

Minutes
Colington Harbour Board of Directors Meeting
 March 10, 2026

Call to order: Meeting was called to order at 8:02 am by Richard Hess.

Present:

President – Deborah Beddingfield	Treasurer – Mike Hutchinson
Chairman – Richard Hess	Secretary – Jessica Loose
1 st VP – Adele Page	2 nd VP – Shane Hite
Member at Large – Mike Weidinger	

Others Present:

Community Manager – Donna Price
 Maintenance – Pat Card
 Bookkeeper – Ann Blomberg
 Covenant Enforcement – Wendi Kmet

Approval of Agenda with the addition of an Executive Session to follow open meeting: Deborah 1st, Mike Weidinger 2nd. All in favor, motion passed.

Approval of Minutes for February 10: Adele Page 1st, Shane Hite 2nd. All in favor, motion passed.

DEPARTMENTAL REPORTS

Foreclosures: Ann Blomberg

- No foreclosures.

Maintenance: Pat Card

- Maintenance assistant, Mike Bowling, resigned with two weeks' notice. The opening will be posted on Facebook, the marquee, and the website, as well as being spread via word of mouth.
- Main entrance irrigation system needs \$300 worth of repairs. Adele Page moved to approve the \$300 expense, Deborah Beddingfield 2nd. All in favor, motion passed.
- The large swing set in the sound front park cracked when it was being moved. The crack can be repaired for \$600 but there may well be other metal parts that are unstable. It was agreed to move it to the maintenance yard for now.
- Sand from the dredging will be spread on the beach with the swing set being moved at the same time.
- Soundings from March 6 will be posted on the CHA website.

Administrative: Donna Price

- The mailing for the annual meeting has been sent out. Ballots will be counted on April 1 from 9-4. People counting the ballots must have voted already. The final count will be announced on Thursday, April 2.

Security: Wendi Kmet

- No report

Covenant Enforcement: Wendi Kmet

- No hearings scheduled.
- The two lots on the right of the main entrance, D76 and D77, have been reconfigured to be accessed from the Colington Road outside the gate. See attached report.

OFFICER REPORTS

President: Deborah Beddingfield

- No report

First VP: Adele Page

- The Children & Youth group will be participating in the planned Easter event on March 28.

2nd VP: Shane Hite

- Roads: There are sections of four streets in very poor shape – West Swan Court, Rhodoms Drive, Harbour View, and Outrigger. In reviewing proposals from two companies, Barnhill and Fred Smith, we determined that it will cost approximately \$90K to mill and repave ¼ mile. We will need to prioritize what needs to be repaired and/or repaved next.

Treasurer: Mike Hutchinson. See attached financial report. Main highlights:

- Assessment collections are ahead of budget at 102% to date.
- Insurance expenses are way over budget; this is the new normal.
- Legal and professional fees are exceeding the budgeted amount by 53% due to more stringent collections actions and expenses connected to the CHYRC lease.
- Johns Brothers monitoring is also exceeding the budget.
- Dredging exceeded the budget primarily because it was not done the past two years.
- Mike Weidinger moved that we ratify the e-vote approving the proposed budget for 2026-27, Adele Page 2nd. All in favor, motion passed.

Secretary: Jessica Loose

- Colony Lake remains clear and free of vegetative growth. The fish we installed last summer appear to be doing their job, as there are no floaters. Residents around the lake are most appreciative.

Chairman: Richard Hess

- No report

Member at Large: Mike Weidinger

- No report

OLD BUSINESS

- Live streaming of board meetings: Richard Hess reported that we now have a YouTube page set up to record meetings, starting with the annual meeting on April 11. We can use the retired laptop from the office and only need to purchase a better camera to set up on a tripod. The meetings will be recorded and broadcast live on YouTube to be watched in real time, but they will not be archived. The link will be posted on the website. Adele Page made a motion to authorize Richard Hess to pay up to \$200 for the purchase of a camera, Jessica Loose 2nd. All in favor, motion passed.
- Webcam: It is possible that the existing webcam can be reactivated so residents can monitor weather in the marina.
- Flock cameras: Richard Hess asked if we have a position on the use of the Flock security cameras, as he has received complaints about the potential invasion of privacy. Wendi Kmet spoke in favor of keeping the cameras as they assist the work of local law enforcement. Dare County deletes the data after 30 days; that is a local decision.

NEW BUSINESS

- Annual assessments: Ann Blomberg reported that the annual billing will go out on April 1, payment is due by May 1, payments are considered overdue June 1, at which time late fees will be added.

Meeting adjourned at 8:40am. Motion by Mike Hutchinson to adjourn and then go into executive session, Mike Weidinger 2nd. All in favor, motion passed.

The Board then went into Executive Session to discuss legal issues.

*Respectfully submitted,
Jessica Loose, Secretary*

Report from:

Wendi Kmet (Covenant Enforcement for CHA Board Meeting on March 10, 2026).

Two lots at gate:

The two lots in question are D076 and D077 and 104 Colington Drive. Originally, both lots faced Colington Drive. This made the lots unbuildable because of the driveway placement with the driveways coming out onto Colington Drive at the gate. The new configuration for the lots will be facing Colington Road. This way the driveways will not obstruct traffic at the gate. The new address for the two properties will now be 2253 and 2257 Colington Road.

This will not affect our Colington Harbour sign as the Harbour purchased part of the easement on both lots in 1987. However, it may affect the dues as this makes both lots outside the gate.

Treasurers' Report February 2026

- 1) Income
 - a) 401 Assessment collections are \$879,614 or 101.1% of the annual total.
 - b) Total Income - We are \$994,772.

- 2) Cumulative Planned Expenses month 10 of FY plan is 83.3% of total FY.
 - a) 615 · Insurance Expense at \$77,851 and 120% of budget. This is the new normal.
 - b) 630 · Office Supplies are 3,049 or 99%
 - c) 637 – Dues and subscriptions \$3,796 or 138% new computer and SW.
 - d) 672 – Legal and Professional Fees \$27,234 or 101% More stringent collections and expenses associated with CHYRC lease.
 - e) 676 · Audit/CPA Fees \$7,395 and 110% of budget. Fee increase.
 - f) 770 · Johns Brothers Monitoring – \$3,870 and 150% Of budget. Camera repairs.
 - g) 780 · Street Paving – \$113,617 and 104% of budget. Overspent to finish last year's projects.
 - h) 782 · Dredging - \$22,751 and 442% of budget. Very over budget, due to not being done the past couple of years.

