, JAMES A  
Address [REDACTED]  
City-State-Zip: [REDACTED]

Title VP  
Name SMITH, SHANE  
Address [REDACTED]  
City-State-Zip: [REDACTED]

Title SECRETARY  
Name DOOLEY, JILL  
Address [REDACTED]  
City-State-Zip: [REDACTED]

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE: JAMES PASSARELLI**

**TREASURER**

**02/02/2024**

Electronic Signature of Signing Officer/Director Detail

Date





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation

CAPE CANAVERAL LIGHTHOUSE FOUNDATION INCORPORATED

### Filing Information

<b>Document Number</b>	N02000001956
<b>FEI/EIN Number</b>	01-0655841
<b>Date Filed</b>	03/13/2002
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	11/06/2002
<b>Event Effective Date</b>	NONE

### Principal Address

CAPE CANAVERAL LIGHTHOUSE  
 CAPE CANAVERAL AIR FORCE STATION  
 BREVARD COUNTY, FL 32925-2206

Changed: 03/24/2009

### Mailing Address

PO BOX 1978  
 CAPE CANAVERAL, FL 32920-1978

Changed: 03/24/2009

### Registered Agent Name & Address

Cape Canaveral Lighthouse Foundation  
 2420 Sykes Creek Drive  
 Merritt Island, FL 32953

Name Changed: 01/27/2021

Address Changed: 11/02/2023

### Officer/Director Detail

#### **Name & Address**

Title P

Ecker, Ronald



Title Treasurer

Passarelli, James A



Title VP

Smith, Shane



Title Secretary

Dooley, Jill



**Annual Reports**

Report Year	Filed Date
2023	01/18/2023
2023	11/02/2023
2024	02/02/2024

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Florida Department of State, Division of Corporations



## Consumer's Certificate of Exemption

DR-14  
R. 01/18

Issued Pursuant to Chapter 212, Florida Statutes

85-8012591628C-3	08/31/2022	08/31/2027	501(C)(3) ORGANIZATION
Certificate Number	Effective Date	Expiration Date	Exemption Category

This certifies that

CAPE CANAVERAL LIGHTHOUSE FOUNDATION INC  
1670 S FISKE BLVD  
ROCKLEDGE FL 32955-2535

Is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.



## Important Information for Exempt Organizations

DR-14  
R. 01/18

1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. See Rule 12A-1.038, Florida Administrative Code (F.A.C.).
2. Your *Consumer's Certificate of Exemption* is to be used solely by your organization for your organization's customary nonprofit activities.
3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.
4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register, and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).
5. It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violation will require the revocation of this certificate.
6. If you have questions about your exemption certificate, please call Taxpayer Services at 850-488-6800. The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.



# State of Florida



## Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of CAPE CANAVERAL LIGHTHOUSE FOUNDATION INCORPORATED, a Florida corporation, filed on March 13, 2002, as shown by the records of this office.

The document number of this corporation is N02000001956.

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capitol, this the  
Nineteenth day of March, 2002



CR2EO22 (1-99)

*Katherine Harris*

Katherine Harris  
Secretary of State

### ARTICLES OF INCORPORATION

The undersigned, acting as incorporators of a Corporation pursuant to Chapter 617 Florida Statutes (Not for Profit), adopts the following Articles of Incorporation of such corporation.

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

02 MAR 13 AM 10:40

FILED

#### ARTICLE I NAME

The name of the Corporation shall be the **Cape Canaveral Lighthouse Foundation Incorporated.**

#### ARTICLE II PLACE OF BUSINESS

The principal place of business will be the **Cape Canaveral Lighthouse, Cape Canaveral Air Force Station, Brevard County, Florida. The mailing address is Post Office Box 372012, Satellite Beach, Florida 32937.**

#### ARTICLE III PURPOSE

Acknowledging the singular significance of the Cape Canaveral Lighthouse among all American lighthouses, in that it is the only fully operational lighthouse owned by the United States Air Force, the purpose of organizing the Cape Canaveral Lighthouse Foundation, Inc. is to assist the 45<sup>th</sup> Space Wing in preserving, protecting, and interpreting the Cape Canaveral Lighthouse and its historical significance to the Florida Space Coast, State of Florida and our Nation. In furtherance thereof, the Foundation will generate, receive, hold and administer, all monetary and in kind donations to said Foundation.

#### ARTICLE IV BOARD OF DIRECTORS

The initial Board of Directors will consist of the Incorporators of the Corporation and the manner of appointment of additional directors will be stated in the Bylaws.

#### ARTICLE V

The number constituting the initial Board of Directors of the Corporation is three. Their names and addresses are:

##### Incorporators:

Randall K. Horn  
Christy A. Lehnertz  
G. Kay Witt, Esq.



#### ARTICLE VI

The Corporation designates the following individual to act as the Registered Agent, in the State of Florida.

**Elbert E. "Sonny" Witt, PhD  
CCAFS/CD  
180 W. Skid Strip Road  
Patrick AFB, Florida 32925-2330**



Signature of Registered Agent

Having been named as registered agent to accept service of process for the above stated Corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

*Elbert E. "Sonny" Witt*

Elbert E. "Sonny" Witt, PhD

02 MAR 13 AM 10:40  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED

Signatures of Incorporators

*Christy A. Lehnertz*  
Christy A. Lehnertz

date

*2/15/02 G. Kay Witt Esq.*  
G. Kay Witt, Esq.

State of Florida, County of Brevard

The forgoing instrument was acknowledged and sworn to before me this 15 day of February, 2002, by Christy A. Lehnertz and of the Cape Canaveral Lighthouse Foundation, Inc.

*G. Kay Witt Esq*



*Cindy Williams*  
Notary Public  
My commission expires

*Randall K. Horn*

Randall K. Horn

*21 Feb 2002*

date

State of Alabama, County of Lauderdale

The forgoing instrument was acknowledged and sworn to before me this 21 day of February, 2002, by Randall K. Horn of the Cape Canaveral Lighthouse Foundation, Inc.

*Regina B. Sherrill*

Seal

Notary Public  
My commission expires

MY COMMISSION EXPIRES JULY 02, 2002



**Cape Canaveral Lighthouse Foundation, Inc**  
**P.O. Box 1978**  
**Cape Canaveral, Florida 32920**  
**321-351-5052**

**Officers**

21 September 2023

Ronald L. Ecker  
President

Colonel Anthony Graham  
Vice Commander, Support

Shane Smith  
1<sup>st</sup> Vice President

Space Launch Delta 45  
1201 Edward H. White II Street, Bldg 423  
Patrick SFB, FL 32925

Todd McDowell  
2<sup>nd</sup> Vice President

Dear Colonel Graham:

Brendan McMillin  
Treasurer

Thank you again for meeting with our Cape Canaveral Lighthouse Foundation (CCLF) leadership on 6 September 2023 to discuss the foundation's mission and activities. We appreciate your willingness to review the history and current status of our long-standing partnership with Space Launch Delta 45, to include the continuation of the CCLF Use License Agreement No. USAF-AFSPC-DBEH-15-2-0261, executed on 2 July 2015.

Jill Dooley  
Secretary

**Directors**

Sharon Crockett

Per your request, the CCLF hereby requests your concurrence that the referenced CCLF Use License Agreement is formally extended in perpetuity, or until such revised Term of Expiration as the SLD 45 sees fit. Towards this end, we will work with your Civil Engineering lead(s) to document the fact that the referenced agreement is (and will be) continued despite the "Term Expiration Date" of 31 March 2020 noted in the agreement. As we highlighted, the CCLF is in the process of submitting grant applications in order to complete our ongoing historical replication and restoration project(s) on the Cape Canaveral Lighthouse grounds. These grant applications will require documentation demonstrating that our CCLF Use License Agreement is current. So, the documentation above will be a critical piece of the submittal package in early 2024.

Christine Ecker

George Eustis

Nancy Garwood

Rocky Johnson

Patricia Lautner

Jeanna Merrifield

R. Norman Moody

Mary Anne Moore

James Passarelli

Larry Ostarly

Michele Rohrmann

Dixie Sansom

RADM James Underwood

Maj Gen B. Edwin Wilson

Lisa Wilson

Again, thank you for making the time to discuss these important topics with our leadership team. We look forward to serving SLD 45 for many more years!

Very Respectfully,

Ron Ecker, President  
Cape Canaveral Lighthouse Foundation

[www.canaverallight.org](http://www.canaverallight.org)

**A COPY OF THE OFFICIAL REGISTRATION AND FINANCIAL INFORMATION MAY BE OBTAINED FROM THE DIVISION OF CONSUMER SERVICES BY CALLING TOLL-FREE WITHIN THE STATE. REGISTRATION DOES NOT IMPLY ENDORSEMENT, APPROVAL, OR RECOMMENDATION BY THE STATE."**

Cape Canaveral Lighthouse Foundation Incorporated  
 Registration Number :CH36475« 1-800-HELP-FLA (435-7352) [www.FloridaConsumerHelp](http://www.FloridaConsumerHelp)



From: **GRAHAM, ANTHONY C Col USAF SSC SLD 45/CV**  
<[anthony.graham@spaceforce.mil](mailto:anthony.graham@spaceforce.mil)>  
Date: Thu, Sep 21, 2023, 10:51 AM  
Subject: RE: [Non-DoD Source] CCLF Use License Agreement  
To: Lighthouse Foundation President <[cclf-president@canaverallight.org](mailto:cclf-president@canaverallight.org)>  
Cc: CRICK, TIFFANY L Capt USSF SSC SLD 45/CVE <[tiffany.crick.3@spaceforce.mil](mailto:tiffany.crick.3@spaceforce.mil)>

CONCUR

Thanks

v/r

ABC

Anthony C. Graham, Col, USAF

Vice Commander, Space Launch Delta 45

Comm: 321-494-6609

DSN: 854-6609

**From:** Lighthouse Foundation President <[cclf-president@canaverallight.org](mailto:cclf-president@canaverallight.org)>  
**Sent:** Thursday, September 21, 2023 10:44 AM  
**To:** GRAHAM, ANTHONY C Col USAF SSC SLD 45/CV <[anthony.graham@spaceforce.mil](mailto:anthony.graham@spaceforce.mil)>  
**Cc:** CRICK, TIFFANY L Capt USSF SSC SLD 45/CVE <[tiffany.crick.3@spaceforce.mil](mailto:tiffany.crick.3@spaceforce.mil)>  
**Subject:** [Non-DoD Source] CCLF Use License Agreement

Dear Colonel Graham

Per your request, the CCLF hereby requests your concurrence that the referenced CCLF Use License Agreement is formally extended in perpetuity, or until such revised Term of Expiration as the SLD 45 sees fit.

