Minutes
Colington Harbour Board of Directors Meeting
September 8, 2026

Call to order: Meeting was called to order at 8:00am by Shane Hite.

Present:
Treasurer – Mike Hutchinson
President – Adele Page
Chair– Shane Hite
1st VP – Mike Weidinger
2nd VP – Richard Hess
Member at Large – Deborah Beddingfield

Absent:
Secretary – Jessica Loose

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

Approval of Agenda: Adele Page moved to approve the agenda, Mike Weidinger 2nd. All in favor, motion passed.
Approval of Minutes for August 11 was postponed until the September 15 meeting due to the Secretary's absence

DEPARTMENTAL REPORTS
Foreclosures and hearings: Ann Blomberg
- Several accounts previously sent for collection remain unresolved, although one account was recently paid in full. 12 additional delinquent accounts were sent for collection with additional accounted expected to be sent.
- She also provided and explained the Spectrum bill requested at the previous meeting. The bill is divided among the maintenance yard office, and guardhouse, with separate charges for telephone and internet service as well as taxes and fees.

Covenant Enforcement: Wendi Kmet
- Office staff is working with the board to update the fine schedule and enforcement procedures.
- A letter will be sent to the owner of the property at the corner of Harbour View Drive and Colington Drive to request that the pampas grass that impedes visibility at the intersection be trimmed before school starts on August 25.

Maintenance: Pat Card
- Restroom building: Two bids presented for painting the exterior of the restroom next to the pool were discussed. Adele Page reported that a letter had been sent to the CHYRC regarding the proposals and that the CHA board was awaiting a response before putting the matter to a vote.
- Maintenance yard disposal area: Dare County inspected the disposal area following completion of the cleanup and found the work satisfactory. CAMA also approved the work. Options were considered regarding the removal/disposal of remaining materials.

- Drainage pipe on Sunset Drive: Adele Page reported that Jessica Loose and Donna Price had sent letters to the adjacent homeowners requesting any information they may have regarding the installation of the existing pipe. Further action will be taken once the 15 day deadline to respond has passed.
- Pontoon boat: Options for disposal of the old pontoon were discussed. The newer boat purchased from Steve Ornstein is now prepared for dredging. A new motor and a few other items are still pending.
- Dredging: The fall dredging window opens October 15. Steve Buick will provide updated soundings before the next meeting to assist in determining whether dredging would be necessary this fall. The board discussed preparations for potential dredging, citing weather-related delays and equipment breakdown from the previous year.

Administrative: Donna Price

- She addressed concerns she had heard regarding her job performance. She explained that she relies on her staff to provide daily reports and that she does not need to micromanage their work. Adele Page characterized the reports of board dissatisfaction as rumors and emphasized that the board was satisfied with Donna and her staff. Mike Weidinger made a motion for a vote of support for Donna and her staff, Adele Page2nd. All in favor, motion passed.

Security: Wendi Kmet

- Guard gate: The gate is now fully functional again. She emphasized that even though the indicator light had not been responding, the Net2 system had continued to read vehicles passing through. The system is nearing the end of its useful life, with replacement likely needed in two years. It is estimated that it will cost approximately $5000 for cameras and related equipment. In the interim, upgrading Windows in the guardhouse computer may help keep the existing system functioning.
- Flock cameras: The Sheriff's Department can no longer access the system or use it for license-plate searches. Our contract with Flock terminates in December, and the remaining months in the contract will not be prorated. Donna Price will contact the Flock representative regarding terminating the contract and removing the cameras.

OFFICER REPORTS

President: Adele Page. See attached detailed report.

- Maintenance yard disposal area: She shared additional information concerning the maintenance yard disposal area which apparently had been used for many years, possibly decades, to dispose of limbs, concrete, and other materials before a member brought the potential violation to the attention of the board. Inspections conducted by Dare County, the North Carolina Coastal Area Management Program, and the Army Corps of Engineers determined that the site was too close to wetlands and had never been properly permitted. The HOA arranged for the area to be cleaned, and the site was reported to be in compliance. The cost of remediation and cleanup was approximately $6000, with an additional fine of $550, along with permit and investigation fees of approximately $297 and $82.
- Legal dispute with the CHYRC: She reported that the HOA had recently been served with a lawsuit concerning disputed expenses related to CHYRC managed assets. The board had offered mediation, but the CHYRC proceeded with litigation before the proposed mediation arrangements could be finalized. She stated that the board would continue managing the assets in what it believed to be the community's best interests and would provide information as permitted by counsel.

- Labor Day celebration: She commended the staff's work on the Labor Day celebration in the sound front park.

First VP: Mike Weidinger

- No report

2nd VP: Richard Hess

- Flock cameras: He suggested that the board consider using some of the money which will no longer be spent on Flock cameras for improved webcams at the marina and other locations requested by residents.

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

- Federal income tax was reported at $4,073 and state income tax at $834.
- He will be meeting with the accountant on September 18 to discuss taxes, minimizing expenses, and the handling of reserve funds.
    - The board has discussed two different calculations concerning whether expenses exceeded the 15% budget limit in the bylaws. One calculation showed approximately 3.5% over budget, while another showed 22% over budget.
    - Depending on the accountant's interpretation, approximately $80,000 might need to be transferred from reserves back to the operating fund.
    - Approximately $180,000 had been placed in reserves the previous year rather than the planned $115,000.

- Current-year assessments were reported at $905,368, or approximately 98.4% of the amount expected.
- Total income was $939,869, described as just under 90% of the annual plan, with additional income expected later in the year from interest, Yacht Club rent, and slip fees.
- At month four of the fiscal year, the cumulative expense benchmark was approximately 33% of the annual budget.
- August expenses were reported at $67,685, with total year-to-date expenses of approximately $247,000.
- Insurance expenses were $68,947, or 74.7% of the annual budget, partly because several insurance costs were paid upfront.
- Utilities were running ahead of budget, with the Spectrum increase noted.
- Postage and delivery expenses were reported at 147.5%, partly because some of the previous year's postage was billed during the current year.
- Legal and professional fees were $14,466, or approximately 52% of budget, with collections and property disputes identified as major factors.
- Common property maintenance was reported at approximately $90,791, or 54% of the annual budget, with some of the expense attributed to the maintenance yard cleanup.
- There had been no reserve disbursements during the month or during the current fiscal year.
- Operating cash decreased by $19,291 to approximately $312,743.
- Notable expenditures included $20,656 to Philadelphia Insurance and $6,700 to Winslow Tractor for maintenance-yard cleanup.
- The HOA reserve investment account ended the month at approximately $945,410 after receiving $2,434 in dividend income.
- The dedicated HOA/CHYRC reserve account was reported at approximately $119,271.
- Mike Weidinger suggested we elicit bids from other internet providers. Richard Hess would like to review the detailed invoice.