- 3) Net Income – Cumulative net income is \$102,048

- 4) We will not be able to fully fund the Reserve account per the budget plan.

- 5) Balance sheet
 - a) 100 – Operating Cash Increased 53,305.16 due to monthly expenditures and replenishment transfer from account 102.
 - b) 102 – Decreased \$89,921 to replenish active account.
 - c) Total Assets decreased \$33,333

- 6) Check Register attached

- 7) OSAIC Reserve investment accounts statement attached.
 - a) HOA Reserve Account Dividend Income for the month is \$2404.
 - b) HOA CHYRC Dedicated Reserve Account Dividend Income is a quarterly report, and therefore not available this month.

*** Disclaimer, Last month's report had some errors in cumulative expenses associated with rebuilding this spreadsheet after my computer crashed. I believe those are now corrected, and files are being backed up weekly.

Income Statement to Feb 26

	83.3%									
Ordinary Income/Expense	Cumulative Results Thru December	Nov 25	Dec 25	Jan 26	Feb 26	Monthly Budget	Monthly Variance	Cumulative Results YTD	Percent of Annual	Comments
Income										
401 · Association Assessments	876,311.81	3,028.62	3,085.49	1,776.36	923.03	43,480.71	-42,557.68	879,011.20	FALSE	
424 · Interest on Past Due Assessment	7,893.57	506.63	506.98	307.37	139.66	597.57	-457.91	8,340.60	116.3%	
425 · Late Fee Income	10,285.82	275.00	200.00	150.00	79.75	686.67	-606.92	10,515.57	127.6%	
426 · Attorney Fee	14,772.99	2,556.00	1,692.00	1,059.00	621.00	729.58	-108.58	16,452.99	187.9%	Increased enforcement
427 · Convenience Fee - Credit Card	1,030.00	10.00	0.00	10.00	0.00	83.33	-83.33	1,040.00	104.0%	
429 · Turn Over to Attorney	1,500.00	500.00	200.00	100.00	100.00	125.00	-25.00	1,700.00	113.3%	
430 - CHYRC Annual Billing	22,962.00	0.00	22,962.00	0.00	0.00	1,166.67	-1,166.67	22,962.00	164.0%	Reflects increase In rental rate
435 - CHYRC Additional Billing	0.00	0.00	0.00	0.00	0.00	343.33	-343.33	0.00	0.0%	
442 · Closing Fee	7,875.00	750.00	1,250.00	1,125.00	1,125.00	901.25	223.75	10,125.00	93.6%	
450 · Boat Slip	0.00	0.00	0.00	4,584.00	11,948.00	1,766.67	10,181.33	16,532.00	78.0%	
453 - Launch Fees	1,640.00	0.00	0.00	0.00	0.00	137.33	-137.33	1,640.00	99.5%	
455 - Park Reservations	175.00	0.00	0.00	0.00	0.00	60.08	-60.08	175.00	24.3%	
461 - Bar Codes Fees	180.00	10.00	20.00	0.00	10.00	12.88	-2.88	190.00	123.0%	
462 · Building Permit Fees	400.00	50.00	50.00	50.00	150.00	42.88	107.12	600.00	116.5%	
465 - Miscellaneous Income	0.00	0.00	0.00	0.00		0.00	0.00	0.00	#DIV/0!	
471 - Fines	0.00	0.00	0.00	0.00	0.00	21.46	-21.46	1,091.43	423.9%	
490 - Interest Income Operating	0.00	0.00	0.00	0.00	0.00	2.15	-2.15	0.00	0.0%	
495 - Interest Income - Incomes	10,809.67	2,647.07	2,472.08	2,452.71	2,404.06	1,030.00	1,374.06	24,291.23	196.5%	Over Performing Interest Income
513 - Returned Check Charges	105.00	0.00	0.00	0.00	0.00	12.88	-12.88	105.00	68.0%	
Total Income	955,940.86	10,333.32	32,438.55	11,614.44	17,500.50	51,200.44	-33,699.94	994,772.02	103.4%	
Gross Profit	955,940.86	10,333.32	32,438.55	11,614.44	17,500.50	51,200.44	-33,699.94	994,772.02	103.4%	