Thank you for all you do to keep our light shining into the future.

Ron Ecker, President

Cape Canaveral Lighthouse Foundation

[cclf-president@canaverallight.org](mailto:cclf-president@canaverallight.org)

321-591-9844

License No. USAF-AFSPC-DBEH-15-2-0261

**DEPARTMENT OF THE AIR FORCE**

**LICENSE**  
**TO**  
**THE CAPE CANAVERAL LIGHTHOUSE FOUNDATION**

**TO USE PROPERTY LOCATED**  
**ON**  
**CAPE CANAVERAL AIR FORCE STATION**



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License No. USAF-AFSPC-DBEH-15-2-0261

## DEPARTMENT OF THE AIR FORCE

### LICENSE

## TO THE CAPE CANAVERAL LIGHTHOUSE FOUNDATION

## TO USE PROPERTY LOCATED ON CAPE CANAVERAL AIR FORCE STATION

### PREAMBLE

**THE SECRETARY OF THE AIR FORCE**, hereinafter referred to as “Grantor”, acting under the authority of 10 U.S.C. § 8013, hereby grants to The Cape Canaveral Lighthouse Foundation, a corporation or business entity organized and doing business under the laws of the State of Florida, hereinafter referred to as “Grantee”, a License at will for real property surrounding the Cape Canaveral Air Force Station Lighthouse at Cape Canaveral Air Force Station, hereinafter referred to as “Installation,” identified in **EXHIBITS A and B**, both attached hereto and made a part hereof, hereinafter referred to as the “Premises.” Grantor and Grantee, when referred to together, are hereinafter referred to as the “Parties.” For purposes of this License, Grantor includes the United States Government and the Department of the Air Force. The purpose of this License is to allow the Grantee to use land for the development, construction and maintenance of historically significant buildings, structures and infrastructure associated with the Lighthouse.

**THIS LICENSE** is granted subject to the following conditions.

### BASIC TERMS

#### 1. TERM

**1.0.** The term of this License shall be five (5) years commencing 1 April 2015 (“Term Beginning Date”) and ending 31 March 2020 (“Term Expiration Date”), unless sooner terminated by Grantor. The obligations of Grantee (excluding those of Condition 2), including those regarding remediation of environmental damage and removal of structures, facilities, and equipment installed by Grantee, shall remain in effect after the termination of this License unless otherwise agreed to by the Parties.



## **2. RENT**

**2.1.** The consideration for this license will be the protection, care and maintenance of the Premises.

**2.2.** The use, operation, and occupation of the Premises pursuant to this License shall be without cost or expense to the Department of the Air Force.

## **3. CORRESPONDENCE**

**3.0.** All correspondence to be sent and notices to be given pursuant to this License shall be addressed, if to Grantor, to 45 CES/CEI, Real Property Office, 1224 Jupiter Street, Patrick AFB, Florida 32925, and, if to Grantee, to P.O. Box 1978, Cape Canaveral, Florida 32920, or as may from time to time otherwise be directed by the Parties. Notice shall be deemed to have been duly given if and when enclosed in a properly sealed envelope or wrapper addressed as aforesaid, deposited, postage prepaid, and postmarked in a post office regularly maintained by the United States Postal Service or any recognized delivery service.

## **4. USE OF THE PREMISES**

**4.1.** The use, operation, and occupation of the Premises are subject to the general supervision and control of the Installation Commander or his duly authorized representative, hereinafter referred to as "said officer."

**4.2.** In accepting the rights, privileges, and obligations established hereunder, Grantee recognizes that the Installation serves the national defense and that Grantor will not permit the Grantee to interfere with the Installation's military mission. This Installation is an operating military Installation which is closed to the public and is subject to the provisions of the Internal Security Act of 1950, 50 U.S.C. § 797 and of 18 U.S.C. § 1382. Access to the Installation is subject to the control of its Commanding Officer and is governed by such regulations and orders as have been lawfully promulgated or approved by the Secretary of Defense or by any designated military commander. Any access granted to Grantee, its officers, employees, contractors of any tier, agents, and invitees is subject to such regulations and orders. This License is subject to all regulations and orders currently promulgated or which may be promulgated by lawful authority as well as all other conditions contained in this License. Violation of any such regulations, orders, or conditions may result in the termination of this License. Such regulations and orders may, by way of example and not by way of limitation, include restrictions on who may enter, how many may enter at any one time, when they may enter, and what areas of the Installation they may visit, as well as requirements for background investigations, including those for security clearances, of those entering. Grantee is responsible for the actions of its officers, employees, contractors of any tier, agents, and invitees while on the Installation and acting under this License.



**4.3.** In the event all or any portion of the Premises shall be needed by the United States or in the event the presence of Grantee's property shall be considered detrimental to governmental activities, Grantee shall, from time to time and at Grantee's expense, upon notice to do so, and as often as so notified, remove or relocate its property to such other location or locations on the Premises (or substitute land of Grantor which shall then become part of the Premises) as may be designated by said officer, and in the event Grantee's property shall not be removed or relocated within thirty (30) days after any aforesaid notice, the Installation Commander may cause the same to be done at the expense of the Grantee.

## **5. DEFAULT, REMEDIES, AND TERMINATION**

**5.0.** This License may be terminated at will by the Grantor and such termination shall not create any liability on the part of Grantor for Grantee's costs, anticipated profits or fees, and costs of construction, installation, maintenance, upgrade, and removal of facilities, or any other costs, profits, or fees, and any such costs and anticipated profits or fees will not be recoverable from Grantor.

## **OPERATION OF THE PREMISES**

### **6. EASEMENTS AND RIGHTS OF WAY**

**6.0.** This License is subject to all outstanding easements, rights-of-way, leases, permits, licenses, and uses for any purpose with respect to the Premises. Grantor shall have the right to grant additional easements, rights-of-way, leases, permits, and licenses, and make additional uses with respect to the Premises with due regard for this License.

### **7. CONDITION OF PREMISES**

**7.0.** Grantee has inspected and knows the condition of the Premises. The Premises are granted in an "as is, where is" condition without any warranty, representation, or obligation on the part of Grantor to make any alterations, repairs, improvements, or corrections to defects whether patent or latent. At such times and for such part of the Premises as said officer may determine, the Parties will sign a Physical Condition Report to reflect the condition of the Premises prior to the Premises being disturbed by the activities of Grantee. Such Report shall be used to indicate the condition of the Premises prior to their being disturbed in order to compare them with the Premises subsequent to the activities of Grantee to ensure Grantee has returned the Premises to the condition required by this License.

### **8. MAINTENANCE OF THE PREMISES**

**8.0.** Regarding the Grantee's use of the Premises and its property on the Premises, Grantee shall, at all times, protect, repair, and maintain the Premises in good order and condition at its own expense and without cost or expense to Grantor. Grantee shall exercise due diligence in protecting the Premises against damage or destruction by fire,



vandalism, theft, weather, or other causes related to Grantee's activities. Any property on the Premises damaged or destroyed by Grantee incident to the exercise of the rights and privileges herein granted shall be promptly repaired or replaced by Grantee to the satisfaction of said officer.

## 9. TAXES

**9.0. Grantee Payment of Taxes.** The Grantee shall pay to the proper authority, when and as the same become due and payable, all taxes, assessments, and similar charges which, at any time during the term of this License may be imposed on the Grantee or the Premises.

## 10. INSURANCE

**10.1. Risk of Loss.** The Grantee shall, in any event and without prejudice to any other rights of the Government, bear all risk of loss or damage or destruction to the Premises, including any buildings, improvements, fixtures, or other property thereon, arising from any causes whatsoever, with or without fault by the Government; provided, however, the Government shall not be relieved of responsibility for loss or damage that is solely the result of the gross negligence or willful misconduct of the Government to the extent such loss or damage is not covered by coverage of insurance required under this License.

**10.2. License Insurance Coverage.** During the entire period this License shall be in effect, the Grantee, at no expense to the Government, will carry and maintain, and as appropriate, require any contractor performing work on the Premises to carry and maintain, the following at no expense to the Government, the following insurance coverages:

10.2.1. Property insurance coverage against loss or damage by open perils or its equivalent, including fire, in an amount not less than One Hundred Percent (100%) of the full replacement cost of the buildings, building improvements, improvements to the land, fixtures, and personal property on the Premises. The policies of insurance carried in accordance with this Condition shall contain a "Replacement Cost Endorsement." Such full replacement cost shall be determined from time to time, upon the written request of the Government or the Grantee, but not more frequently than once in any twenty-four (24) consecutive calendar month period (except in the event of substantial changes or alterations to the Premises undertaken by the Grantee as permitted under the provisions of the License).

10.2.2. Commercial general liability insurance, on an occurrence basis, insuring against claims for bodily injury, death and property damage, occurring upon, in or about the Premises, including any building thereon and sidewalks, streets, passageways and interior space used to access the Premises. Such insurance must be effective at all times throughout the License Term, with limits of not less than single limit minimum coverage of \$5 million each occurrence and \$10 million aggregate, and include coverage for fire, legal liability, and medical payments. This coverage may be provided under primary



liability and umbrella excess liability policies.

10.2.3. If and to the extent required by law, Workers' compensation or similar insurance covering all persons employed in connection with the work and with respect to whom death or bodily injury claims could be asserted against the Government or the Grantee, in form and amounts required by law (statutory limits), and employers' liability, with limits of \$5 million each coverage and policy limit.