Secretary: Jessica Loose. See attached report.
As she was unable to attend the meeting, she submitted a written report to be read by Adele Page.

Agenda items:

- The notice of the annual meeting was mailed out. There are eight candidates for the three open positions, and votes will be counted on October 5 from 8am – noon.
- CHYRC agreed to allow OBX Thrive to use the Clubhouse for a Health and Wellness fair.
- The CHYRC board voted to approve their attorney filing a CHYRC complaint against the CHA.

Points of discussion raised by CHYRC attendees:

- When asked, CHYRC board members acknowledged that they had used membership funds for the mailing in which they promoted current board candidates and accused the CHA of trying to take over management of the pool. Three CHA board members in attendance emphatically denied the allegation.
- When asked, CHYRC board members eventually disclosed that they had in fact paid for the legal costs for Randy Beale and John Collins' lawsuit in 2024 against the CHA board.
- When asked whether there would be a forum where members can get to know the candidates, the secretary said they would consider it.
- When asked when the CHYRC made the decision to recommend the three changes to the bylaws included in the annual mailing, the secretary responded that the changes were discussed in a board workshop. She said she would provide documentation within a week.
- When asked, John Collins said the current nonprofit status of the CHRYC is that is a 501c7 nonprofit registered with the IRS. When it was pointed out that there is no record of the required annual 990 form having been filed since 2019, John Collins said he knew nothing about that as it was the accountant's responsibility.
- All board members emphatically rejected considering binding mediation, when asked if that might not be less expensive than litigation and more in line with the board's fiduciary duty to manage membership fees prudently.

Chairman: Shane Hite

- Radar speed sign: It was installed on Harbour View in the 400-500 block to collect speed data for several weeks. Depending on the results, it might subsequently be moved to Colington Drive.

Member at Large: Deborah Beddingfield

- Beautification Committee: The committee has identified over 20 signs that need repair or replacement. Board members will review the signs and determine which required replacement, repair, or straightening, and prioritize the list. This led to a discussion of the possibility of placing additional stop signs as a means of addressing speeding and improving safety, and whether this would be the responsibility of the HOA.
- Yard of the Month: Terry and Bob Johnson at 102 Club View Court won this designation for September.
- CHYRC financial records: She expressed concern about statements reportedly made by John Collins that he would deny access to CHYRC bank statements. She felt strongly that the CHYRC should be as transparent and forthcoming as the CHA regarding financial details. A meeting with the board attorney has been scheduled concerning the issue.

OLD BUSINESS

- Covenant enforcement: Mike Weidinger made a motion that the proposed covenant enforcement system be approved and finalized, Deborah Beddingfield 2nd. Discussion followed on the importance of establishing a clear written process for addressing covenant violations and allowing hearings concerning violations. Items of concern include abandoned boats, old vehicles, debris, and conditions that could contribute to pest infestations. Points of discussion also included the perceived value of increasing fines and the difficulty of enforcing or foreclosing based on accumulated fines.

- Covenant enforcement: Adele Page reported that our focus is to respect homeowners by implementing a formal notice policy to enforce the fine structure being reviewed. Board members are working with staff to update the fine schedule and enforcement procedure. No final vote was taken, and the motion was tabled until the September 15 meeting to allow for additional review.

NEW BUSINESS

- Winslow Tractor proposal: The purchase was discussed but no vote was taken on an amount.
- Painting outside bathrooms: The two painting quotes (mentioned above in the Maintenance Report) were discussed again, including the allocated amount in the capital reserve budget. No action was taken.

Meeting adjourned to move into executive session at 9:30am. Motion by Mike Weidinger to adjourn and move into executive session, Deborah Beddingfield 2^{nd} . All in favor, motion passed.

Respectfully submitted,
Jessica Loose, Secretary
(Minutes based on a recording of the meeting made in my absence.)

Treasurers' Report August 2026

1) Income
   a) 401 Assessment collections are $905,368 or 98.4% of the annual total.
   b) Total Income - We are at $939,869 and 89.8% of plan.

2) Cumulative Planned Expense Benchmark for August month 4 are 33% of total FY.

3) August Total Expenses were $67,685 and Total Expenses Year to date are $247,712 and 23.7% of budget.
   a) 615 Insurance expense $68,943 / 74.7%. Increases and timing. This month we paid the umbrella policy.
   b) 625 Utilities $1,789 / 34%. Spectrum increase.
   c) 632 Postage and Delivery $9,235 / 147.5% Annual mailing billed after the close of the year.
   d) 672 Legal & Professional Fees $14,466 / 52% Collections and property disputes.
   e) 720 Common Property Maintenance $9,791 / 54% clean up of dump area in maintenance yard.

4) No Reserve Disbursements

5) Balance sheet
   a) 100 – Operating Cash decreased $19,291 to $312,743 reflecting Dues collection less expenses.

6) Check Register Attached notable expenditures were:
   a) Philadelphia Insurance $20,656.
   b) Winslow Tractor $6,700.

7) OSAIC Reserve investment accounts statement attached.
   a) HOA Reserve Account Dividend Income for the month is $2,434, ending the month at $945,410.
   b) HOA CHYRC Dedicated Reserve Account has a balance of $119,271, no dividend report.

8) Yearend Results and Taxes from Accountant
   a) Income taxes payable Federal $4,073, State $834.
   b) There has been much discussion regarding overspending the budget by more than 15% This be viewed two different ways:
      i) Revenues and expenses on a tax basis, which I believe is corrected and would mean we are only 3.5% over budget.
      ii) Or Summary of Budget vs Actual which would make us 22.% overbudget.
   c) I will be meeting with our CPA next week to get a better understanding which is correct.
      i) If the first is correct, we will not be taking any action.
      ii) If the second is correct subject to the advise of our CPA we will move approximately $80,000 from the Reserve Fund to Operating Funds.
      iii) I take full responsibility for this error if indeed it is an error.
   d) Both Spreadsheets are attached, labeled Expense 1 and Expense 2.