Expenses

Expense											
608 · Admin Expenses	8,525.33	251.05	297.02	1,451.01	192.08	978.50	-472.51	10,239.02	87.2%		
609 · Office Salaries	87,619.28	10,110.82	9,817.56	9,337.76	9,679.25	11,463.90	2,126.14	106,636.29	77.5%		
615 · Insurance Expense	89,625.75	2,794.25	462.30	181.92	2,907.64	5,398.92	5,217.00	77,851.31	120.2%	The new normal, unfortunately	
620 - Telephone	800.00	0.00	200.00	0.00	100.00	103.00	103.00	900.00	72.8%		
625 · Utilities	3,748.06	250.25	686.58	271.30	486.21	170.33	-100.97	4,505.57	89.3%		
627 - Bank Charges	0.00	0.00	0.00	0.00	0.00	21.46	21.46	1,376.86	534.7%		
629 - Bad Debt	0.33	0.00	0.00	0.00	0.00	42.92	42.92	382.73	74.3%		
630 · Office Supplies	2,713.14	153.21	180.62	159.44	61.59	257.50	98.06	3,049.47	98.7%	Running slightly high	
632 · Postage and Delivery	1,668.21	0.00	774.71	35.00	0.00	394.83	359.83	1,703.21	35.9%		
634 · Printing	1,918.89	283.21	249.92	0.00	0.00	506.42	506.42	1,918.89	31.6%		
637 · Dues and Subscriptions	3,384.06	0.00	165.00	125.19	287.20	229.17	103.98	3,796.45	138.1%	Driven by computer	
642 · Small Tools and Equipment	673.23	0.00	329.14	0.00	513.36	133.33	133.33	1,186.59	74.2%		
650 · Covenants Enforcement	468.46	58.43	58.43	58.43	58.35	85.83	27.40	585.24	56.8%		
672 · Legal & Professional Fees	26,305.20	8,743.56	312.50	929.07	0.00	2,250.00	1,320.93	27,234.27	100.9%	Due to more aggressive collections and CHYRC lease.	
676 - Audit/CPA Fees	7,140.00	0.00	0.00	0.00	255.00	557.92	557.92	7,395.00	110.5%	Rate increase	
680 - Travel	751.80	0.00	411.88	0.00	0.00	78.97	78.97	751.80	79.3%		
690 - Property Tax	131.39	19.79	0.00	0.00	15.46	21.46	21.46	146.85	57.0%		
692 · Federal Income Tax	0.00	0.00	0.00	31.93	0.00	128.75	96.82	4,496.93	291.1%		
694 - NC Income Tax	0.00	0.00	0.00	0.00	0.00	12.88	12.88	413.00	267.3%		
696 · Payroll Tax Expense	19,859.92	2,301.00	2,252.34	2,545.85	2,346.72	2,908.33	362.48	24,752.49	70.9%		
697 · Payroll Processing	1,526.00	179.00	176.00	421.00	223.00	214.58	-206.42	2,170.00	84.3%		
69800 - Uncategorized								-3,880.79			
69810 - Bank Service Charges	36.00	0.00	0.00	0.00	0.00	8.58	8.58	0.00	0.0%		
705 · Maintenance Salaries	68,029.22	8,267.32	7,773.75	8,650.50	7,960.00	8,980.06	329.56	84,639.72	78.5%		
715 · Maintenance Phone	320.00	0.00	80.00	0.00	40.00	0.00	0.00	360.00	#DIV/0!		
716 · Maintenance Utilities	1,812.63	131.57	346.55	151.00	367.08	223.17	72.17	2,330.71	87.0%		
720 · Common Property Maintenance	5,159.54	130.69	46.43	121.28	122.58	2,000.00	1,878.72	4,804.55	20.0%		
724 · Street Signs	595.08	54.30	0.00	58.08	0.00	64.38	6.30	653.16	84.6%		
730 - Maintenance Supplies	5,506.66	2,105.65	213.74	0.00	436.56	600.83	600.83	6,471.47	89.8%		
732.1 - Miscellaneous Expenses	308.65	0.00	0.00	0.00	0.00	343.33	343.33	308.65	7.5%		
740 · Maintenance Yard Tipping Fee	350.00	0.00	0.00	350.00	0.00	0.00	-350.00	700.00	#DIV/0!		
752 - Maint Equipment Rental	321.13	0.00	0.00	0.00	0.00	0.00	0.00	-321.13	#DIV/0!		
754 - Equipment Repair	2,352.77	0.00	0.00	0.00	1,362.64	145.92	145.92	3,715.41	212.2%	Driven by tractor and dredge	
756 - Automobile Maintenance	1,021.21	236.58	0.00	0.00	521.90	103.00	103.00	1,543.11	124.8%		
758 - Gas	1,957.75	141.73	168.79	0.00	367.29	300.42	300.42	2,325.04	64.5%		
760 · Security Wages	95,295.09	10,999.57	11,336.79	12,140.26	10,344.07	13,183.49	1,043.23	117,779.42	74.4%		
761 · Contract Security	0.00	0.00	0.00	5,337.50	0.00	412.00	-4,925.50	5,337.50	108.0%		
763 · Security Supplies	1,557.90	75.70	32.13	196.93	180.22	171.67	-25.26	1,935.05	93.9%		
765 - Security Phone	320.00	0.00	80.00	0.00	40.00	42.92	42.92	360.00	69.9%		
766 · Security Utilities	2,690.21	165.46	500.32	232.42	426.54	326.17	93.75	3,349.17	85.6%		
767 - Security Passes	8,192.26	5,669.50	0.00	0.00	0.00	729.58	729.58	8,192.26	93.6%		
768 - Security Vehicle	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!		
770 - John's Brothers Monitoring	3,870.31	775.89	0.00	0.00	0.00	214.58	214.58	3,870.31	150.3%	Camera Repairs	
780 - Street Paving	113,617.43	1,509.50	1,172.68	0.00	0.00	9,095.66	9,095.66	113,617.43	104.1%	Hang over from last year	
782 · Dredging	20,357.15	2,797.16	8,550.00	2,290.81	103.63	429.17	-1,861.64	22,751.59	441.8%	Over run due to defered	
783 - Tree Services	17,362.50	0.00	0.00	0.00	0.00	1,716.67	1,716.67	17,362.50	84.3%		
784 - Drainage Control	3,125.64	0.00	117.14	0.00	0.00	2,083.33	2,083.33	3,125.64	12.5%		
785 - Discretionary	3,220.27	2,220.00	0.00	76.03	0.00	833.33	757.30	3,296.30	33.0%		
786 - Contingency	0.00	0.00	0.00	0.00	0.00	1,287.50	1,287.50	0.00	0.0%		
787 - Depreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!		
800 - Reserve Funding	0.00	0.00	0.00	0.00	0.00	9,515.96	9,515.96	0.00	0.0%	Unlikely we will be able to fund this years contribution in full.	
810 - Reserve Funding - CHYRC	0.00	0.00	0.00	0.00	0.00	1,166.67	1,166.67	0.00	0.0%		
895 - Reserve Disbursement	206,604.92	0.00	0.00	0.00	0.00	0.00	0.00	206,604.92	#DIV/0!		
Total Expense	820,843.37	60,425.19	46,792.32	45,152.71	39,398.37	79,937.39	34,784.68	892,723.96	92.8%		
Net Ordinary Income	135,097.49	-50,091.87	-14,353.77	-33,538.27	-21,897.87	-28,736.95		102,048.06	#DIV/0!		
Net Income	135,097.49	-50,091.87	-14,353.77	-33,538.27	-21,897.87	-28,736.95		102,048.06	#DIV/0!		