**10.3. General Requirements.** All insurance required by this License shall be: (i) effected under valid and enforceable policies, in such forms and amounts required under this License; (ii) underwritten by insurers authorized to underwrite insurance in the State where the Premises are located, and must have a rating of at least B+ by the most recent edition of *Best's Key Rating Guide*; (iii) provide that no reduction in amount or material change in coverage thereof shall be effective until at least sixty (60) days after receipt by the Government of written notice thereof; (iv) provide that any cancellation of insurance coverage based on nonpayment of the premium shall be effective only upon ten (10) days' written notice to the Government; (v) provide that the insurer shall have no right of subrogation against the Government; and (vi) be reasonably satisfactory to the Government in all other respects. The Government shall appear in all policies as 45 CES/CEI, Real Property Office, 1224 Jupiter Street, Patrick AFB, Florida 32925. In no circumstance will the Grantee be entitled to assign to any third party rights of action that the Grantee may have against the Government. The Grantee understands and agrees that cancellation of any insurance coverage required to be carried and maintained by the Grantee or contractor under this License will constitute a failure to comply with the terms of the License, and the Government shall have the right to terminate the License upon receipt of any such cancellation notice, but only if the Grantee fails to cure such noncompliance to the extent allowed.

**10.4. Commercial general liability and business auto liability insurance required** pursuant to this agreement shall be maintained for the limits specified, and shall provide coverage for the mutual benefit of the Grantee and the Government as an additional insured with equal standing with the named insured for purposes of submitting claims directly with the insurer. Property policies will provide for the Government as a loss payee to the same coverage as the named insured.

**10.5. Evidence of Insurance.** The Grantee shall deliver or cause to be delivered upon execution of this License (and thereafter not less than fifteen (15) days prior to the expiration date of each policy furnished pursuant to this License), at the Government's option, a certified copy of each policy of insurance required by this License, or a certificate of insurance evidencing the insurance and conditions relating thereto required by this License, in a form acceptable to the Government, and including such endorsements necessary.

**10.6. Damage or Destruction of Premises.** In the event all or part of the Premises is damaged (except *de minimis* damage) or destroyed, the Grantee shall promptly give



notice thereof to the Government and the Parties shall proceed as follows:

10.6.1. In the event that the Government in consultation with the Grantee determines that the magnitude of damage is so extensive that the Premises cannot be used by the Grantee for its operations and the repairs, rebuilding, or replacement of the Premises cannot reasonably be expected to be substantially completed within three (3) months of the occurrence of the casualty (“Extensive Damage or Destruction of Premises”), either Party may terminate this License as provided herein. If this License is terminated, any insurance proceeds received as a result of any casualty loss to the Premises shall be applied to the restoration of the Premises prior to being afforded to the Grantee.

10.6.2. In the event that the Government in consultation with the Grantee shall determine that Extensive Damage or Destruction of the Premises has not occurred, neither Party shall have the right to terminate this License. The Grantee shall, as soon as reasonably practicable after the casualty, restore the Premises as nearly as possible to the condition that existed immediately prior to such loss or damage. Any insurance proceeds received as a result of any casualty loss to the Premises shall be applied first to restoring the damaged area and removing any related debris to the reasonable satisfaction of the Government and second, to repairing, rebuilding, and/or replacing the Premises to the reasonable satisfaction of the Government.

10.6.3. Notwithstanding any other provision of this License, the Grantee may, with the prior consent of the Government, self-insure any risk for which insurance coverage is required under this License; provided, however, that if the Grantee’s statutory limits of liability or other impediments to the assumption of liability are less than the limits of insurance required in this License, the Grantee shall obtain commercial coverage which is sufficient in amount and nature to satisfy the insurance requirements of this License when added to any such self-insurance. In order to obtain the consent of the Government to self-insure, the Grantee shall provide the Government with a writing setting forth the limitations and impediments, if any, to which the Grantee’s self-insurance is subject, the Grantee’s source of funds to pay any claim from any risk for which insurance is required under this License, and any other information which the Government may require to assess the Grantee’s request. If commercial insurance is required for any purpose, the total amount of commercial insurance and self-insurance shall meet the dollar limitations provided in this License.

## **11. ALTERATIONS**

**11.0.** No additions to or alterations of the Premises shall be made without the prior written approval of said officer.

## **12. COSTS OF UTILITIES/SERVICES**

**12.0.** Regarding the Grantee’s use of the Premises and its property on the Premises, Grantee is responsible for all utilities, janitorial services, building maintenance, and



grounds maintenance for the Premises without cost to the Department of the Air Force. The Air Force may, if its capabilities permit, consent to provide certain of these services to Grantee on a reimbursable basis.

### **13. RESTORATION**

**13.0.** On or before (or, in the case of abandonment, after) the date of expiration of this License or its termination by the Grantor, Grantee shall vacate the Premises, remove its property therefrom, and restore the Premises to its original condition without expense to the United States. Such restoration shall include, if applicable, removal of contamination caused by Grantee.

## **CHANGES IN OWNERSHIP OR CONTROL**

### **14. TRANSFER, ASSIGNMENT, SUBLETS, OR DISPOSAL**

**14.0.** Grantee shall not transfer, permit, license, assign, lease, or dispose of in any way, including, but not limited to, voluntary or involuntary sale, merger, consolidation, receivership, or other means (all referred to in this Condition 14 as "transfer"), this License or any interest therein or any property on the Premises, or otherwise create any interest therein.

### **15. LIENS AND MORTGAGES**

**15.0.** Grantee shall not engage in any financing or other transaction creating any mortgage upon the Premises, place or suffer to be placed upon the Premises any lien or other encumbrance, or suffer any levy or attachment to be made on Grantee's interest in the Premises under this License. On the date of the execution or filing of record of any such mortgage, encumbrance, or lien, regardless of whether or when it is foreclosed or otherwise enforced, this License shall terminate without further action by Grantor.

## **ENVIRONMENT**

### **16. ENVIRONMENTAL COMPLIANCE**

**16.1.** In its activities under this License, Grantee shall comply with all applicable environmental requirements, and in particular those requirements concerning the protection and enhancement of environmental quality, pollution control and abatement, safe drinking water, and solid and hazardous waste. Responsibility for compliance with such requirements rests exclusively with Grantee, including liability for any fines, penalties, or other similar enforcement costs.

**16.2.** The Licensee shall comply with the Cape Canaveral Air Force Station and 45 Space Wing spill prevention control and countermeasure plan and hazardous materials/wastes plan, or in the alternative, its own such plans for operations on the



Premises, provided the plans have been approved by the appropriate regulatory authorities and are acceptable to the Commander.

## **17. ASBESTOS-CONTAINING MATERIALS AND LEAD-BASED PAINT**

**17.1. Asbestos-Containing Materials (ACM).** The Grantee is warned that the Leased Premises may contain current and former improvements, such as buildings, facilities, equipment, and pipelines, above and/or below the ground, that may contain ACM. The grantee shall refer to the Environmental Baseline Survey (EBS) attached here as Exhibit D for disclosure of known ACM on the Premises. The Government is not responsible for any handling, removal or containment of asbestos or ACM, associated with or attributable to improvements of the Premises by the grantee or, to the extent consistent with applicable law, for any liability related thereto.

**17.2. Lead-Based Paint (LBP).** The Grantee recognizes and acknowledges that LBP materials may be present on exterior and interior surfaces of facilities within the Premises or in the soil. The Grantee will be responsible at its sole cost and expense for the management, maintenance, removal and disposal of all LBP either located in or attributable to the Improvements of the Premises by the Grantee. Removal and disposal of LBP must be carried out in compliance with all Applicable Laws.

## **18. SAFETY, HAZARDOUS MATERIALS, AND WASTE MANAGEMENT**

**18.1.** Grantee, at its expense, shall comply with all applicable laws on occupational safety and health, the handling and storage of hazardous materials, and the proper handling and disposal of hazardous wastes and hazardous substances generated by its activities. Responsibility for the costs of proper handling and disposal of hazardous wastes and hazardous substances discovered on the Premises is governed by applicable law. The terms hazardous materials, hazardous wastes, and hazardous substances are as defined in the Federal Water Pollution Control Act, the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, the Solid Waste Disposal Act, the Clean Air Act, and the Toxic Substances Control Act, and their implementing regulations, as they have been or may be amended from time to time.

**18.2.** Any unexploded ordnance, as that term is defined in Title 10, United States Code, discovered on the Premises by Grantee is the responsibility of Grantor and will not be disturbed by Grantee but, upon discovery, shall be immediately reported to said officer.

## **19. HISTORIC PRESERVATION**

**19.0.** Grantee shall not remove or disturb, or cause or permit to be removed or disturbed, any historical, archaeological, architectural, or other cultural artifacts, relics, vestiges, remains, or objects of antiquity. In the event such items are discovered on the Premises, Grantee shall cease its activities at the site and immediately notify said officer and protect



the site and the material from further disturbance until said officer gives clearance to proceed. Any costs resulting from this delay shall be the responsibility of Grantee.

## **20. INSTALLATION RESTORATION PROGRAM (IRP)**

**20.1. IRP Records.** On or before the Term Beginning Date, the Government shall provide the Grantee access to the IRP records applicable to the Premises, if any, and thereafter shall provide to the Grantee a copy of any amendments to or restatements of the IRP records affecting the Premises. If the Installation has been listed on the National Priorities List (NPL) at the time this License is granted, or is listed subsequent to the granting of this License, the Air Force will provide the Grantee with a copy of any Federal Facility Agreement (FFA) that is entered into between the Air Force and the U.S. Environmental Protection Agency (USEPA), along with any amendments to the FFA when they become effective. Should any conflict arise between the terms of the FFA as it may be amended and the provisions of this License, the terms of the FFA shall govern.