Income Statement

Ordinary Income/Expense	May 26	Jun 26	July 26	Aug 26	Monthly Budget	Monthly Variance	Cumulative Results YTD	Annual Budget 26	Percent of Annual	Coments
									33.33%	
Income										
401 · Association Assessments	759,415.44	88,590.42	38,963.90	18,398.66	76,677.28	-58,278.62	905,368.42	920,127.40	98.4%	
424 · Interest on Past Due Assessment	131.16	1,653.07	1,763.60	1,356.37	677.53	678.84	4,884.20	8,130.38	60.1%	
425 · Late Fee Income	50.00	3,291.00	2,710.56	1,225.00	766.67	458.33	7,276.56	9,200.00	79.1%	
426 · Attorney Fee	558.57	3,217.00	891.66	5,598.75	751.47	4,847.28	10,265.98	9,017.65	113.8%	
427 · Convenience Fee - Credit Card	290.00	310.00	290.00	80.00	85.83	-5.83	970.00	1,030.00	94.2%	
429 · Turn Over to Attorney	100.00	400.00	0.00	300.00	128.75	171.25	800.00	1,545.00	51.8%	
430 - CHYRC Annual Billing	0.00	0.00	0.00	0.00	1,913.50	-1,913.50	0.00	22,962.00	0.0%	Not due until end of the year
435 - CHYRC Additional Billing	0.00	0.00	0.00	0.00	343.33	-343.33	0.00	4,120.00	0.0%	Not due until end of the year
442 · Closing Fee	1,750.00	750.00	1,250.00	1,000.00	928.29	71.71	4,750.00	11,139.45	42.6%	
450 · Boat Slip	0.00	0.00	0.00	0.00	1,819.67	-1,819.67	0.00	21,836.00	0.0%	Due in April
453 - Launch Fees	215.00	175.00	485.00	330.00	141.45	188.55	1,205.00	1,697.44	71.0%	
455 - Park Reservations	75.00	75.00	50.00	0.00	17.17	-17.17	200.00	206.00	97.1%	
461 - Bar Codes Fees	10.00	10.00	30.00	20.00	15.45	4.55	70.00	185.40	37.8%	
462 · Building Permit Fees	100.00	0.00	0.00	0.00	44.20	-44.20	100.00	530.45	18.9%	
471 - Fines	0.00	0.00	0.00	50.00	22.10	27.90	50.00	265.23	18.9%	
490 - Interest Income Operating	0.00	0.00	0.00	0.00	126.00	-126.00	137.38	1,512.00	9.1%	
495 - Interest Income - Reserves	0.00	0.00	0.00	0.00	2,707.08	-2,707.08	3,741.61	32,485.00	11.5%	
513 - Returned Check Charges	25.00	25.00	0.00	0.00	13.26	-13.26	50.00	159.14	31.4%	
Total Income	762,720.17	98,496.49	46,434.72	28,358.78	87,179.05	-58,820.27	939,869.15	1,046,148.54	89.8%	
Gross Profit	762,720.17	98,496.49	46,434.72	28,358.78	87,179.05	-58,820.27	939,869.15	1,046,148.54	89.8%	
Expense										
608 · Admin Expenses	2,115.63	78.53	191.39	139.55	1,007.86	-868.31	2,525.10	12,094.26	20.9%	
609 · Office Salaries	10,869.58	10,651.92	10,454.60	10,761.71	11,807.82	-1,046.11	42,737.81	141,693.80	30.2%	
615 · Insurance Expense	9,016.42	20,004.00	21,011.30	18,911.92	7,692.88	11,219.04	68,943.64	92,314.52	74.7%	Increases and Timing
620 - Telephone	100.00	200.00	100.00	100.00	84.83	15.17	500.00	1,018.00	49.1%	
625 · Utilities	505.87	746.64	537.04	537.01	433.20	103.81	2,326.56	5,198.41	44.8%	Spectrum high
627 - Bank Charges	0.00	0.00	0.00	0.00	110.67	-110.67	212.36	1,328.00	16.0%	
629 - Bad Debt	0.00	0.00	0.00	0.00	21.46	-21.46	0.00	257.50	0.0%	
630 · Office Supplies	72.78	293.69	31.65	537.22	265.23	272.00	935.34	3,182.70	29.4%	
632 · Postage and Delivery	91.29	173.20	0.00	507.25	406.68	100.57	771.74	4,880.14	15.8%	
634 · Printing	7,795.06	1,164.18	138.15	138.15	521.61	-383.46	9,235.54	6,259.31	147.5%	Annual mailing didn't get billed until after year end close
637 · Dues and Subscriptions	100.00	100.00	424.00	100.00	338.92	-238.92	724.00	4,067.03	17.8%	
642 · Small Tools and Equipment	0.00	190.00	0.00	0.00	133.33	-133.33	190.00	1,600.00	11.9%	
650 · Covenants Enforcement	58.34	58.34	58.34	58.30	60.00	-1.70	233.32	720.00	32.4%	
672 · Legal & Professional Fees	0.00	5,261.00	5,906.47	3,299.00	2,317.50	981.50	14,466.47	27,810.00	52.0%	Collections and property disputes
676 - Audit/CPA Fees	0.00	0.00	0.00	0.00	612.85	-612.85	0.00	7,354.20	0.0%	
680 - Travel	0.00	0.00	0.00	335.10	81.34	253.76	335.10	976.03	34.3%	
690 - Property Tax	0.00	46.04	0.00	1.44	22.10	-20.66	47.48	265.23	17.9%	
692 · Federal Income Tax	0.00	0.00	0.00	0.00	132.61	-132.61	0.00	1,591.35	0.0%	
694 - NC Income Tax	0.00	0.00	0.00	0.00	13.26	-13.26	0.00	159.14	0.0%	
696 · Payroll Tax Expense	2,110.85	2,292.44	2,317.74	2,216.46	2,995.58	-779.12	8,937.49	35,947.00	24.9%	
697 · Payroll Processing	213.00	176.00	176.00	185.00	221.02	-36.02	750.00	2,652.25	28.3%	
69810 - Bank Service Charges	22.00	0.00	0.00	0.00	8.33	-8.33	22.00	100.00	22.0%	
705 · Maintenance Salaries	4,450.80	6,778.74	7,590.82	6,430.13	9,249.46	-2,819.33	25,250.49	110,993.48	22.7%	
715 · Maintenance Phone	40.00	80.00	40.00	40.00	39.98	0.02	200.00	479.76	41.7%	
716 · Maintenance Utilities	233.86	324.01	199.11	281.66	229.86	51.80	1,038.64	2,758.34	37.7%	
720 · Common Property Maintenance	650.58	456.85	964.49	7,719.91	1,500.00	6,219.91	9,791.83	18,000.00	54.4%	Clean-up Dump Area
724 · Street Signs	77.44	0.00	119.97	0.00	66.31	-66.31	197.41	795.68	24.8%	
730 - Maintenamce Supplies	885.40	572.52	492.13	200.21	618.86	-418.65	1,962.74	7,426.30	26.4%	
732.1 - Miscellanious Expenses	0.00	141.96	0.00	56.57	125.00	-68.43	198.53	1,500.00	13.2%	
740 · Maintenance Yard Tipping Fee	0.00	350.00	0.00	350.00	58.33	291.67	700.00	700.00	100.0%	Timing
752 - Maint Equipment Rental	0.00	0.00	0.00	0.00	0.00	0.00	0.00		#DIV/0!	
754 - Equipment Repair	0.00	0.00	0.00	0.00	201.95	-201.95	0.00	2,423.35	0.0%	
756 - Automobile Maintenance	0.00	83.00	855.83	46.25	106.09	-59.84	985.08	1,273.08	77.4%	Truck tires and repairs
758 - Gas	284.90	415.40	254.15	354.76	231.78	122.98	1,309.21	2,781.38	47.1%	Increase in gas prices
760 · Security Wages	11,084.57	11,249.58	10,967.88	10,813.85	13,183.49	-2,369.64	44,115.88	158,201.82	27.9%	
761 · Contract Security	0.00	0.00	0.00	0.00	458.33	-458.33	0.00	5,500.00	0.0%	
763 · Security Supplies	162.39	142.93	35.33	254.03	176.82	77.21	594.68	2,121.80	28.0%	
765 - Security Phone	40.00	80.00	40.00	40.00	44.20	-4.20	200.00	530.45	37.7%	
766 · Security Utilities	343.06	491.62	362.60	398.52	335.95	62.57	1,595.80	4,031.42	39.6%	
767 - Security Passes	0.00	0.00	0.00	2,871.09	751.47	2,119.62	2,871.09	9,017.65	31.8%	
770 - John's Brothers Monitoring	1,941.67	120.00	195.00	0.00	322.50	-322.50	2,256.67	3,870.00	58.3%	Paid for entire year to discount.
780 - Street Paving	0.00	0.00	0.00	0.00	9,752.16	-9,752.16	0.00	117,025.95	0.0%	
782 · Dredging	0.00	0.00	0.00	0.00	442.04	-442.04	0.00	5,304.50	0.0%	
783 - Tree Services	0.00	0.00	400.00	0.00	1,287.50	-1,287.50	400.00	15,450.00	2.6%	
784 - Drainage Control	0.00	0.00	0.00	0.00	260.42	-260.42	0.00	3,125.00	0.0%	
785 - Discretionary	0.00	150.00	0.00	0.00	268.36	-268.36	150.00	3,220.27	4.7%	
786 - Contingency	0.00	0.00	0.00	0.00	1,326.13	-1,326.13	0.00	15,913.50	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	14,939.50	-14,939.50	0.00	179,273.94	0.0%	
810 - Reserve Funding - CHYRC	0.00	0.00	0.00	0.00	1,913.50	-1,913.50	0.00	22,962.00	0.0%	
895 - Reserve Disbursement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!	
Total Expense	53,265.49	62,872.59	63,863.99	67,685.09	87,179.05	-19,493.96	247,712.00	1,046,148.54	23.7%	
Net Ordinary Income	709,454.68	35,623.90	-17,429.27	-39,326.31	0.00	-39,326.31	692,157.15	0.00	#DIV/0!	
Net Income	**709,454.68**	**35,623.90**	**-17,429.27**	**-39,326.31**	**0.00**	**-39,326.31**	**692,157.15**	**0.00**	#DIV/0!	