Balance Sheet changes from May 25 to Feb 26

	Sept 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Monthly Change	Notes
ASSETS								
Current Assets								
Checking/Savings								
100 · Operating Cash - First National	155,779.76	122,155.97	73,785.66	104,434.09	157,739.25	133,669.40	-24,069.85	Expenditures this month
102 · Southern Operating	184,486.93	184,600.69	184,894.78	184,772.22	94,850.39	94,850.39	0.00	
104 · Infinex - CHA Reserves	801,281.99	804,057.25	806,707.28	809,354.35	811,826.45	811,826.45	0.00	
114 · Infinex - CHYRC Reserve Ded	138,337.17	103,314.91	92,671.39	115,741.04	115,882.28	115,882.28	0.00	
115 · Petty Cash	168.55	168.55	168.55	168.55	168.55	168.55	0.00	
116 · Operating 2 CC - First National	75,954.93	77,390.24	77,275.42	7,218.80	7,334.95	7,334.95	0.00	
Total Checking/Savings	1,356,009.33	1,291,687.61	1,235,503.08	1,221,689.05	1,187,801.87	1,163,732.02	-24,069.85	
Accounts Receivable								
140 · Accounts Receivable-Assessments	-1,207.20	-1,057.20	-2,529.62	-2,953.88	-2,497.02	-2,629.10	-132.08	
141 · Other Accounts Receivable	-1,207.20	-1,057.20	-2,529.62	-2,953.88	-3.00	-3.00	-3.00	
Total Accounts Receivable								
Other Current Assets								
145 · Undeposited Funds	3,104.32	80.00	0.00	0.00	100.00	0.00	-100.00	
155 · Prepaid Income Taxes	1,200.00	1,200.00	4,200.00	4,200.00	4,200.00	4,200.00	0.00	
Total Other Current Assets	4,304.32	1,280.00	4,200.00	4,200.00	4,300.00	4,200.00	-100.00	
Total Current Assets	1,359,106.45	1,291,910.41	1,237,173.46	1,222,935.17	1,189,601.85	1,165,299.92	-24,301.93	
Fixed Assets								
160 · Land	219,165.96	219,165.96	219,165.96	219,165.96	219,165.96	219,165.96	0	
162 · Buildings	251,099.50	251,099.50	251,099.50	251,099.50	251,099.50	251,099.50	0	
165 · Swimming Pool	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	0	
167 · Tennis Court	9,951.76	9,951.76	9,951.76	9,951.76	9,951.76	9,951.76	0	
169 · Playground Equipment	46,815.17	46,815.17	46,815.17	46,815.17	46,815.17	46,815.17	0	
171 · Office Equipment	15,251.12	15,251.12	15,251.12	15,251.12	15,251.12	15,251.12	0	
173 · Maintenance Equipment	225,910.37	225,910.37	225,910.37	225,910.37	225,910.37	225,910.37	0	
174 · Vehicles	41,459.35	41,459.35	41,459.35	41,459.35	41,459.35	41,459.35	0	
175 · Security Equipment	24,285.57	24,285.57	24,285.57	24,285.57	24,285.57	24,285.57	0	
179 · Accumulated Depreciation	-594,697.93	-594,697.93	-594,697.93	-594,697.93	-594,697.93	-594,697.93	0	
Total Fixed Assets	339,240.87	339,240.87	339,240.87	339,240.87	339,240.87	339,240.87	0.00	
TOTAL ASSETS	1,698,347.32	1,631,151.28	1,576,414.33	1,562,176.04	1,528,842.72	1,504,540.79	-24,301.93	
LIABILITIES & EQUITY								
Equity								
320 · Retained Earnings	313,504.33	313,504.33	313,504.33	313,504.33	313,504.33	313,504.33	0	
340 · Operating Fund	351,614.06	351,614.06	351,614.06	351,614.06	351,614.06	351,614.06	0	
350 · Reserve Fund	737,374.34	737,374.34	737,374.34	737,374.34	737,374.34	737,374.34	0	
Net Income	296,034.59	228,658.55	173,721.60	159,683.31	126,349.99	102,048.06	-33333.32	
Total Equity	1,698,527.32	1,631,151.28	1,576,214.33	1,562,176.04	1,528,842.72	1,504,540.79	-33,333.32	
TOTAL LIABILITIES & EQUITY	1,698,527.32	1,631,151.28	1,576,214.33	1,562,176.04	1,528,842.72	1,504,540.79	-33,333.32	

January Check Register Feb 26

100 - Operating Cash - First National										157,739.25
Bill Pmt -Check	02/03/2026	3509	Spectrum Business		200 - Accoun...			672.70	-672.70	157,066.55
General Journal	02/04/2026	Coas...		Deposit	609 - Office S...		15,618.94		-15,618.94	141,447.61
Deposit	02/05/2026				-SPLIT-		3,820.74		3,820.74	145,268.35
Bill Pmt -Check	02/09/2026	3510	AmGuard Insuranc...		200 - Accoun...		2,445.34		-2,445.34	142,823.01
Bill Pmt -Check	02/09/2026	3511	N.C. Division of Mo...		200 - Accoun...		124.46		-124.46	142,698.55
Bill Pmt -Check	02/09/2026	3512	Outer Banks Cham...		200 - Accoun...		187.20		-187.20	142,511.35
Bill Pmt -Check	02/10/2026	3513	Lowe's		200 - Accoun...		966.86		-966.86	141,544.49
Deposit	02/11/2026			Deposit	-SPLIT-		3,534.00		3,534.00	145,078.49
Bill Pmt -Check	02/12/2026	3514	Patrick Card		200 - Accoun...		25.00		-25.00	145,053.49
Bill Pmt -Check	02/16/2026	3515	Culligan Water		200 - Accoun...		62.71		-62.71	144,990.78
Bill Pmt -Check	02/16/2026	3516	Wendl Kmet		200 - Accoun...		167.00		-167.00	144,823.78
Bill Pmt -Check	02/17/2026	3517	Dare County Wate...		200 - Accoun...		95.32		-95.32	144,728.46
Bill Pmt -Check	02/17/2026	3518	Dominion NC Power		200 - Accoun...		691.81		-691.81	144,036.65
General Journal	02/18/2026	Coas...			609 - Office S...		14,934.10		-14,934.10	129,102.55
Deposit	02/18/2026			Deposit	-SPLIT-		4,696.78		4,696.78	133,799.33
Bill Pmt -Check	02/23/2026	3519	Coastal CPA Grou...		200 - Accoun...		255.00		-255.00	133,544.33
Bill Pmt -Check	02/23/2026	3520	NCWRC		200 - Accoun...		34.00		-34.00	133,510.33
Bill Pmt -Check	02/23/2026	3521	Southern Bank		200 - Accoun...		1,459.99		-1,459.99	132,050.34
Bill Pmt -Check	02/23/2026	3522	Donna J. Price		200 - Accoun...		113.38		-113.38	131,936.96
Bill Pmt -Check	02/23/2026	3523	Edenton Tractor		200 - Accoun...		1,362.64		-1,362.64	130,574.32
Bill Pmt -Check	02/23/2026	3524	USable Life		200 - Accoun...		181.92		-181.92	130,392.40
Bill Pmt -Check	02/23/2026	3525	Johns Brothers Se...	VOID:	200 - Accoun...		0.00		0.00	130,392.40
Deposit	02/25/2026			Deposit	-SPLIT-		3,277.00		3,277.00	133,669.40
Total 100 - Operating Cash - First National										133,669.40
										39,398.37
										15,328.52
										3,277.00