**20.2. No Liability for Interference.** The Grantee expressly acknowledges that it fully understands the potential for some or all of the response actions to be undertaken with respect to the IRP may impact the Grantee's quiet use and enjoyment of the Premises. The Grantee agrees that notwithstanding any other provision of this License, the Government shall have no liability to the Grantee should implementation of the IRP or other hazardous waste cleanup requirements, whether imposed by law, regulatory agencies, or the Government or the Department of Defense, interfere with the Grantee's use of the Premises. The Grantee shall have no claim or cause of action against the United States, or any officer, agent, employee, contractor, or subcontractor thereof, on account of any such interference, whether due to entry, performance of remedial or removal investigations, or exercise of any right with respect to the IRP or under this License or otherwise.

**20.3. Government Right of Entry.** The Government and its officers, agents, employees, contractors, and subcontractors shall have the right, upon reasonable notice to the Grantee, to enter upon the Premises for the purposes enumerated in this Condition.

20.3.1. To conduct investigations and surveys, including, where necessary, drilling, soil and water samplings, test pitting, testing soil borings, and other activities related to the IRP;

20.3.2. To inspect field activities of the Government and its contractors and subcontractors in implementing the IRP;

20.3.3. To conduct any test or survey related to the implementation of the IRP or environmental conditions at the Premises or to verify any data submitted to the United States Environmental Protection Agency (EPA) or the State environmental department by the Government relating to such conditions; and



20.3.4. To construct, operate, maintain, or undertake any other response or remedial action as required or necessary under the IRP, including, but not limited to, monitoring wells, pumping wells, and treatment facilities. Any investigations and surveys, drilling, test pitting, test soil borings, and other activities undertaken pursuant to this Subparagraph 20.3.4 shall be conducted in a manner that is as inconspicuous as practicable. Any monitoring wells, pumping wells, and treatment facilities required pursuant to this Paragraph 20.3.4 shall be designed and installed to be as inconspicuous as practicable. The Government shall attempt to minimize any interference with the Grantee's quiet use and enjoyment of the Premises arising as the result of such wells and treatment facilities. The Government shall, subject to the availability of appropriations therefor, repair any damage caused by its exercise of the rights in this Paragraph.

**20.4. Response or Remedial Actions.** The Grantee agrees to comply with the provisions of any health or safety plan in effect under the IRP or any hazardous substance remediation or response agreement with environmental regulatory authorities during the course of any of the above described response or remedial actions. Any inspection, survey, investigation, or other response or remedial action will, to the extent practicable, be coordinated with representatives designated by the Grantee. The Grantee or its invitees shall have no claim arising from such entries against the Government or any of its officers, agents, employees, contractors, or subcontractors. In addition, the Grantee shall comply with all applicable Federal, state, and local occupational safety and health regulations.

**20.5. Alterations and Environmental Cleanup.** The Grantee further agrees that it shall deliver to the Government prior written notice accompanied by a detailed written description of all proposals for any Alterations (as defined in Condition 11) that may impede or impair any activities under the IRP, or the FFA if applicable, or are to be undertaken in certain areas of the Premises identified as "Areas of Special Notice" on **Exhibit C** to this License. These Areas of Special Notice consist of either "Operable Units" (as defined in the National Contingency Plan) or other areas of concern because of the potential for environmental contamination and include buffer areas as shown on **Exhibit C**. The notice and accompanying written description of such proposals shall be provided to the Government sixty (60) days in advance of the commencement of any such Alterations. In addition, Alterations shall not commence until Grantee has complied with the provisions of Condition 11. The detailed written description must include the effect such planned work may have on site soil and groundwater conditions and the cleanup efforts contemplated under the IRP and the FFA, if applicable. Notwithstanding the preceding three sentences, the Grantee shall be under no obligation to provide advance written notice of any Alterations that will be undertaken totally within any structure located on the Premises, provided that such work will not impede or impair any activities under the IRP or the FFA, if applicable. However, any work below the floor of any such structure within any Area of Special Notice that will involve excavating in and/or disturbing concrete flooring, soil and/or groundwater, or will impede or impair any activities under the IRP or the FFA, if applicable, will be subject to the sixty (60) day notice requirement imposed by this Condition 20.5.



## **21. ENVIRONMENTAL BASELINE SURVEY/ CONDITION OF PROPERTY**

**21.0.** An Environmental Baseline Survey (EBS) or EBS waiver for the Premises dated April 2014, has been delivered to the Grantee and is attached as **Exhibit D** hereto. If provided, the EBS sets forth those environmental conditions and matters on and affecting the Premises on the Term Beginning Date as determined from the records and analyses reflected therein. The EBS is not, and shall not constitute, a representation or warranty on the part of the Government regarding the environmental or physical condition of the Premises, and the Government shall have no liability in connection with the accuracy or completeness thereof. In this regard the Grantee acknowledges and agrees that the Grantee has relied, and shall rely, entirely on its own investigation of the Premises in determining whether to enter into this License. A separate EBS for the Premises shall be prepared by the Government, after the expiration or earlier termination of this License ("Final EBS"). Such Final EBS shall document the environmental conditions and matters on and affecting the Premises on the Term Expiration Date as determined from the records and analyses reflected therein. The Final EBS will be used by the Government to determine whether the Grantee has fulfilled its obligations to maintain and restore the Premises under this License including, without limitation, Paragraphs 13 and 16.

## **GENERAL PROVISIONS**

### **22. GENERAL PROVISIONS (AIR FORCE PROPERTY)**

**22.0.** Any interference with the use of or damage to property under control of the Department of the Air Force, incident to the exercise of the rights and privileges herein granted shall be promptly corrected by Grantee to the satisfaction of said officer. If Grantee fails to promptly repair or replace any such property after being notified to do so by said officer, said officer may repair or replace such property and Grantee shall be liable for the costs of such repair or replacement.

### **23. SPECIAL PROVISIONS**

**23.0.** RESERVED.

### **24. RIGHTS NOT IMPAIRED**

**24.1. Rights Not Impaired.** Nothing contained in this License shall be construed to diminish, limit, or restrict any right, prerogative, or authority of the Government over the Premises relating to the security or mission of the Installation, the health, welfare, safety, or security of persons on the Installation, or the maintenance of good order and discipline on the Installation, as established in law, regulation, or military custom.

**24.2. Installation Access.** The Grantee acknowledges that it understands that the Installation is an operating military Installation that could remain closed to the public and accepts that the Grantee's operations may from time to time be restricted temporarily or



permanently due to the needs of national defense. Access on the Installation may also be restricted due to inclement weather and natural disasters. The Grantee further acknowledges that the Government strictly enforces Federal laws and Air Force regulations concerning controlled substances (drugs) and that personnel, vehicles, supplies, and equipment entering the Installation are subject to search and seizure under 18 U.S.C. § 1382. The Government will use reasonable diligence in permitting the Grantee access to the Premises at all times, subject to the provisions of this paragraph. Notwithstanding the foregoing, the Grantee agrees the Government will not be responsible for lost time or costs incurred due to interference, delays in entry, temporary loss of access, barring of individual employees from the base under Federal laws authorizing such actions, limitation, or withdrawal of an employee's on-base driving privileges, or any other security action that may cause employees to be late to, or unavailable at, their work stations, or delay arrival of parts and supplies. The Government retains the right to refuse access to the Premises by the Grantee Parties. The Grantee, its assignees, employees, and invitees fully agree to abide with all access restrictions imposed by the Government in the interest of national defense.

**24.3. Permanent Removal and Barment.** Notwithstanding anything contained in this License to the contrary, the Government has the right at all times to order the permanent removal and barment of anyone from the Installation, including but not limited to Grantee's officers, employees, contractors of any tier, agents, and invitees, if it believes, in its sole discretion, that the continued presence on the Installation of that person represents a threat to the security or mission of the Installation, poses a threat to the health, welfare, safety, or security of persons occupying the Installation, or compromises good order and/or discipline on the Installation.

**24.4. No Diminishment of Rights.** Except as provided in Paragraph 24.1, nothing in this License shall be construed to diminish, limit, or restrict any right of the Grantee under this License.

## **25. COMPLIANCE WITH APPLICABLE LAWS**

**25.0.** Grantee shall comply with all applicable Federal, state, interstate, and local laws, regulations, and requirements. This may include the need for Grantee to obtain permits to engage in its activity. Grantor is not responsible for obtaining permits for Grantee nor for allowing Grantee to use permits obtained by Grantor.

## **26. AVAILABILITY OF FUNDS**

**26.0.** The obligations of Grantor under this License shall be subject to the availability of appropriated funds. No appropriated funds are obligated by this License.

## **27. CONGRESSIONAL REPORTING**

**27.0.** This License is not subject to 10 U.S.C. § 2662.



## **28. AMENDMENTS**

**28.0.** This License may only be modified or amended by the written agreement of the Parties, duly signed by their authorized representatives.

## **29. GENERAL INDEMNIFICATION**

**29.1.** Grantor shall not be responsible for damage to property or injuries to persons which may arise from, or be attributable or incident to, the condition or state of repair of the Premises, due to its use and occupation by Grantee. Grantee agrees that it assumes all risks of loss or damage to property and injury or death to persons, whether to its officers, employees, contractors of any tier, agents, invitees, or others, by reason of or incident to Grantee's use of the Premises, and its activities conducted under this License. Grantee shall, at its expense, pay any settlements of or judgments on claims arising out of its use of the Premises.

**29.2.** Grantee shall indemnify and hold Grantor harmless against any and all judgments, expenses, taxes, liabilities, claims, and charges of whatever kind or nature that may arise as a result of the activities of Grantee under this License, whether tortious, contractual, or other, except to the extent such damage is the result of gross negligence or willful misconduct on the part of the Grantor.

## **30. ENTIRE AGREEMENT**

**30.0.** It is expressly understood and agreed that this written instrument embodies the entire agreement between the Parties regarding the use of the Premises by the Grantee, and there are no understandings or agreements, verbal or otherwise, between the Parties except as expressly set forth herein.