Balance Sheet

	Apr 30, 26	May 31, 26	Jun 30, 26	Jul 31, 26	Aug 31,26	Monthly Change	Notes
ASSETS							
Current Assets							
Checking/Savings							
100 · Operating Cash - First National	50,830.95	281,399.59	332,034.17	312,743.11	273,790.03	-38,953.08	Dues income less expenses.
102 · Southern Operating	397,937.68	397,633.96	397,769.07	397,769.07	397,769.07	0.00	
104 · Infinex - CHA Reserves	931,683.24	936,225.00	938,533.71	938,533.71	938,533.71	0.00	
114 · Infinex - CHYRC Reserve Ded	116,739.67	116,739.92	118,162.82	118,162.82	118,162.82	0.00	
115 · Petty Cash	168.55	168.55	168.55	168.55	168.55	0.00	
116 · Operating 2 CC - First National	15,211.18	26,470.96	37,158.49	48,771.50	51,646.53	2,875.03	
Total Checking/Savings	1,512,571.27	1,758,637.98	1,823,826.81	1,816,148.76	1,780,070.71	-36,078.05	
Accounts Receivable							
140 · Accounts Receivable-Assessments	-429,030.73	-857.17	-910.22	-2,608.12	-2,745.38	-137.26	
141 · Other Accounts Receivable	-3.00	-3.00	-3.00	-3.00	-3.00	0.00	
Total Accounts Receivable	-429,033.73	-860.17	-913.22	-2,611.12	-2,748.38	-137.26	
Other Current Assets							
145 · Undeposited Funds	-1,182.00	37,286.00	11,440.75	3,387.43	256.43	-3,131.00	
155 · Prepaid Income Taxes	5,700.00	7,200.00	7,200.00	7,200.00	6,000.00	-1,200.00	
Total Other Current Assets	4,518.00	44,486.00	18,640.75	10,587.43	6,256.43	-4,331.00	
Total Current Assets	1,088,055.54	1,802,263.81	1,841,554.34	1,824,125.07	1,783,578.76	-40,546.31	
Fixed Assets							
160 · Land	219,165.96	219,165.96	219,165.96	219,165.96	219,165.96	0.00	
162 · Buildings	251,099.50	251,099.50	251,099.50	251,099.50	251,099.50	0.00	
165 · Swimming Pool	100,000.00	100,000.00	100,000.00	100,000.00	107,100.00	7,100.00	
167 · Tennis Court	9,951.76	9,951.76	9,951.76	9,951.76	21,951.76	12,000.00	
169 · Playground Equipment	46,815.17	46,815.17	46,815.17	46,815.17	46,815.17	0.00	
171 · Office Equipment	15,251.12	15,251.12	15,251.12	15,251.12	15,251.12	0.00	
173 · Maintenance Equipment	225,910.37	225,910.37	225,910.37	225,910.37	225,910.37	0.00	
174 · Vehicles	41,459.35	41,459.35	41,459.35	41,459.35	41,459.35	0.00	
175 · Security Equipment	24,285.57	24,285.57	24,285.57	24,285.57	24,285.57	0.00	
179 · Accumulated Depreciation	-594,697.93	-594,697.93	-594,697.93	-594,697.93	-609,230.61	-14,532.68	
Total Fixed Assets	339,240.87	339,240.87	339,240.87	339,240.87	343,808.19	4,567.32	
TOTAL ASSETS	**1,427,296.41**	**2,141,504.68**	**2,180,795.21**	**2,163,365.94**	**2,127,386.95**	**-35,978.99**	