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 Meriden, CT 06450
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Consolidated
 Account Summary

MIRE

Your Account Executive:
 JASON SHERWOOD
 (252) 473-7088

Primary Account Number: [REDACTED]
 Investor Identification: [REDACTED]
 Period Ending: 02/28/2026

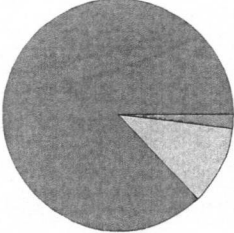
THE COLINGTON HARBOUR ASSOCIAT
 ION INC CHRYC RESERVES DEDICATED
 1000 COLINGTON DRIVE
 KILL DEVIL HL NC 27948-9578

Summary of Accounts

Description	Account Number	Name	Prior Year-End Value	% of Assets	Previous Month Value	% of Assets	Current Month Value	% of Assets
Brokerage Account	[REDACTED] ²	THE COLINGTON HARBOUR ASSOCIAT ION INC CHRYC RESERVES DEDICATED	93,184.68	10.30%	116,864.33	12.55%	116,830.76	12.52%
Brokerage Account	[REDACTED] ¹⁵	THE COLINGTON HARBOUR ASSOCIAT ION INC CHA RESERVES	811,824.05	89.70%	814,276.76	87.45%	816,680.82	87.48%
Total			\$905,008.73	100.00%	\$931,141.09	100.00%	\$933,511.58	100.00%

² This account was not eligible to receive a statement during this reporting period. The Account Value has been provided for your information.
¹⁵ You have elected to receive one or more brokerage account statements in your consolidated group via electronic delivery. The Account Value has been provided for your information.

Asset Summary



Percent	Asset Type	Prior Year-End	Last Period	This Period
2%	Cash, Money Funds, and Bank Deposits	12,920.90	15,740.29	15,740.42
11%	Fixed Income/Debt Securities	80,264.40	101,124.66	101,090.96
87%	Mutual Funds	811,823.43	814,276.14	816,680.20
100%	Accounts Total (Pie Chart)	\$905,008.73	\$931,141.09	\$933,511.58

Please review your allocation periodically with your Account Executive.

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11



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Brokerage
 Account Statement

February 1, 2026 - February 28, 2026
 Account Number: ██████████

THE COLINGTON HARBOUR ASSOCIAT
 ION INC CHA RESERVES
 1000 COLINGTON DRIVE
 KILL DEVIL HL NC 27948-9578

Your Account Executive:
 JASON SHERWOOD
 (252) 473-7088

The Bank Deposits in your account are not eligible for SIPC coverage.
 Bank Deposit Sweep Products automatically deposit the available balance in your account into Federal Deposit Insurance Corporation (FDIC) member insured depository institutions (IDIs), where swept balances are eligible to receive pass through FDIC insurance coverage through those IDIs, subject to certain conditions. Balances in Bank Deposit Sweep Products are not considered securities and are not eligible for coverage by the Securities Investor Protection Corporation (SIPC).

Asset Summary

Percent	Asset Type	Prior Year-End	Last Period	This Period
1%	Cash, Money Funds, and Bank Deposits	0.62	0.62	0.62
99%	Mutual Funds	811,823.43	814,276.14	816,680.20
100%	Account Total	\$811,824.05	\$814,276.76	\$816,680.82

Please review your allocation periodically with your Account Executive.

Additional Information

Description	This Period
Securities Bought and Sold	-\$2,404.06

Portfolio at a Glance

BEGINNING ACCOUNT VALUE	\$814,276.76	This Period
Dividends, Interest and Other Income	2,404.06	
ENDING ACCOUNT VALUE	\$816,680.82	
Estimated Annual Income	\$28,936.61	

Summary of Gains and Losses

Description	Realized This Period	Realized Year-to-Date	Unrealized
Short-Term Gain/Loss	0.00	0.00	-0.56
Long-Term Gain/Loss	0.00	0.00	-1.86
Net Gain/Loss	0.00	0.00	-2.42

This summary excludes transactions where cost basis information is not available.



Client Service Information

Your Account Executive: 089

Contact Information
Business: (252) 473-7088

JASON SHERWOOD
OSAC INSTITUTIONS, INC.
LOCATED AT
SOUTHERN BANK AND TRUST
PO BOX 236
MANTEO NC 27954

Your Account Information

INVESTMENT OBJECTIVE

Investment Objective: SHORT TERM GROWTH
Risk Exposure: MODERATE RISK
Please review your investment objective. If you wish to make a change or have any questions please contact your Account Executive.

TAX LOT DEFAULT DISPOSITION METHOD

Default Method for Mutual Funds: Average Cost (Using First In First Out)
Default Method for Stocks in a Dividend Reinvestment Plan: First In First Out
Default Method for all Other Securities: First In First Out

BOND AMORTIZATION ELECTIONS

Amortize premium on taxable bonds based on Constant Yield Method: Yes
Accrual market discount method for all other bond types: Constant Yield Method
Include market discount in income annually: No

ELECTRONIC DELIVERY

Your electronic delivery selections for account communications are listed below:

- Enrolled**
 - Statements and Reports
 - Trade Confirmations
 - Notifications
 - Prospectus*
 - Proxy/Shareholder Communications*
- Not Enrolled**
 - Tax Documents

Please log in to your account or contact your Account Executive to make any changes to your electronic delivery preferences.