## **31. CONDITION AND PARAGRAPH HEADINGS**

**31.0.** The headings contained in this License, its Attachments, and Exhibits are to facilitate reference only and shall not in any way affect the construction or interpretation hereof.

## **32. STATUTORY AND REGULATORY REFERENCES**

**32.0.** Any reference to a statute or regulation in this License shall be interpreted as being a reference to the statute or regulation as it has been or may be amended from time to time.

## **33. PRIOR AGREEMENTS**

**33.0.** This License supersedes all prior agreements, if any, to the Grantee for the Premises, but does not terminate any obligations of the Grantee under such prior Licenses



License No. USAF-AFSPC-DBEH-15-2-0261

that may by their terms survive the termination or expiration of those Licenses, except to the extent such obligations are inconsistent with this License.

#### **34. EXHIBITS**

**34.0.** Five exhibits are attached to and made a part of this License, as follows:

Exhibit A – MAP OF PREMISES

Exhibit B – DESCRIPTION OF PREMISES

Exhibit C – AREAS OF SPECIAL NOTICE


Exhibit D – ENVIRONMENTAL BASELINE SURVEY/ENVIRONMENTAL  
CONDITION OF THE PROPERTY

Exhibit E – ENVIRONMENTAL MANAGEMENT PLAN

License No. USAF-AFSPC-DBEH-15-2-0261


IN WITNESS whereof, I have hereunto set my hand by authority of the Secretary of the Air Force, this 25 day of June, 2015.

THE UNITED STATES OF AMERICA  
by the Secretary of the Air Force

BY:   
NINA M. ARMAGNO  
Brigadier General, USAF  
Commander

This License is also executed by Grantee this 2<sup>nd</sup> day of July, 2015.

CAPE CANAVERAL LIGHTHOUSE FOUNDATION (CCLF)

  
G. ROBERT MERRILEES, RADM (RET)  
President, CCLF



**EXHIBIT A—MAP OF PREMISES**



Lighthouse Area at Cape Canaveral Air Force Station





License No. USAF-AFSPC-DBEII-15-2-0261

**EXHIBIT B—DESCRIPTION OF PREMISES**

Facility 7700, lighthouse, was built in 1868 of stone block and mortar walls and a built up roof. The structure is approximately 160 feet tall with a footprint of approximately 980 square feet. The structure has been evaluated as Individual National Register Eligible on 1 September 2006. The physical address of the lighthouse is 4001 Lighthouse Road, Cape Canaveral Air Force Station, FL 32925.

Facility 7701 (formerly known as 1355), oil house, was built in 1900 of brick walls and a shingle roof which was replaced with a metal roof. The structure contains approximately 225 square feet. The structure has been evaluated as Individual National Register Eligible on 1 April 2006. The physical address of the oil house is 4001A Lighthouse Road, Cape Canaveral Air Force Station, FL 32925.

The Premises contains approximately 5 acres of land comprised of generally flat topography of mowed grass. The area contains unpaved parking and a pathway of crushed white shells bordered by rocks.

Exhibit A contains a map and boundary survey of premises.





Issued Dec. 2017



## UNITED STATES AIR FORCE 45<sup>th</sup> SPACE WING



**Fact Sheet For: HANGAR C AREA AND SUBSTATION TRANSFORMER AT  
FACILITY 7802, SWMU NO. 154  
INSTALLATION RESTORATION PROGRAM- SITE DP074  
CAPE CANAVERAL AIR FORCE STATION, FLORIDA**

**Current Status: MONITORED NATURAL ATTENUATION OF GROUNDWATER ON-  
GOING, MAINTENANCE OF GROUNDWATER LAND USE CONTROLS**

**Site History:** Solid Waste Management Unit (SWMU) No. 154 consists of the Hangar C Area, located in the eastern portion of Cape Canaveral Air Force Station (CCAFS) Industrial Area, west of Lighthouse Road and north of Control Tower Road (see site map below). Hangar C was constructed in 1955 and is one of the older hangars on the installation. Over the years, it has housed a variety of functions including assembly of missiles under the Vanguard program and refurbishment of missiles for the Air Force Space and Missile Museum. The SWMU was originally identified during the installation-wide PCB-contaminated Dioxin/PCB Transformer Preliminary Assessment (PA), which was undertaken to evaluate areas where electrical equipment that historically contained PCB dielectric fluid may have released PCBs to the environment. The substation transformer (Facility 7802) located at the southeast corner of the hangar was brought into service in the 1950s and was identified for additional evaluation under the PCB PA. Since the Hangar C Area had never been previously investigated, it was decided to expand the boundaries of the SWMU and include the entire area in the expanded assessment.

### Environmental Media and Contamination

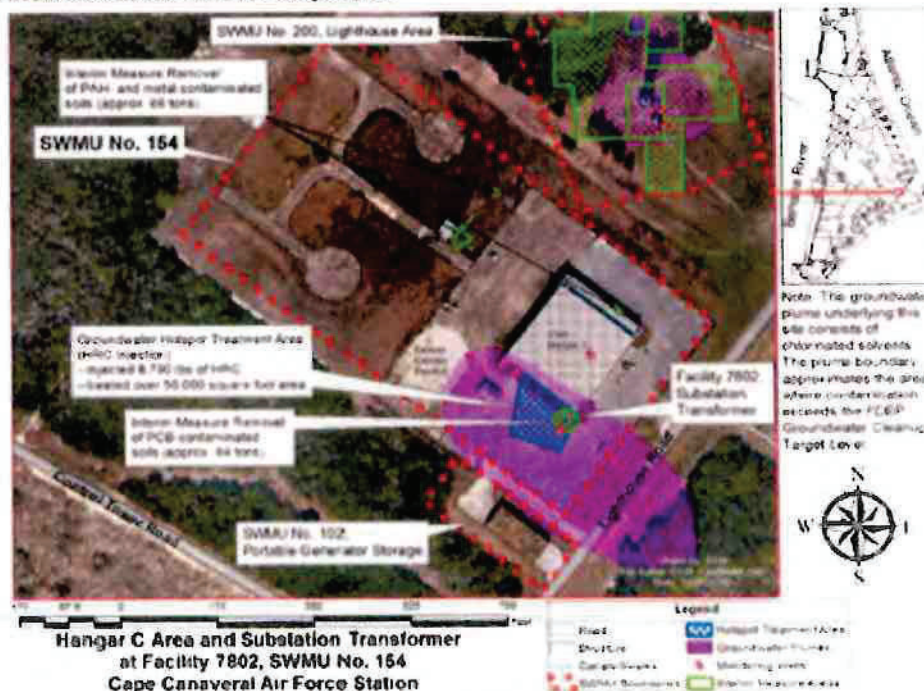
**Groundwater:** Dikloroethane (DCE) and vinyl chloride (VC) were detected in the groundwater at concentrations that warranted a groundwater treatment system.

**Soil:** PCBs, polynuclear aromatic hydrocarbon (PAHs), and metals contamination in excess of regulatory standards was identified in site soils. Two In-situ Monitors (IM) were performed to measure the contaminated soils down to residential standards.

**Surface Water/Sediment:** No surface water bodies are located at or near the site.

**Corrective Action Summary:** In accordance with the U.S. Environmental Protection Agency's Resource Conservation and Recovery Act (RCRA) a Preliminary Assessment (PA) identified Facility 7802 as a location that historically utilized electrical equipment containing PCB dielectric fluid. Initial Confirmatory Sampling (CS) was completed as the second stage of the PA in 2001. The PA CS Report identified PCB contaminant levels in site soil that exceeded regulatory standards. Due to the levels of PCBs that were present in soil, an Extended CS was planned to delineate the soil contamination and evaluate groundwater to assure that surface contamination had not leached into the subsurface. At that time, it was decided to further expand the assessment to include the Hangar C area as a whole. Hangar C had not previously been assessed by the IRP and most of the hangars on the installation are known to have supported operations that utilized hazardous and toxic substances or produced wastes. Therefore, the SWMU boundaries were expanded and the Extended CS included groundwater and soil sampling from throughout the Hangar C area. In 2003, an IM was conducted in order to remove the PCB-contaminated soil from the area surrounding the transformer. Sixty-four (64) tons of contaminated soil were removed and transported for off-site disposal. Concurrent with the CS in 2004, a second IM was conducted in order to remove PAH and metal-contaminated soils that were identified elsewhere on the site during the CS. Sixty-six (66) tons of contaminated soils were removed and transported for off-site disposal. The CS concluded with a recommendation of No Further Action (NFA) for soil at Hangar C. No PCBs were detected in groundwater during the CS, but chlorinated solvent residuals were detected. Since concentrations exceed the State standards that allow monitored natural attenuation as the default action, a groundwater treatment IM was initiated upon completion of the CS. In 2005, hydrogen-releasing compound was injected into the subsurface in order to facilitate the degradation of the chlorinated solvent contamination. In 2005 and 2006, two rounds of injection were performed to introduce hydrogen-releasing compound into the subsurface, facilitating the degradation of the chlorinated solvent contamination. A total of 8,790 pounds of treatment agent were injected. Upon completion of these injection actions, monitored natural attenuation was approved as the remedy for remaining groundwater contamination. A Statement of Basis (SOB) was prepared, documenting this recommendation.

**Future Actions:** IM activities concluded with a recommendation for No Further Action on soil at Hangar C. Monitored Natural Attenuation is on-going to track and assess the continued natural degradation of residual groundwater contamination. Land Use Controls (LUC) will also be maintained until residual contamination is within regulatory standards. As of approximately 2009, low-level vinyl chloride contamination in the nearby Lighthouse Area (SWMU C200) has been combined into the Hangar C monitoring program. This was appropriate for several reasons, including the proximity of the two sites, the similarity of groundwater contamination at both sites, and the limited extent and low concentration of contamination in the Lighthouse Area. (Refer to the C200 Fact Sheet for details on assessment in the Lighthouse Area.)