Check Register

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
100 · Operating Cash - First National								**312,743.11**
Bill Pmt -Check	08/03/2026	3614	Beach Bins, LLC		200 · Accoun...		350.00	312,393.11
Bill Pmt -Check	08/04/2026	3615	Ann-Elyse Blomberg		200 · Accoun...		200.25	312,192.86
Bill Pmt -Check	08/04/2026	3616	Wendi Kmet		200 · Accoun...		334.00	311,858.86
Bill Pmt -Check	08/04/2026	3617	Wendi Kmet		200 · Accoun...		134.85	311,724.01
Bill Pmt -Check	08/04/2026	3618	Jordan Price Wall G...		200 · Accoun...		3,299.00	308,425.01
General Journal	08/05/2026	Coas...			609 · Office S...		15,815.94	292,609.07
Deposit	08/05/2026			Deposit	-SPLIT-	5,911.64		298,520.71
Bill Pmt -Check	08/10/2026	3619	Carolina Time & Pa...		200 · Accoun...		2,871.09	295,649.62
Bill Pmt -Check	08/10/2026	3620	Lowe's		200 · Accoun...		200.21	295,449.41
Bill Pmt -Check	08/10/2026	3621	Systel		200 · Accoun...		138.15	295,311.26
Bill Pmt -Check	08/10/2026	3622	Culligan Water		200 · Accoun...		76.11	295,235.15
Deposit	08/12/2026			Deposit	-SPLIT-	5,430.26		300,665.41
Bill Pmt -Check	08/17/2026	3623	Dominion NC Power		200 · Accoun...		543.77	300,121.64
Deposit	08/19/2026			Deposit	-SPLIT-	5,477.43		305,599.07
General Journal	08/19/2026	Coas...			609 · Office S...		14,591.21	291,007.86
Bill Pmt -Check	08/24/2026	3624	Dare County Wate...		200 · Accoun...		134.32	290,873.54
Bill Pmt -Check	08/24/2026	3625	Philadelphia Insura...		200 · Accoun...		20,656.00	270,217.54
Bill Pmt -Check	08/24/2026	3626	Southern Bank		200 · Accoun...		1,515.23	268,702.31
Bill Pmt -Check	08/25/2026	3627	USAble Life		200 · Accoun...		141.92	268,560.39
Deposit	08/26/2026			Deposit	-SPLIT-	14,132.68		282,693.07
Bill Pmt -Check	08/26/2026	3628	Winslow Tractor S...		200 · Accoun...		6,700.00	275,993.07
Bill Pmt -Check	08/31/2026	3629	N.C. Division of Mo...		200 · Accoun...		47.69	275,945.38
Bill Pmt -Check	08/31/2026	3630	Pitney Bowes Ban...	*15	200 · Accoun...		507.25	275,438.13
Bill Pmt -Check	08/31/2026	3631	Spectrum Business		200 · Accoun...		719.10	274,719.03
Bill Pmt -Check	08/31/2026	3632	NC Department of ...		200 · Accoun...		929.00	273,790.03
Total 100 · Operating Cash - First National						30,952.01	69,905.09	273,790.03

Expenses 1

THE COLINGTON HARBOUR ASSOCIATION, INC.
STATEMENTS OF ASSETS, LIABILITIES AND FUND BALANCES - TAX BASIS
April 30, 2026 with comparative totals as of April 30, 2025

	2026 Operating Fund	2026 Reserve Fund	2026 Total	2025 Total
ASSETS				
Cash and interest bearing deposits	$ 461,491	$ 1,052,965	$ 1,514,456	$ 1,405,209
Assessment accounts receivable	23,381	-	23,381	33,009
Prepaid income tax	-	-	-	-
Property and equipment				
Land	219,166	-	219,166	219,166
Buildings	251,100	-	251,100	251,100
Swimming pool	107,100	-	107,100	100,000
Tennis courts/shuffle board	21,952	-	21,952	9,952
Playground equipment	46,815	-	46,815	46,815
Office equipment	15,251	-	15,251	15,251
Vehicle	41,459	-	41,459	41,459
Maintenance equipment	225,910	-	225,910	225,910
Security equipment	24,286	-	24,286	24,286
	953,039	-	953,039	933,939
Less accumulated depreciation	(609,231)	-	(609,231)	(594,698)
	343,808	-	343,808	339,241
TOTAL ASSETS	$ 828,680	$ 1,052,965	$ 1,881,645	$ 1,777,459
LIABILITIES AND FUND BALANCES				
Assessments received in advance	$ 429,024	$ -	$ 429,024	$ 343,157
Credit card payable	-	-	-	-
Income tax payable	4,846	-	4,846	4,878
TOTAL LIABILITIES	433,870	-	433,870	348,035
FUND BALANCES	394,810	1,052,965	1,447,775	1,429,424
TOTAL LIABILITIES AND FUND BALANCES	$ 828,680	$ 1,052,965	$ 1,881,645	$ 1,777,459

See accompanying notes and accountants' report.

Expenses 2

THE COLINGTON HARBOUR ASSOCIATION, INC.
SUMMARY OF REVENUES AND EXPENSES - ACTUAL AND BUDGET - TAX BASIS
Year ended April 30, 2026

	Actual	Budget	Favorable (Unfavorable)
REVENUES:			
Regular assessments	$ 871,427	$ 869,614	$ 1,813
Interest on late assessments	8,475	7,171	1,304
Late fees	10,050	8,240	1,810
Attorney fees	22,746	8,755	13,991
Convenience fees	1,250	1,000	250
Collection fee	2,800	1,500	1,300
CHYRC annual billing	22,962	14,000	8,962
CHYRC additional billing	1,680	4,120	(2,440)
Closing fee	12,000	10,815	1,185
Boat slip	21,838	21,200	638
Launch fees	1,640	1,648	(8)
Park reservations	300	721	(421)
Bar code fees	190	155	35
Building permit fees	600	515	85
Fines	-	258	(258)
Interest income	1,260	26	1,234
Interest income reserves	34,547	12,360	22,187
Returned check charges	75	154	(79)
	1,013,840	962,252	51,588
EXPENDITURES			
General and administrative			
Admin expenses	$ 10,884	$ 11,742	$ 858
Office salaries	131,334	137,567	6,233
Insurance	79,329	64,787	(14,542)
Telephone	1,100	1,236	136
Utilities	5,514	5,047	(467)
Bank charges	1,599	258	(1,341)
Bad debt	3,872	515	(3,357)
Interest	32	-	(32)
Office supplies	3,792	3,090	(702)
Postage and delivery	3,400	4,738	1,338
Printing	2,308	6,077	3,769
Dues and subscriptions	4,075	2,750	(1,325)
Small tools and equipment	1,380	1,600	220
Covenants enforcement	702	1,030	328
Legal and professional fees	34,776	27,000	(7,776)
Audit/CPA fess	7,395	6,695	(700)
Travel	1,121	948	(173)
Property tax	156	257	101
Federal income tax	10,073	1,545	(8,528)
NC income tax	773	155	(618)
Payroll tax expense	29,964	34,900	4,936
Payroll processing	2,612	2,575	(37)
Bank service charges	-	103	103
Miscellaneous	(3,881)	-	3,881
	332,310	314,615	(17,695)

See accountants' report.