E-mail notifications are delivered to the following e-mail address(es):

a#####@colingtonharbour.net
*a#####@colingtonharbour.net is on file for these documents
The above e-mail address is partially masked for your security.
Please log in to your account to review the full e-mail address.

Portfolio Holdings

Opening Date	Quantity	Account Number	Activity Ending	Opening Balance	Closing Balance	Accrued Income	Income This Year	30-Day Yield	Current Yield
CASH, MONEY FUNDS AND BANK DEPOSITS 1.00% of Portfolio									
FDIC Eligible Bank Deposits									
INSURED DEPOSIT PROGRAM									
01/31/26	0.6200	N/A	02/27/26	0.62	0.62	0.00	0.00	N/A	N/A

Account Number: [REDACTED]

A003688C5F30004 SD



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February 1, 2026 - February 28, 2026
 THE COLINGTON HARBOUR ASSOCIAT

Portfolio Holdings (continued)

Opening Date	Quantity	Account Number	Activity Ending	Opening Balance	Closing Balance	Accrued Income	Income This Year	30-Day Yield	Current Yield
CASH, MONEY FUNDS AND BANK DEPOSITS (continued)									
FDIC Eligible Bank Deposits (continued)									
BANK DEPOSIT SWEEP PROGRAM									
01/31/26		N/A	12/31/25	0.00	0.00	0.00	0.00	N/A	N/A
Total FDIC Eligible Bank Deposits									
				\$0.62	\$0.62	\$0.00	\$0.00		

TOTAL CASH, MONEY FUNDS AND BANK DEPOSITS

Date Acquired	Quantity	Unit Cost	Current Cost Basis	Market Price	Market Value	Unrealized Gain/Loss	Estimated Annual Income	Estimated Yield
MUTUAL FUNDS 99.00% of Portfolio								
LORD ABBETT U.S. GOVERNMENT & GSE MONEY MARKET FUND								
CLASS A								
Open End Fund								
Dividend Option: Reinvest; Capital Gains Option: Reinvest								
Average	816,680.2000	1.0000	816,682.62	1.0000	816,680.20	-2.42	28,936.61	3.54%

161 day(s) added to your holding period as a result of a wash sale.

TOTAL MUTUAL FUNDS

				\$816,682.62	\$816,680.20	-\$2.42	\$28,936.61	
Total Portfolio Holdings				\$816,683.24	\$816,680.82	-\$2.42	\$28,936.61	

Generally, securities acquired before 2011, in retirement accounts or held by Non-U.S. entities are not subject to the cost basis reporting rules set forth in the Internal Revenue Code of 1986, as amended by the Emergency Economic Stabilization Act of 2008, and are marked as "noncovered". Securities marked as "covered", were identified as securities potentially subject to the cost basis reporting rules and may be reported to the IRS on form 1099-B for the applicable tax year in which the securities are disposed.

Note: In the event where we cannot easily determine the taxability of an account, we may mark the account as noncovered. However, if the account does not receive a 1099B, the cost basis will not be reported to the IRS.

Portfolio Holdings Disclosures

Pricing
 This section includes the net market value of the securities in your account on a settlement date basis, including short positions, at the close of the statement period. The market prices, unless otherwise noted, have been obtained from independent vendor services, which we believe to be reliable. In some cases the pricing vendor may provide prices quoted by a single broker or market maker. Market prices do not constitute a bid or an offer, and may differ from the actual sale price. Securities for which a price is not available are marked

Portfolio Holdings Disclosures (continued)

Pricing (continued)

"N/A" and are omitted from the Total.
THE AS OF PRICE DATE ONLY APPEARS WHEN THE PRICE DATE DOES NOT EQUAL THE STATEMENT DATE.

Estimated Annual Figures

The estimated annual income (EAI) and estimated annual yield (EAY) figures are estimates and for informational purposes only. These figures are not considered to be a forecast or guarantee of future results. These figures are computed using information from providers believed to be reliable; however, no assurance can be made as to the accuracy. Since interest and dividend rates are subject to change at any time, and may be affected by current and future economic, political, and business conditions, they should not be relied on for making investment, trading, or tax decisions. These figures assume that the position quantities, interest and dividend rates, and prices remain constant. A capital gain or return of principal may be included in the figures for certain securities, thereby overstating them. Refer to www.bny.com/pershing/us/en/disclosures.html for specific details as to formulas used to calculate the figures. Accrued interest represents interest earned but not yet received.

Reinvestment

The dollar amount of Mutual Fund distributions, Money Market Fund dividend income, Bank Deposit interest income, or dividends for other securities shown on your statement may have been reinvested. You will not receive confirmation of these reinvestments. Upon written request to your financial institution, information pertaining to these transactions, including the time of execution and the name of the person from whom your security was purchased, may be obtained. In dividend reinvestment transactions, Pershing acts as your agent and receives payment for order flow.

Option Disclosure

Information with respect to commissions and other charges incurred in connection with the execution of option transactions has been included in confirmations previously furnished to you. A summary of this information is available to you promptly upon your written request directed to your introducing firm. In order to assist your introducing firm in maintaining current background and financial information concerning your option accounts, please promptly advise them in writing of any material change in your investment objectives or financial situation. Expiring options which are valuable are exercised automatically pursuant to the exercise by exception procedure of the Options Clearing Corporation. Additional information regarding this procedure is available upon written request to your introducing firm.

Foreign Currency Transactions

Pershing will execute foreign currency transactions as principal for your account. Pershing may automatically convert foreign currency to or from U.S. dollars for dividends and similar corporate action transactions unless you instruct your financial organization otherwise. Pershing's currency conversion rate will not exceed the highest interbank conversion rate identified from customary banking sources on the conversion date or the prior business day, increased by up to 1%, unless a particular rate is required by applicable law. Your financial organization may also increase the currency conversion rate. This conversion rate may differ from rates in effect on the date you executed a transaction, incurred a charge, or received a credit. Transactions converted by agents (such as depositories) will be billed at the rates such agents use.

Proxy Vote

Securities not fully paid for in your margin account may be lent by Pershing to itself or others in accordance with the terms outlined in the Margin Agreement. The right to vote your shares held on margin may be reduced by the amount of shares on loan. The Proxy Voting Instruction Form sent to you may reflect a smaller number of shares entitled to vote than the number of shares in your margin account.