License No. USAF-AFSPC-DBEH-15-2-0261

**EXHIBIT D—ENVIRONMENTAL BASELINE SURVEY/ENVIRONMENTAL CONDITION OF  
THE PREMISES**



License No. USAF-AFSPC-DBEH-15-2-0261

**PHASE I ENVIRONMENTAL BASELINE SURVEY  
LIGHTHOUSE, OILHOUSE AND PROERTY  
CAPE CANAVERAL AIR FORCE STATION  
BREVARD COUNTY, FLORIDA**

**PREPARED FOR:**

**Cape Canaveral Lighthouse Foundation  
P.O. Box 1978  
Cape Canaveral, Florida 32920**

**And**

**45<sup>th</sup> Space Wing, CCAFS Florida**

**PREPARED BY:**

**Gator Engineering & Aquifer Restoration, Inc**



**April, 2014**

License No. USAF-AFSPC-DBEH-15-2-0261**8.0 CERTIFICATIONS****8.1 CERTIFICATIONS BY ENVIRONMENTAL PROFESSIONALS**

This Phase I Environmental Baseline Survey was prepared for the proposed license to the Foundation the CCAFS lighthouse facility and surrounding land area. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 C.F.R. 312.10. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all of the appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. Part 312.

Certified by



Date



John Kaiser PMP  
Environmental Manager  
Gator Engineering & Aquifer Restoration

Approved by



Date



A. James Kelly PE  
Engineering Manager  
Gator Engineering & Aquifer Restoration



License No. USAF-AFSPC-DBEH-15-2-0261**8.2 CERTIFICATION OF THE ENVIRONMENTAL BASELINE SURVEY**

Gator Engineering & Aquifer Restoration, Inc. (GEAR) has conducted this Environmental Baseline Survey on behalf of the CCAFS Lighthouse Foundation. GEAR has reviewed all appropriate records made available, and conducted visual inspections of the selected facilities following an analysis of information during the record search. The information contained within the survey report is based on records made available and, to the best of the Preparer's knowledge, is correct and current as of April 10, 2014.

Certified by:   
 Jim Kelly P.E.  
 Project Engineer  
 Gator Engineering & Aquifer Restoration

Date: 5/8/14

Approved by:   
 Patrick S. Giniewski, Chief  
 Installation Management Flight  
 USAF 45 SW

Date: 4 Jan 14

License No. USAF-AFSPC-DBEH-15-2-0261**8.3 CERTIFICATION OF PCB CLEARANCE**

A record search and on-site inspection indicate that this property does not now contain PCB equipment or material but had been exposed in the past to paint containing PCBs. However those records indicate the paint, and any paint chips and/or dust containing PCBs has been removed from the property

Certified by:




Jim Kelly P.E.  
Project Engineer  
Galor Engineering & Aquifer Restoration

Date:



Approved by:



Patrick S. Ginewski, Chief  
Installation Management Flight  
USAF, 45 SW

Date:





**EXHIBIT E—ENVIRONMENTAL MANAGEMENT PLAN**

The purpose of this exhibit is to identify special environmental considerations for the use of the Cape Canaveral Air Station Lighthouse (Facility 7700), Oil House (Facility 7701), and associated brick sidewalk(s) by the Cape Canaveral Lighthouse Foundation (CCLF). The facilities and associated infrastructure are all considered Individual National Register Eligible and as such require special consideration for use and/or general maintenance. Any questions or clarifications should be directed to the 45 SW Cultural Resource Office at (321) 853-0886.

The following actions are authorized without prior approval from the 45 SW Cultural Resource Office:

- Maintenance of existing grounds and landscaping
- Pruning of shrubbery and trees to allow light to reach walls and prevent undue dampness and mildew
- Routine cleaning of gutters and downspouts
- Cleaning walls, floors and ceilings with water and natural bristle brushes
- Repair of parking areas and roads in existing locations with materials and finishes that match existing materials and finishes
- Reglazing and caulking broken window panes to match original
- Replacement or repair of existing window screening to match existing
- Replacement or repair of existing door screening to match existing

The following actions are NOT authorized without prior approval from the 45 SW Cultural Resource Office:

- Painting of the structure (interior and exterior)
- Altering brick walls, flooring, cabinets, wooden walls, doors, windows, etc (this includes hanging or attaching ANYTHING to the walls)
- Allowing anyone, unless authorized, to go above level 5 in the lighthouse
- Altering lighting inside lighthouse
- Driving, parking or walking on the prehistoric archaeological component
- Digging of any kind anywhere on the site
- Altering the exterior of the lighthouse or oil house
- Altering the interior of the lighthouse or oil house
- Use of ANY cleaning fluids of ANY kind (exception: window cleaner on new window panes)
- Storing hazardous materials of any kind

MEMORANDUM OF AGREEMENT BETWEEN  
THE 45TH SPACE WING  
AND  
THE CAPE CANAVERAL LIGHTHOUSE FOUNDATION, INC.  
FOR  
LOCAL ID AGREEMENT NUMBER 15A-2-15 OR  
AFI 25-201 AGREEMENT NUMBER FB2520-19XXX-515

This is a Memorandum of Agreement (MOA) between the 45th Space Wing, (45 SW) and the Cape Canaveral Lighthouse Foundation, Inc., (CCLF). When referred to, the 45 SW and CCLF are referred to as Supplier and Receiver, respectively.

1. **BACKGROUND:** The Cape Canaveral Lighthouse (herein after referred to simply as "the Lighthouse") is owned and maintained by the 45 SW. The United States Coast Guard operates the lighthouse beacon as a navigational aid. The 45 SW collects, preserves, restores, interprets, and exhibits the Lighthouse and items that relate to the heritage of the Lighthouse mission. In addition, the 45 SW serves as a medium to inform and educate the public on the important historical significance of the Lighthouse to the Florida Space Coast, the State of Florida and the United States.

2. **PURPOSE:** The 45 SW Commander is responsible for the overall operation of the Lighthouse. The 45 SW Commander exercises this authority through the 45th Mission Support Group Commander and the 45th Mission Support Group/Detachment1, Commander. The CCLF is responsible to the 45 SW Commander for Foundation activities. The CCLF will coordinate activities that may affect the USAF with the 45 SW's designated representative. The CCLF is a philanthropic organization whose purpose is to assist in the development and operation of the Lighthouse and other historic sites as they relate to the Lighthouse and to support the 45 SW to preserve this historical landmark. The CCLF may raise funds and provide financial support to maintain the operation of the Lighthouse and other related historic sites as they relate to the Lighthouse. They also Receive and administer gifts from persons, organizations, corporations, foundations and philanthropies for the best interest of the Lighthouse and the 45 SW.

3. **RESPONSIBILITIES OF THE PARTIES:**

3.1. The Supplier Will:

3.1.1. Provide funding for the following operations and maintenance expenses of the Lighthouse to the extent funds are available and such funding is consistent with other priorities:

3.1.1.1. Utilities

3.1.1.2. Security and fire protection

3.1.1.3. Routine maintenance and repair of the facilities and USAF-owned Exhibits, (mostly pictures) as permitted by mission priorities.



3.1.1.4. Other expenditures as permitted by public law, Department of Defense and USAF guidance, policy, directives, regulations and instructions.

3.1.2. In accordance with reference 2.1. above, authorize and approve the operation of a CCLF gift shop.

3.1.3. Provide, via 45th Mission Support Group/Detachment 1, periodic and timely information about the Lighthouse's current and future operations, including any formal planning or budget documents.

3.2. The Receiver will:

3.2.1. Conduct operation in accordance with AFI 34-223, *Private Organizations Programs* in compliance with other relevant law or regulations.

3.2.2. Operate/manage the gift shop.

3.2.3. To the extent Foundation funds are available, and subject to approval by Foundation Board of Directors, provide funding for:

3.2.3.1. Lighthouse capital improvements (the terms of CCLF support and involvement for each improvement will be contained in a separate MOA).

3.2.3.2. Minor construction that cannot be funded through USAF sources.

3.2.3.3. Volunteer programs, Lighthouse-unique supplies, items to be sold in the gift shop and exhibit restoration that cannot be funded through USAF sources.

3.2.4. Promote the Lighthouse through advertisements brochures or other means as funding is available.

3.2.5. Coordinate and obtain approval from the 45 SW Commander or designee before:

3.2.5.1. Applying for grants or soliciting gifts for amounts greater than \$5,000.

3.2.5.2. Entering into any contracts or other agreements for the purpose of providing a source of revenue to support the Lighthouse.

3.2.5.3. Taking any action that will obligate the Lighthouse or the 45 SW Commander to either current or future actions or financial burdens.

3.2.6. The CCLF will conduct its activities in accordance with this MOA and will refrain from doing anything that could reflect poorly on the USAF, the 45 SW or the Lighthouse.

3.2.7. The CCLF will obtain liability insurance, unless waived, in accordance with API 34-223.

4. PERSONNEL: Supplier and Receiver are responsible for all costs of its personnel, including pay and benefits, support, and travel. Supplier and Receiver are responsible for supervision and management of its personnel.

5. GENERAL PROVISIONS:

5.1. POINTS OF CONTACT: The following points of contact (POC) will be used by the Parties to communicate in the implementation of this MOA. The Supplier and Receiver may change its point of contact upon reasonable notice to the other.

5.1.1. For the Supplier

5.1.1.1. Support Agreement Manager (321) 494-4338.

5.2.1. For the Receiver

5.2.1. Primary POC: President (321) 750-7227

5.2.2. Alternate POC: VPresident (321) 795-6006

5.2. CORRESPONDENCE: All correspondence to be sent and notices to be given pursuant to this MOA will be addressed, if to Supplier, to

5.2.1. 970 South Patrick Drive Building 820, Patrick AFB FL 32925

and, if to the Receiver, to

5.2.2. P.O. Box 1978, Cape Canaveral FL 32920

5.3. REVIEW OF AGREEMENT: This MOA will be reviewed annually on or around the anniversary of its effective date for financial impacts and triennially in its entirety. It shall also be reviewed whenever changing conditions or circumstances may require changes or development of a new agreement. Changes may be made at any time by mutual agreement. Changes shall be noted and initialed on the existing document or set forth in a signed memorandum that shall be attached to the existing agreement.