	Actual	Budget	Favorable (Unfavorable)
Maintenance			
Maintenance salaries	$ 98,009	$ 107,761	$ 9,752
Maintenance telephone	440	-	(440)
Maintenance utilities	2,817	2,678	(139)
Common property maintenance	10,752	24,000	13,248
Street signs	653	772	119
Maintenance supplies	7,442	7,210	(232)
Miscellaneous	1,056	4,120	3,064
Maintenance equipment rental	(321)	-	321
Equipment repair	3,715	1,751	(1,964)
Vehicle maintenance	1,616	1,236	(380)
Gas	2,719	3,605	886
	128,898	153,133	24,235
Security			
Security wages	143,891	158,202	14,311
Contract security	5,338	4,944	(394)
Security supplies	2,093	2,060	(33)
Security telephone	440	515	75
Security utilities	3,998	3,914	(84)
Security passes	12,457	8,755	(3,702)
Security monitoring	3,870	2,575	(1,295)
	172,087	180,965	8,878
Major repair and replacement			
Street paving	272,227	109,148	(163,079)
Dredging	22,752	5,150	(17,602)
Tree service	17,366	20,600	3,234
Drainage control	3,125	25,000	21,875
Discretionary	3,296	10,000	6,704
Contingency	-	15,450	15,450
Reserve Funding	182,500	114,191	(68,309)
Reserve Funding - CHYRC	22,962	14,000	(8,962)
Reserve disbursements	28,895	-	(28,895)
	553,123	313,539	(239,584)
TOTAL EXPENDITURES	1,186,418	962,252	(224,166)
EXCESS REVENUES (EXPENDITURES) BUDGET BASIS	$ (172,578)	$ -	$ (172,578)
RECONCILING ITEMS TO FINANCIAL STATEMENTS ON TAX BASIS			
Depreciation expense	$ (14,533)	$ -	$ -
Reserve Funding	182,500	-	-
Reserve Funding CHYRC	22,962	-	-
EXCESS REVENUES (EXPENDITURES) PER FINANCIAL STATEMENTS - TAX BASIS	$ 18,351	$ 263,613	$ (245,262)

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538 Preston Ave.
Meriden, CT 06450
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Southern Wealth Management
A DIVISION OF SOUTHERN BANK AND TRUST COMPANY

Consolidated
Account Summary

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

Primary Account Number [redacted]
Investor Identification: [redacted]
Period Ending: 08/31/2026

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

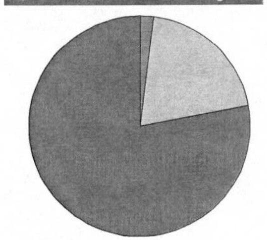
Summary of Accounts

Description	Account Number	Name	Prior Year-End Value	Prior Year-End % of Assets	Previous Month Value	Previous Month % of Assets	Current Month Value	Current Month % of Assets
Brokerage Account	[redacted]	THE COLINGTON HARBOUR ASSOCIAT ION INC CHRYC RESERVES DEDICATED	93,184.68	10.30%	119,229.81	11.23%	119,271.49	11.20%
Brokerage Account	[redacted]	THE COLINGTON HARBOUR ASSOCIAT ION INC CHA RESERVES	811,824.05	89.70%	942,897.88	88.77%	945,410.46	88.80%
Total			**$905,008.73**	**100.00%**	**$1,062,127.69**	**100.00%**	**$1,064,681.95**	**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	18,381.81	18,381.96
20%	Fixed Income/Debt Securities	80,264.40	215,516.93	215,636.86
78%	Mutual Funds	811,823.43	828,228.95	830,663.13
100%	**Accounts Total (Pie Chart)**	**$905,008.73**	**$1,062,127.69**	**$1,064,681.95**

Please review your allocation periodically with your Account Executive.

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Meriden, CT 06450
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Southern Wealth Management
A DIVISION OF SOUTHERN BANK AND TRUST COMPANY

CORESTONE ACCOUNT™

August 1, 2026 - August 31, 2026
Account Number [redacted]

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

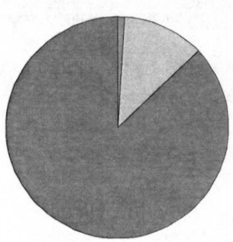
Portfolio at a Glance

	This Period
BEGINNING ACCOUNT VALUE	**$942,897.88**
Dividends, Interest and Other Income	2,434.18
Net Change in Portfolio[1]	78.40
ENDING ACCOUNT VALUE	**$945,410.46**
Estimated Annual Income	$33,838.49

[1] *Net Change in Portfolio is the difference between the ending account value and beginning account value after activity.*

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	0.79	0.79
12%	Fixed Income/Debt Securities	0.00	114,668.14	114,746.54
87%	Mutual Funds	811,823.43	828,228.95	830,663.13
100%	**Account Total (Pie Chart)**	**$811,824.05**	**$942,897.88**	**$945,410.46**

Please review your allocation periodically with your Account Executive.

Additional Information

Description	This Period
Securities Bought and Sold	-$2,434.18

Summary of Gains and Losses

	Realized This Period	Realized Year-to-Date	Unrealized
Short-Term Gain/Loss	0.00	0.00	-253.57
Long-Term Gain/Loss	0.00	0.00	-2.28
Net Gain/Loss	**0.00**	**0.00**	**-255.85**

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

Client Service Information

Your Account Executive: Q89

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

Contact Information

Business: (252) 473-7088

Client Service Information

To report a lost or stolen Debit Card or check call (800) 547-7008, 24 hours a day, 7 days a week.