Variable Rate Securities

Interest rate data for certain complex and/or variable rate securities is provided to Pershing by third-party data service providers pursuant to contractual arrangements. Although we seek to use reliable sources of information, the accuracy, reliability, timeliness, and completeness of interest rate data may vary sometimes, particularly for complex and/or variable rate securities and those with limited or no secondary market. As a result, we can offer no assurance as to the accuracy, reliability, timeliness, or completeness of interest rate data for such securities. Pershing may also occasionally make interest rate updates and adjustments based on its reasonable efforts to obtain accurate, reliable, timely, and/or complete interest rate data from other data sources, but we can similarly provide no assurance that those rates or adjustments will be accurate, reliable, timely, or complete.

When updated interest rate data is received from a third-party data service provider or adjusted by Pershing, the updated data will be reflected in various sources where interest rate data is used or viewed, including both paper and electronic communications and data sources. Prior use or communication of interest rate-related data will not be revised. Since variable interest rates may be subject to change at any time and are only as accurate as the data received from third-party data service providers or otherwise obtained by Pershing,



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February 1, 2026 - February 28, 2026
 THE COLINGTON HARBOUR ASSOCIAT

Portfolio Holdings Disclosures (continued)

Variable Rate Securities (continued)

Interest rate data should not be relied on for making investment, trading, or tax decisions. All interest rate data and other information derived from and/or calculated using interest rates are not warranted as to accuracy, reliability, timeliness, or completeness and are subject to change without notice. Pershing disclaims any responsibility or liability to the fullest extent permitted by applicable law for any loss or damage arising from any reliance on or use of the interest rate data or other information derived from and/or calculated using interest rates in any way. You should request a current valuation for your securities from your financial adviser or broker prior to making a financial decision or placing an order or requesting a transaction in these securities.

Structured Products

Structured products in this section are complex products and may be subject to special risks, which may include, but are not limited to: loss of initial investment; issuer credit risk; limited or no appreciation; risks associated with the underlying reference asset(s); no periodic payments; call prior to maturity (a redemption could affect the yield represented); early redemption fees or other applicable fees; price volatility resulting from issuer's and/or guarantor's credit quality; lower interest rates and/or yield compared to conventional debt with a comparable maturity; unique tax implications; concentration risk of owning the related security; limited or no secondary market; restrictions on transferability; conflicts of interest and limits on participation in appreciation of underlying asset(s). To review a complete list of risks, please refer to the offering documents for the structured product. For more information about the risks specific to your structured products, you should contact your financial institution or advisor. Certain structured products are designed to make periodic distributions to you and any such structured product distributions you receive will be listed in the Transactions section of your statement. Structured product distributions may be listed there as "Bond Interest Received", however, this description is not intended to reflect a determination as to either the asset classification of the product or the U.S. tax treatment of such distributions.

Activity Summary (All amounts shown are in base currency)

	Credits This Period	Debits This Period	Net This Period	Credits Year-to-Date	Debits Year-to-Date	Net Year-to-Date
Securities						
Securities Bought	0.00	-2,404.06	-2,404.06	0.00	-4,856.77	-4,856.77
Total Securities	\$0.00	-\$2,404.06	-\$2,404.06	\$0.00	-\$4,856.77	-\$4,856.77
Dividends and Interest	\$2,404.06	\$0.00	\$2,404.06	\$4,856.77	\$0.00	\$4,856.77
Totals	\$2,404.06	-\$2,404.06	\$0.00	\$4,856.77	-\$4,856.77	\$0.00

Account Number: [REDACTED]

A003638CF30004-50



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 Corporation (BNY)

Transactions in Date Sequence

Process/ Settlement Date	Activity Type	Description	Quantity	Price	Accrued Interest	Amount	Currency
02/02/26	CASH DIVIDEND RECEIVED LACXX	LORD ABBETT U.S. GOVERNMENT & GSE MONEY MARKET FUND CLASS A FOR ACCRUAL PERIOD ENDING 01/30/26				2,404.06	USD
02/02/26	REINVEST CASH INCOME LACXX	LORD ABBETT U.S. GOVERNMENT & GSE MONEY MARKET FUND CLASS A SHRS PURCH. AT \$1,000,000 FOR ACCRUAL PERIOD ENDING 01/30/26	2,404.0600			-2,404.06	USD

Total Value of Transactions

The price and quantity displayed may have been rounded.

\$0.00 \$0.00 USD

Income and Expense Summary

Dividend Income	Current Period		Year-to-Date	
	Taxable	Non Taxable	Taxable	Non Taxable
Other Dividends	2,404.06	0.00	4,856.77	0.00
Total Income	\$2,404.06	\$0.00	\$4,856.77	\$0.00

FDIC Eligible Bank Deposits

Date	Activity Type	Description	Amount	Balance
Sweep FDIC Eligible Bank Deposits				
INSURED DEPOSIT PROGRAM				
Activity Ending: 02/27/26				
01/31/26	Opening Balance		0.62	0.62
02/13/26		Pinnacle Bank		0.62
		a/o 02/15 \$0.62		0.62
02/27/26	Closing Balance			\$0.62
Total FDIC Eligible Bank Deposits				
				\$0.62

The Bank Deposit Sweep Product (Product) itself is NOT FDIC-insured. Rather, through the Product, the available balance in your Account is swept into deposit accounts at various participating banks, which are all FDIC member insured depository institutions (IDIs). Those balances held at the participating IDIs are eligible for pass-through FDIC insurance coverage up to the current maximum deposit insurance amount of \$250,000 per eligible depositor at each IDI, for each eligible category of ownership or capacity, pursuant to FDIC regulations and subject to certain conditions. Balances in Bank Deposit Sweep Products are not considered securities and are not eligible for coverage by the Securities Investor Protection Corporation (SIPC). Please review the product disclosure for more detailed information on the application of FDIC insurance coverage on your Product balance.