5.4 MODIFICATION OF AGREEMENT: This MOA may only be modified by the written agreement of the Supplier or Receiver, duly signed by their authorized representatives.

5.5 DISPUTES: Any disputes relating to this MOA will, subject to any applicable law, Executive Order, Directive, or Instruction, be resolved by consultation between the Supplier and the Receiver, or in accordance with DoDI 4000.19.

5.6. TERMINATION OF AGREEMENT: This MOA may be terminated by either the Supplier or Receiver by giving at least 180 days written notice to the other. The MOA may also be terminated at any time upon the mutual written consent of the Supplier and Receiver.



5.7. TRANSFERABILITY: This Agreement is not transferable except with the written consent of the Supplier and Receiver.

5.8. ENTIRE AGREEMENT: It is expressly understood and agreed that this MOA embodies the entire agreement between the Supplier and Receiver regarding the MOA's subject matter.

5.9. EFFECTIVE DATE: This MOA takes effect beginning on the day after the Supplier signs.

5.10. EXPIRATION DATE: Upon signature by the Supplier Approving Authority as the final signatory to the support agreement, an expiration date will be added to this support agreement. This expiration date will be a date certain that is eight years and 364 days from the approval date. This Agreement expires on

AGREED:

For the Supplier




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DOUGLAS A. SCHIESS  
Brigadier General, USAF  
Commander, 45th Space Wing

1 Oct 2019  
(Date)

For the Receiver




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JAMES W. UNDERWOOD  
Rear Admiral, USCG (Ret)  
President, CCLF

8/23/2019  
(Date)

# Cape Canaveral Lighthouse Foundation

## Statement of Financial Position

As of June 30, 2024

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
Building Fund Money Market Account	152,968.11
Corporate Contributions	-78.84
DO NOT USE, DUPLICATE, PNC- Gift Shop	0.00
JON Account	2,903.27
Outfitting Certificate of Deposit	71,375.47
PayPal	1,073.22
Petty Cash	100.00
PNC Gift Shop	50,380.89
PNC-Building Fund	0.00
PNC-Operating 2595	84,565.79
Reserve Account / Keeper's Clos	0.00
<b>Total Bank Accounts</b>	<b>\$363,287.91</b>
Accounts Receivable	
Accounts Receivable	0.00
<b>Total Accounts Receivable</b>	<b>\$0.00</b>
Other Current Assets	
Grant Receivable	0.00
In Kind Donations	568.57
Inventory Asset	19,623.52
Undeposited Funds	0.00
<b>Total Other Current Assets</b>	<b>\$20,192.09</b>
<b>Total Current Assets</b>	<b>\$383,480.00</b>
Fixed Assets	
Accumulataed Depreciation	-79,705.00
Furniture	6,750.00
Inventory	0.00
Land Improvements	22,850.00
Museum Building	847,140.66
Website	3,800.00
<b>Total Fixed Assets</b>	<b>\$800,835.66</b>
Other Assets	
Keepers' Cottages Construction	0.00
Security Deposit	250.00
<b>Total Other Assets</b>	<b>\$250.00</b>
<b>TOTAL ASSETS</b>	<b>\$1,184,565.66</b>



# Cape Canaveral Lighthouse Foundation

## Statement of Financial Position

As of June 30, 2024

	TOTAL
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Credit Cards	
PNC Credit Card	0.00
<b>Total Credit Cards</b>	<b>\$0.00</b>
Other Current Liabilities	
Grant Reserve	0.00
Sod/Walkway	0.00
Trailer/Funds/Donations	0.00
<b>Total Other Current Liabilities</b>	<b>\$0.00</b>
<b>Total Current Liabilities</b>	<b>\$0.00</b>
<b>Total Liabilities</b>	<b>\$0.00</b>
Equity	
Opening Balance Equity	0.00
Temp Res Net Assets Sod	0.00
Temp Res Net Assets Trailer	0.00
Temporary Restricted Net Assets	0.00
Unrestricted Net Assets	1,169,911.19
Net Revenue	14,654.47
<b>Total Equity</b>	<b>\$1,184,565.66</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$1,184,565.66</b>

# Premium Business Money Market

PNC Bank



For the Period 05/01/2024 to 05/31/2024

Primary Account Number: [REDACTED]

Page 1 of 1

Number of enclosures: 0

CAPE CANAVERAL LIGHTHOUSE  
SAVINGS ACCOUNT  
2420 SYKES CREEK DR  
MERRITT IS FL 32953-2908

For 24-hour banking sign on to  
 PNC Bank Online Banking on pnc.com  
FREE Online Bill Pay

For customer service call 1-877-BUS-BNKG  
PNC accepts Telecommunications Relay Service (TRS) calls.  
Para servicio en español, 1-877-BUS-BNKG

## Building Fund Proof

**Moving?** Please contact your local branch

Write to: Customer Service  
PO Box 609  
Pittsburgh, PA 15230-9738  
 Visit us at PNC.com/smallbusiness

## Premium Business Money Market Summary

Account number: [REDACTED]

Cape Canaveral Lighthouse  
Savings Account

### Balance Summary

Beginning balance	Deposits and other additions	Checks and other deductions	Ending balance
151,488.14	504.26	.00	151,992.40
		Average ledger balance	Average collected balance
		151,504.40	151,504.40

### Interest Summary

Annual Percentage Yield Earned (APYE)	Number of days in interest period	Average collected balance for APYE	Interest paid this period	Interest paid year-to-date
4.00	31	151,504.40	504.26	1,992.40

### Deposits and Other Additions

Description	Items	Amount
Other Additions	1	504.26
Total	1	504.26

### Checks and Other Deductions

Description	Items	Amount
Total	0	.00

### Daily Balance

Date	Ledger balance	Date	Ledger balance
05/01	151,488.14	05/31	151,992.40

### Activity Detail

#### Deposits and Other Additions

#### Other Additions

Date posted	Amount	Transaction description	Reference number
05/31	504.26	Interest Payment	I-GEN124053100094799

#### Detail of Services Used During Current Period

Note: The total charge for the following services will be posted to your account on 06/03/2024 and will appear on your next statement as a single line item entitled Service Charge Period Ending 05/31/2024.

Description	Volume	Amount	Requirements Met
Account Maintenance Charge		.00	Requirements Met
Total For Services Used This Period		.00	
Total Service Charge		.00	





# Outfitting Fund Proof - \$50,000 approved to move to Building Fund

[Privacy](#)   [Security](#)   [Sign Off](#)  
Last Sign On: Tuesday, June 11, 2024 at 4:07 p.m.  
[Customer Profile](#)

- [My Accounts](#)
  - [Transfer Funds](#)
  - [Pay Bills](#)
  - [Alerts](#)
  - [Business Tools](#)
  - [Customer Service](#)
  - [My Offers](#)
- [Summary](#)   [Account Activity](#)

## Account Activity

**Certificate Of Deposit** [REDACTED]   **Balance: \$71,094.62**

### Summary

[Edit Account Nickname](#)

#### Account Address

2420 SYKES CREEK DR  
MERRITT ISLAND , FL 32953 - 2908

[Edit](#)

#### CD Information

<b>Maturity Date:</b>	09/26/2024
<b>Interest Rate:</b>	4.66 %
<b>Current Balance:</b>	\$71,094.62
<b>Term:</b>	8 MONTHS
<b>Issue Date:</b>	01/26/2024

#### Account Summary

Interest Paid		Latest Interest		Interest Information	
Last Year	to Date	Paid Date	Paid Amount	Interest Frequency	Interest Method
\$0.00	\$1,094.62	05/26/2024	\$270.76	monthly from issue	Credit CD



# Cape Canaveral Lighthouse Foundation

## Statement of Activity

January - December 2023

	TOTAL
Revenue	
Brick Campaign Income	
Brick Sales	3,808.56
<b>Total Brick Campaign Income</b>	<b>3,808.56</b>
Direct Public Support	2,938.00
Board Members Support	57.49
Corporate Contributions	3,102.94
Donations Boxes	1,607.83
In Kind Income	568.57
Individ, Business Contributions	3,052.92
<b>Total Direct Public Support</b>	<b>11,327.75</b>
Fundraising Income	3,230.00
Fresnel Lense	3,755.51
Marathon	3,328.62
Parade of Homes	752.50
Raffle Tickets	14,600.00
<b>Total Fundraising Income</b>	<b>25,666.63</b>
Gift Shop Income ( K Closet)	
Donations to Keeper's Closet	27.71
Sales at Keeper's Closet	38,246.65
<b>Total Gift Shop Income ( K Closet)</b>	<b>38,274.36</b>
Membership Income/Dues	24,761.23
Museum Income	
Museum Grants	22,850.00
<b>Total Museum Income</b>	<b>22,850.00</b>
Services	-300.00
Sponsorship	24,250.00
Uncategorized Income	2,310.00
<b>Total Revenue</b>	<b>\$152,948.53</b>
<b>GROSS PROFIT</b>	<b>\$152,948.53</b>
Expenditures	
Brick Campaign Expenses	
Brick Campaign Bank Fees	44.04
Misc Brick Walkway Expenses	2,078.43
PayPal Fees for Bricks	20.28
<b>Total Brick Campaign Expenses</b>	<b>2,142.75</b>
Contract Services	
Accounting Fees	3,933.00
<b>Total Contract Services</b>	<b>3,933.00</b>
Decendants Day	560.81