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

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(es) are partially masked for your security. Please log in to your account to review the full e-mail address.

osaic

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538 Preston Ave.
Meriden, CT 06450
P: (800) 987-9299 F: (203) 599-6001

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									
08/01/26	0.7900	N/A	08/31/26	0.79	0.79	0.00	0.17	N/A	N/A
Total FDIC Eligible Bank Deposits				$0.79	$0.79	$0.00	$0.17		
TOTAL CASH, MONEY FUNDS AND BANK DEPOSITS				$0.79	$0.79	$0.00	$0.17		

Date Acquired	Quantity	Unit Cost	Current Cost Basis	Market Price	Market Value	Unrealized Gain/Loss	Accrued Interest	Estimated Annual Income	Estimated Yield
FIXED INCOME/DEBT SECURITIES 12.00% of Portfolio *(In CUSIP Sequence)*									
Certificates of Deposit									
FLAGSTAR BK NATL ASSN HICKSVILLE NEW YORK CTF DEP 3.950% 04/30/27 B/E DTD 04/30/26 ACT/365			Security Identifier: 33847GNY4						
04/24/26*	57,000.0000	100.0000	57,000.00	99.9420	56,966.94	-33.06	758.72	2,251.50	3.95%
			Original Cost Basis: $57,000.00						
MORGAN STANLEY PRIVATE BK NATL ASSN PUR N Y CTF DEP 3.950% 05/01/28 B/E DTD 04/29/26 ACT/365			Security Identifier: 61776N5J8						
04/24/26*	58,000.0000	100.0000	58,000.00	99.6200	57,779.60	-220.40	778.31	2,291.00	3.96%
			Original Cost Basis: $58,000.00						
Total Certificates of Deposit	115,000.0000		$115,000.00		$114,746.54	-$253.46	$1,537.03	$4,542.50	
TOTAL FIXED INCOME/DEBT SECURITIES	115,000.0000		$115,000.00		$114,746.54	-$253.46	$1,537.03	$4,542.50	

Date Acquired	Quantity	Unit Cost	Current Cost Basis	Market Price	Market Value	Unrealized Gain/Loss	Estimated Annual Income	Estimated Yield
MUTUAL FUNDS 87.00% of Portfolio								
LORD ABBETT U.S. GOVERNMENT & GSE MONEY MARKET FUND CLASS A			Security Identifier: LACXX CUSIP: 543918106					
Open End Fund								
Dividend Option: Reinvest; Capital Gains Option: Reinvest								
Average	830,663.1300	1.0000	830,665.52	1.0000	830,663.13	-2.39	29,295.82	3.52%
TOTAL MUTUAL FUNDS			$830,665.52		$830,663.13	-$2.39	$29,295.82	

Portfolio Holdings *(continued)*

	Current Cost Basis	Market Value	Unrealized Gain/Loss	Accrued Interest	Estimated Annual Income
Total Portfolio Holdings	$945,666.31	$945,410.46	-$255.85	$1,537.03	$33,838.49

* *Noncovered under the cost basis rules as defined below.*

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.

Cost Basis on fixed income securities may be adjusted for amortization, accretion, original issue discount adjustments, or principal paydowns. The calculation is based upon the taxpayer election, type of fixed income security, and certain attributes, obtained from sources believed to be reliable. In the event, one or more of these attributes is changed, there may be a temporary incorrect adjusted cost basis reflected until the cost basis system is amended to reflect this change. These calculations will not be performed under certain circumstances, including bonds issued with less than one year to maturity. This information is meant as a general guide and you should consult your tax advisor in the preparation of your tax returns.

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 "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

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Portfolio Holdings Disclosures *(continued)*

Option Disclosure *(continued)*

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.

Certificates of Deposit

Certificates of Deposit acquired through the Certificate of Deposit Account Registry Service (" CDARS") and held in your brokerage account are subject to Securities Investor Protection Corporation (SIPC) coverage. Please see additional information about SIPC under Important Information and Disclosures on this statement.

Please be advised that the secondary market for CDs is generally illiquid; the actual value of CDs may be different from their purchase price; and a significant loss of principal could result if your CDs are sold prior to maturity. In the event that the CDs listed above do not indicate a market valuation, an accurate market value could not be determined. In the event that a price is listed above for your CDs, Pershing has obtained a price from sources deemed to be reliable or has priced your CDs using a matrix formula. Prices are estimates and the actual value you may obtain for your CD may be different if you elect to sell your CD in the secondary market.

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, 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.

[redacted]

Portfolio Holdings Disclosures *(continued)*

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	-2,434.18	-2,434.18	0.00	-133,839.70	-133,839.70
Total Securities	**$0.00**	**-$2,434.18**	**-$2,434.18**	**$0.00**	**-$133,839.70**	**-$133,839.70**
Dividends and Interest	**$2,434.18**	**$0.00**	**$2,434.18**	**$18,839.87**	**$0.00**	**$18,839.87**
Cash						
Deposits	0.00	0.00	0.00	115,000.00	0.00	115,000.00
Total Cash	**$0.00**	**$0.00**	**$0.00**	**$115,000.00**	**$0.00**	**$115,000.00**
FDIC Eligible Bank Deposits	**$0.00**	**$0.00**	**$0.00**	**$115,000.00**	**-$115,000.17**	**-$0.17**
Totals	**$2,434.18**	**-$2,434.18**	**$0.00**	**$248,839.87**	**-$248,839.87**	**$0.00**

Transactions in Date Sequence

Process/ Settlement Date	Activity Type	Description	Quantity	Price	Accrued Interest	Amount	Currency
08/03/26	CASH DIVIDEND RECEIVED LACXX	LORD ABBETT U.S. GOVERNMENT & GSE MONEY MARKET FUND CLASS A FOR ACCRUAL PERIOD ENDING 07/31/26				2,434.18	USD
08/03/26	REINVEST CASH INCOME LACXX	LORD ABBETT U.S. GOVERNMENT & GSE MONEY MARKET FUND CLASS A SHRS PURCH. AT $1.00000 FOR ACCRUAL PERIOD ENDING 07/31/26	2,434.1800			-2,434.18	USD
Total Value of Transactions					$0.00	$0.00	USD

The price and quantity displayed may have been rounded.

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Osaic Institutions, Inc.
538 Preston Ave.
Meriden, CT 06450
P: (800) 987-9299 F: (203) 599-6001

August 1, 2026 - August 31, 2026
THE COLINGTON HARBOUR ASSOCIAT

Income and Expense Summary

	Current Period		Year-to-Date	
	Taxable	Non Taxable	Taxable	Non Taxable
Dividend Income				
Other Dividends	2,434.18	0.00	18,839.70	0.00
Interest Income				
FDIC Eligible Bank Deposits	0.00	0.00	0.17	0.00
Total Income	**$2,434.18**	**$0.00**	**$18,839.87**	**$0.00**

FDIC Eligible Bank Deposits

Date	Activity Type	Description	Amount	Balance
Sweep FDIC Eligible Bank Deposits				
INSURED DEPOSIT PROGRAM				
Activity Ending: 08/31/26				
08/01/26	Opening Balance		0.79	0.79
08/14/26		Pinnacle Bank a/o 08/15 $0.79		0.79
				$0.79
08/31/26	**Closing Balance**			**$0.79**
Total FDIC Eligible Bank Deposits				

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.