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February 1, 2026 - February 28, 2026
 THE COLINGTON HARBOUR ASSOCIAT

Messages

Although a money market mutual fund (money fund) seeks to preserve the value of your investment at \$1 per share, it is possible to lose money by investing in a money fund. The money fund's sponsor has no legal obligation to provide financial support to a money fund, and you should not expect that the sponsor will provide financial support to a money fund at any time. Although no money fund's board has current intentions to impose a fee upon the sale of shares, each board reserves the ability to impose liquidity fees if it determines it's in the best interest of the fund. Pursuant to SEC Rule 10b-10(b)(1) confirmations are not sent for purchases into money funds processed on the sweep platform. Pursuant to applicable regulation, account statements will be produced monthly or quarterly. Federal Deposit Insurance Corporation (FDIC) eligible bank deposit sweep products automatically deposit any available cash into FDIC member banks where those balances are eligible for pass through FDIC insurance coverage on swept balances. Balances in FDIC member banks in bank deposit sweep products are not protected by Securities Investor Protection Corporation (SIPC). Shares of a money fund or the balance of a bank deposit product held in your brokerage account may be liquidated upon request with the proceeds credited to your brokerage account. Please see the money fund's prospectus or the bank deposit product's disclosure document or contact your advisor for additional information.

Important Information and Disclosures

The Role of Pershing

- **Pershing LLC, member FINRA, NYSE, carries your account as clearing broker pursuant to a clearing agreement with your financial institution.** Pershing is not responsible or liable for any acts or omissions of your financial institution or its employees and it does not supervise them. Pershing provides no investment advice nor does it assess the suitability of any transaction or order. Pershing acts as the agent of your financial institution and you agree that you will not hold Pershing or any person controlling or under common control with it liable for any investment losses incurred by you.
- Pershing performs several key functions at the direction of your financial institution. It acts as custodian for funds and securities you may deposit with it directly or through your financial institution or that it receives as the result of securities transactions it processes.
- Your financial institution is responsible for adherence to the securities laws, regulations and rules which apply to it regarding its own operations and the supervision of your account. Its sales representatives and other personnel. Your financial institution is also responsible for approving the opening of accounts and obtaining account documents; the acceptance and, in certain instances, execution of securities orders; the assessment of the suitability of those transactions, where applicable; the rendering of investment advice, if any; to you and in general, for the ongoing relationship that it has with you.
- Inquiries concerning the positions and balances in your account may be directed to the **Pershing Customer Service Department at (201) 413-3333**. All other inquiries regarding your account or activity should be directed to your financial institution. Your financial organization's contact information can be found on the first page of this statement.
- For a description of other functions performed by Pershing please consult the Disclosure Statement provided to you upon the opening of your account. This notice is not meant as a definitive enumeration of every possible circumstance, but as a general disclosure. If you have any questions regarding this notice or if you would like additional copies of the Disclosure Statement, please contact your financial institution.
- Pershing is a member of the Securities Investor Protection Corporation (SIPC®). Please note that SIPC does not protect against loss due to market fluctuation. An explanatory brochure is available upon request at www.sipc.org. In addition to SIPC protection, Pershing provides coverage in excess of SIPC limits. For more detailed information please visit: www.bny.com/pershing/us/en/about/strength-and-stability.html
- This statement will be deemed conclusive. You are advised to report any inaccuracy or discrepancy (including unauthorized trading) promptly, but no later than ten days after receipt of this statement, to your financial organization and Pershing. Please be advised that any oral communication should be re-confirmed in writing to further protect your rights, including your rights under the Securities Investor Protection Act.
- Your financial organization's contact information can be found on the first page of this statement. Pershing's contact information is as follows: **Pershing LLC, Legal Department, One Pershing Plaza, Jersey City, New Jersey 07399; (201) 413-3330**. Errors and Omissions excepted.

Account Number: [REDACTED]
 A013168734 30004 50



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Clearing Through Pershing LLC, a wholly owned subsidiary of The Bank of New York Mellon Corporation (BNY)

Important Information and Disclosures (continued)

Important Arbitration Disclosures

- All parties to this agreement are giving up the right to sue each other in court, including the right to a trial by jury, except as provided by the rules of the arbitration forum in which a claim is filed.
- Arbitration awards are generally final and binding; a party's ability to have a court reverse or modify an arbitration award is very limited.
- The ability of the parties to obtain documents, witness statements and other discovery is generally more limited in arbitration than in court proceedings.
- The arbitrators do not have to explain the reason(s) for their award, unless, in an eligible case, a joint request for an explained decision has been submitted by all parties to the panel at least 20 days prior to the first scheduled hearing date.
- The panel of arbitrators will typically include a minority of arbitrators who were or are affiliated with the securities industry.
- The rules of some arbitration forums may impose time limits for bringing a claim in arbitration. In some cases, a claim that is ineligible for arbitration may be brought in court.
- The rules of the arbitration forum in which the claim is filed, and any amendments thereto, shall be incorporated into this agreement.

Important Arbitration Agreement

Any controversy between you and Pershing LLC shall be submitted to arbitration before the Financial Industry Regulatory Authority. No person shall bring a putative or certified class action to arbitration, nor seek to enforce any predispute arbitration agreement against any person who has initiated in court a putative class action, who is a member of a putative class who has not opted out of the class with respect to any claims encompassed by the putative class action until: (I) the class certification is denied; (II) the class is decertified; or (III) the client is excluded from the class by the court. Such forbearance to enforce an agreement to arbitrate shall not constitute a waiver of any rights under this agreement except to the extent stated herein. The laws of the State of New York govern.

Pershing's contact information is as follows: **Pershing LLC, Legal Department, One Pershing Plaza, Jersey City, New Jersey 07399; (201) 413-3330.**

Account Number: [REDACTED]

A003638RCSF30004 SD



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DAILY RATED COMMUNICATIONS

Clearing through Pershing LLC, a wholly owned
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Report from:

Wendi Kmet (Covenant Enforcement for CHA Board Meeting on March 10, 2026).

Two lots at gate:

The two lots in question are D076 and D077 and 104 Colington Drive. Originally, both lots faced Colington Drive. This made the lots unbuildable because of the driveway placement with the driveways coming out onto Colington Drive at the gate. The new configuration for the lots will be facing Colington Road. This way the driveways will not obstruct traffic at the gate. The new address for the two properties will now be 2253 and 2257 Colington Road.

This will not affect our Colington Harbour sign as the Harbour purchased part of the easement on both lots in 1987. However, it may affect the dues as this makes both lots outside the gate.