# Cape Canaveral Lighthouse Foundation

## Statement of Activity

January - December 2023

	TOTAL
Fundraising Expense	520.83
Fresnel Lense	368.25
Marathon	1,111.25
<b>Total Fundraising Expense</b>	<b>2,000.33</b>
Gift Shop Expenses	756.05
Bank Fees	25.00
Inventory Purchases	17,658.20
Sales Tax	3,198.47
Square Fees	52.65
Supplies	398.51
<b>Total Gift Shop Expenses</b>	<b>22,088.88</b>
JON Acct Expenses (labor, etc.)	-20.93
Membership Expenses	2,531.30
PayPal fees for Memberships	239.63
<b>Total Membership Expenses</b>	<b>2,770.93</b>
Museum	3,629.42
Museum Expenses (K Cottage)	3,782.09
Museum Exp-Prof Fees(K Cottage)	17,750.00
<b>Total Museum Expenses (K Cottage)</b>	<b>21,532.09</b>
Operating Expenses	383.11
Brochures	719.97
Business Registration Fees	178.00
Dues and Subscriptions	307.00
Insurance	6,484.04
IT Related	1,482.26
Lighthouse Supplies	3,589.52
Office Supplies	86.60
Operating Account Bank Fees	5.00
PayPal Fee Sponsorship	3.48
Postage	429.75
Printing and Supplies	75.00
Rent Expense	982.56
Repairs and Maintenance	4,569.82
<b>Total Operating Expenses</b>	<b>19,296.11</b>
Other Types of Expenses	
Memberships and Dues	385.00
<b>Total Other Types of Expenses</b>	<b>385.00</b>
Promotional Events	
Advertising	656.75
<b>Total Promotional Events</b>	<b>656.75</b>
Uncategorized Expense	227.78

# Cape Canaveral Lighthouse Foundation

## Statement of Activity

January - December 2023

	TOTAL
Volunteer Expense	
Volunteer Badges	8.50
Volunteer Lunch Expenses	1,315.00
Volunteer Polo Shirts	871.00
<b>Total Volunteer Expense</b>	<b>2,194.50</b>
<b>Total Expenditures</b>	<b>\$81,397.42</b>
NET OPERATING REVENUE	<b>\$71,551.11</b>
Other Expenditures	
Reconciliation Discrepancies-1	135.00
<b>Total Other Expenditures</b>	<b>\$135.00</b>
NET OTHER REVENUE	<b>\$ -135.00</b>
NET REVENUE	<b>\$71,416.11</b>



## CCLF Phase 2 Projected Revenue and Expenses notes

This information is provided to facilitate understanding of the projected revenue and expenses following project completion

While the TDO provided an out-of-county attendance estimate of 6001 for 2022, Downs and St. Germain estimated 9,500 out-of-county attendees in 2023, which is in line with the increase in tourism we saw in 2023 over 2022. The report also states that 52% of our visitors were out-of-county, with 48% in-county. That yields 8,769 in-county visitors, for a total of 18,269 visitors in 2023, our baseline year.

CCLF's fiscal year is January through December. The baseline financial information is from the last completed year – 2023. The Projected Income and Expenses worksheet is for January through December 2026, following project completion in December 2025.

<b><u>Projected Annual Operating Income and Expenses Worksheet</u></b>	
<b><u>Capital Facilities Application - Attachment #1</u></b>	
<b>Facility or Project Name: 2023 actuals baseline</b>	
<b><u>Annual Operating Income</u></b>	<b><u>Annual Operating Income in Dollars</u></b>
<b><u>(Describe Revenue Source)</u></b>	<b><u>(Estimate of Income)</u></b>
Brick Sales	\$3,809
Membership	\$24,761
Gift Shop Sales	\$38,274
Corporate/Public Donations	\$11,328
Sponsorships	\$24,250
Fundraisers	\$25,667
Grants	\$22,850
Misc	\$2,000
	\$0
<b>Total Annual Operating Income</b>	<b>\$152,939</b>
<b><u>Annual Operating Expenses</u></b>	<b><u>Annual Operating Expense in Dollars</u></b>
<b><u>(Describe Expense)</u></b>	<b><u>(Estimate of Expenses)</u></b>
Brick Expenses	\$2,143
Membership Expenses	\$2,771
Gift Shop Expenses	\$22,089
Fundraising Expenses	\$2,000
Operating Expenses	\$24,248
Insurance	\$6,465
Professional Services	\$21,683
	\$0
<b>Total Annual Operating Expenses</b>	<b>\$81,399</b>
<b>Net Operating Profit/(Loss)</b>	<b>\$71,540</b>

The ROI study projects 15% growth in attendance the first year after opening the new cottages (2026) and 5% per year thereafter. We carried that 15% growth throughout all revenue and expense items directly impacted by increased attendance for the Projected Revenue and Expenses for 2026. Although the report also estimated a 5% increase each year in 2024 and 2025, prior to project completion, we chose to base the 2026 numbers directly on the 2023 numbers rather than anticipate any growth in the two intervening years. Therefore our income and expenses directly related to attendance are likely more conservative than will actually occur, but they are in proportion to each other.

Captured below is information that may be useful in understanding CCLF financial operations and the Projected Revenue and Expenses submitted with this application.

1. CCLF is not permitted to charge admission fees and does not receive any income from the commercial tour providers.
2. Expected impact on revenue with two new cottages:
  - a. We only held one major fundraiser in 2023, but with 2024 going forward, we will do two, with expected income on each to average \$20K in 2024. With the increased visibility of the lighthouse with the new cottages, we expect a 15% increase in revenue from each fundraiser in 2026. Our fundraisers are specifically chosen for very low expenses and high return. This year, we are doing our 2<sup>nd</sup> Annual Christmas in July Party and Raffle, and our 4<sup>th</sup> fundraiser at the American Muscle Car Museum in November. Having done each of these before provides confidence in our estimates for the revenue expected.
  - b. With the new cottages and related marketing, we expect a 15% increase in attendance with the resulting increase in revenue for those items that increase when attendance increases, including brick sales, membership, and gift shop sales.
  - c. With increased visibility and attendance, we expect a 15% increase in sponsorships and donations.
  - d. We will decrease the amount expected in grants, focusing on grants from other sources, like the Florida Lighthouse Association and the Daughters of the American Revolution.
3. Expected impact on expenses with two new cottages:
  - a. Fundraising expenses will increase 100% over 2023 due to two fundraisers instead of one but should remain minimal.
  - b. Brick, Membership and Gift Shop expenses will increase by 15% to keep pace with the expected 15% increase on the related revenue side.
  - c. Operating Expenses:
    - i. Maintenance expenses will increase ~65%. Some maintenance costs are now incurred with the lighthouse and oil house, in addition to the museum and restrooms. Therefore, adding two cottages will not completely double the amount spent. In addition, there are several items included under Maintenance that are not driven by the number of buildings maintained.
    - ii. Museum expenses will increase to complete any remaining interpretive signage, though most exhibits and signage are scheduled to be ready by project completion in December 2025, using separate funds.
    - iii. Cleaning fees will increase ~10%. Currently, 90% of their work is cleaning the public restrooms and the staff restroom. They do not clean the lighthouse and only sweep the downstairs of the museum and gift shop. There will be no restroom facilities added with the new cottages, so anticipate only sweeping the floors in the new buildings. We currently pay them \$144/week. All other cleaning is done by volunteers, now and in the future.



- d. Property Insurance is currently listed in the financial statements under Operating Expenses. Property insurance will significantly increase with the addition of the two cottages. Current property insurance covers the museum/gift shop cottage and the restrooms building and is \$2,999 per year. We Estimate an additional \$4,000 to cover the new cottages. Liability, D&O and Fresnel lens insurance will remain relatively the same as current.
- e. Professional Services includes accounting fees and Museum Director fees. The Museum Director is paid as a contractor through LightShift Associates, LLC, rather than as CCLF staff. All other positions are filled by volunteers and expected to remain that way through 2026, with the exception of professional cleaning services under maintenance.
  - i. The Museum Director fee went from \$18,000 in 2023 to \$33,000 in 2024 but is projected to remain at that level through 2026.
  - ii. Accounting fees are anticipated to remain the same as 2023. Those costs included one-time tasks that will not recur, offsetting the increase in effort with two additional cottages.







# EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

06/24/2024

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THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY Herbie Wiles Insurance 400 N Ponce de Leon Blvd  St. Augustine FL 32084		PHONE (A/C, No, Ext): (904) 829-2201	COMPANY  SCOTTSDALE INSURANCE COMPANY 4725 Piedmont Row Drive  Charlotte NC 28210	
FAX (A/C, No): (904) 829-2020	E-MAIL ADDRESS: sperotto@herbiewiles.com			
CODE:	SUB CODE:			
AGENCY CUSTOMER ID #: 00022116		LOAN NUMBER		POLICY NUMBER CPS7894629
INSURED Cape Canaveral Lighthouse Foundation Incorporated PO Box 1978  Cape Canaveral FL 32920-1978		EFFECTIVE DATE 11/08/2023	EXPIRATION DATE 11/08/2024	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

## PROPERTY INFORMATION

LOCATION/DESCRIPTION 180 W. Skid Strip Road , CAPE CANAVERA Loc# 00001/Bldg# 00001 See Overflow	FL 32920
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THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

## COVERAGE INFORMATION

PERILS INSURED  BASIC  BROAD  SPECIAL

### COVERAGE / PERILS / FORMS

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Building, Replacement Cost, Special form	300,000	1,000
Business Personal Property, Replacement Cost, Special form	30,000	1,000
Wind/Hail Excluded		


## REMARKS (Including Special Conditions)

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## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

## ADDITIONAL INTEREST

NAME AND ADDRESS  For Information Only	ADDITIONAL INSURED	LENDER'S LOSS PAYABLE	LOSS PAYEE
	MORTGAGEE		
	LOAN #		
AUTHORIZED REPRESENTATIVE  			

## ADDITIONAL COVERAGES

Ref #	Description	Coverage Code	Form No.	Edition Date
1	00002, 180 W. Skid Strip Road ,, Building, 200,000	SPC		
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
200,000			1,000	Flat
Ref #	Description	Coverage Code	Form No.	Edition Date
1	00002, 180 W. Skid Strip Road ,, Wind/Hail Excluded			
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
Ref #	Description	Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
Ref #	Description	Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
Ref #	Description	Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
Ref #	Description	Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
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Ref #	Description	Coverage Code	Form No.	Edition Date
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type