Messages

To help protect your assets and reduce the risk of unauthorized transactions posting to your account, we will begin sending email notifications when there is a suspicious electronic transaction presented to your checking account.

Starting October 21, 2026, you may receive an email notification if a Direct Deposit or Authorized Debit is presented to your checking account and we are unable to match the beneficiary's name on the transaction to a registered account owner.

If you recognize the transaction, then no further action is needed.

Messages *(continued)*

If you do not recognize the transaction, please contact your Investment Professional or Pershing immediately.

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, including during periods of market stress. 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, based on account type pursuant to FDIC regulation and subject to certain conditions. The name and amount at each FDIC member bank holding balances in FDIC eligible bank deposit sweep products are reported in the section of this statement titled "FDIC Eligible Bank Deposits" on or around the 15th day of each calendar month (Reporting Date). The bank deposit sweep balances available on the Reporting Date may not reflect changes to your bank sweep deposit balances between the Reporting Date and the calendar month end. 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.

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.

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Important Information and Disclosures *(continued)*

Important Arbitration Disclosures *(continued)*

- 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.**

President’s Report – August 8, 2026

Maintenance Yard Disposal Area

Earlier this year, a member brought to the Board's attention a long-standing disposal area located behind the Association's maintenance yard. The area appears to have been used over many years, and likely decades, for the disposal of tree limbs, concrete, and other materials. Through subsequent inquiry, the Board learned that previous boards were aware of the site. Prior to the member's report, the current Board understood that Dare County was satisfied with the condition of the area and was not aware of the extent of the disposal activity.

Following the report, the site was inspected by Dare County, the North Carolina Coastal Area Management Act (CAMA) program, and the U.S. Army Corps of Engineers. The agencies determined that the disposal area was located too close to wetlands and was not properly permitted.

The Association promptly addressed the issue and completed the corrective actions required under a Notice of Violation. We have been advised that the site is now in compliance with all applicable regulations. Some materials remain to be hauled away, and that work is ongoing.

To date, costs associated with resolving the matter include:

- Notice of Violation fine: $550
- Permit fee: $297
- Investigation fee: $82
- Site remediation and cleanup expenses: approximately $6,700.

The Board appreciates the member who brought this matter to its attention and remains committed to addressing compliance issues promptly and transparently.

Labor Day Celebration

Accolades to the beautiful job Donna Price and staff did preparing for this wonderful community celebration

CHYRC Litigation

The Association has recently been served with a lawsuit filed by the Colington Harbor Yacht and Racquet Club (CHYRC) concerning disputed expenses related to CHYRC-managed facilities.

Prior to the filing, the Board made multiple efforts to resolve the matter without litigation. Please see the July 14, 2026, minutes for a timeline. The Association attempted to negotiate the disputed charges and offered mediation as an alternative to legal action. The Board also obtained a legal opinion supporting its position that Association assessment funds should not be used for capital repairs and improvements to assets managed by CHYRC. The Board has been advised that its position is supported by the terms of the lease and related governing documents.Despite these efforts, CHYRC elected to proceed with litigation. The Board will continue to act in what it believes to be the best interests of the Association and its members.

Secretary's Report
9.8.26

CHYRC meeting on 9.3.26

I regret that I am unable to attend the CHA board meeting tonight. I have asked Adele Page to read my report to the community:

I attended the CHYRC meeting on September 3, 2026, as the non-voting board member appointed by CHA. Here is a short summary of the issues presented and/or discussed:

AGENDA ITEMS:

- The notice of the CHYRC annual meeting was mailed out. There are eight candidates for the three open positions, listed in random order on the ballot. Completed ballot and proxy forms must be received by October 2. Ballots will be opened and votes counted on October 5 from 8am – noon. A representative of each candidate may attend.
- CHYRC agreed to allow OBX Thrive to use the Clubhouse for a Health and Wellness fair.
- The CHYRC board voted to approve their attorney filing a CHYRC complaint against the CHA.
- They are awaiting further instructions from their attorney regarding the complaint.

POINTS OF DISCUSSION RAISED BY ATTENDEES:
Q: Did CHYRC use membership funds for the mailing announcing the upcoming election, which promoted current board candidates running for election and accused the CHA of trying to take over management of the pool?
A: Yes. CHA board members have made it clear that they want to eliminate the current board and take over management of the pool.
Discussion: The three CHA board members who were in attendance emphatically denied that it was their intent.

Q: Did CHYRC pay the legal costs for Randy Beale and John Collins' lawsuit in 2024 against the CHA board? If so, why? Was it voted on?
A: After one CHYRC board member initially denied paying the legal costs, it was eventually disclosed that they had in fact paid for the legal costs from membership fees.

Q: Will there be a forum where members can get to know the candidates?
A: CHYRC will consider it. No details were discussed regarding the date or the format.

Q: A member who had received the annual mailing noted that recommended changes to the bylaws were included in the ballot. When did the CHYRC board make the decision to recommend the changes?

A: The changes were discussed in a board workshop. Barbara Ornstein will provide documentation within a week. (NOTE: I was not made aware of not invited to attend the workshop, even though I am a nonvoting CHYRC board member.)

Q: I have a question for the treasurer: What is the current nonprofit status of the CHYRC?
A: It is a 501c7 nonprofit registered with the IRS.
Q: There is no record of a 990 being filed since 2019.
A: John Collins: That is the responsibility of our accountant. I know nothing about that.

Q: Question for the treasurer: Why aren't you sharing detailed CHYRC financial information at the same level of transparency as the CHA does? Don't you appreciate it?
A: No, those reports are filled with errors and inaccuracies. I have no intention of releasing more financial information.

Q: Given the expense of litigation to both boards, has the CHYRC considered binding mediation to resolve the financial issues in lieu of legal action, as this with would be in line with our fiduciary duty to manage membership fees prudently?
A: All CHYRC board members were emphatic in their rejection of binding mediation. They refused on the basis that both sides clearly disagreed so there was no point in further discussion, and it should be left up to a judge

The CHYRC e-vote was August 25 and ratified September 3. The complaint was dated August 26 and served September 4. The complaint was filed before the motion was officially approved.