Minutes
Colington Harbour Board of Directors Meeting
September 15, 2026

Call to order: Meeting was called to order at 7:00pm by Shane Hite.

Present:

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

Others Present:
Community Manager – Donna Price

Approval of Agenda: Deborah Beddingfield 1st, Adele Page 2nd. All in favor, motion passed.
Approval of Minutes for 8.11. 2026: Mike Weidinger 1st, Deborah Beddingfield 2nd. All in favor, motion passed.
Approval of Minutes for 9.8.26. 2026: Mike Weidinger 1st, Deborah Beddingfield 2nd. All in favor, motion passed.

HOMEOWNER FORUM

- Bill Combs asked where he could find old copies of Harbour Headlines. Jessica Loose, Secretary, said she would research her files as a start. He also requested minutes from board meetings before 2015 be posted. Jessica Loose said she is working on it, bit by bit. He then asked whether dredging was on track for fall. Richard Hess, 2nd Vice President, responded that the permits are all in place.
- Melissa DelBusso noted that the pathway from the parking lot to the park pavilion needs improvement. Adele Page, President, acknowledged issues with shifting sand covering the blue mats on the walkway and said she would bring it back up for discussion with Donna Price and Pat Card. Melissa thanked the staff for all that they do for the community.
- AJ Noll questioned the transfer of funds from capital reserves to cover the additional costs of street paving, opining that the purpose of capital reserves is to protect the assets of the Harbour and not to operate as a slush fund. He also referred to the auditor's report which noted that we overspent the budget by 22%.
  Mike Hutchinson, Treasurer, countered that there was a fundamental disagreement on the purpose and use of capital reserve funds and how much money we need to preserve in the account. We are facing a financial shortfall in funds allocated to road maintenance. We have three options: 1. If we set the money aside now it will accrue interest. 2. We can ask for a special assessment. 3. The most expensive option is to take out a loan. He reported that for years the costs of windows in the clubhouse, the septic systems, as well as road maintenance have not been recognized. He shared that he will be meeting with the accountant tomorrow; if we have overspent, we are going to end up moving money out of reserves into the operating account. He reported that we received the Capital Reserve Study yesterday, and we're at 60% in covering anticipated expenses. In particular, the roads are anticipated to cost $5.5 million and are not 100% covered.

- Denise Collins said it was super dark when they returned by boat one evening and wondered whether the channel lights were working properly. Richard Hess, 2nd Vice President, said he would look into it. Other members stated that the lights appeared to be functioning properly.
- Judi Fien-Helfman requested a four way stop sign at the intersection of Kitty Hawk Bay Drive/Court and Colington Drive. Shane Hite, Chair, said that we were reviewing signage throughout the Harbour.

OFFICER REPORTS

President: Adele Page

- She thanked everyone who worked on the OBX Thrive sponsored Health and Wellness event which provided free of charge cholesterol checks, flu shots and vaccines, dermatologist checks, etc. In particular, she thanked the CHYRC for providing the clubhouse free of charge and Walgreens for providing flu shots and vaccines for those over 65. She gratefully acknowledged the committees and volunteers involved in making this event a success. She gave a shout out to Pat Card and his assistant for working with the chipper to clear trees from the roadsides in an economical way.

First VP: Mike Weidinger

- No report.

2nd VP: Richard Hess

- We getting everything set for dredging to take place once the October 15 window opens.

Treasurer: Mike Hutchinson. See attached report which includes:

- Current income, expenses, balances, check register, and reserve account statement;
- An overview of the capital reserve account – purpose, analysis, trajectory, and options for consideration.
- An executive study of the capital reserve account.

Secretary: Jessica Loose

- No report.

Chairman: Shane Hite

- The digital speed limit sign provided by Dare County is up and working on Harbour View Drive. It only shows the required speed limit and does not indicate the actual speed of a passing driver. The speed of all vehicles passing the sign is recorded anonymously. The anticipated report will indicate how much of a speeding problem exists in the 400 section of Harbour View Drive and help us determine our next steps. Then the sign will be moved to Colington Drive to repeat the same process.

Member at Large: Deborah Beddingfield

- No report.

OLD BUSINESS

- Covenant enforcement: Mike Weidinger shared the process followed in clarifying the enforcement procedure and revising the fine structure. The procedural steps are:
    1. Report of possible violation
    2. Courtesy contact
    3. Notice of hearing
    4. Hearing
    5. Written decision
    6. Opportunity for voluntary compliance
    7. Daily fines
    8. Compliance

The maximum fine is $100 per day, per NC statute. Unpaid fines may be recorded as liens but are not a basis for foreclosure.

Mike Hutchinson moved to approve the new Covenant Enforcement Process and the fine structure, Deborah Beddingfield 2nd. All in favor: Adele Page, Mike Hutchinson, Deborah Beddingfield, Jessica Loose, Richard Hess, Mike Weidinger. Opposed: Shane Hite. Motion carried.

Both documents are attached and posted on the CHA website Colingtonharbour.net under the "Policies" tab.

- Flock cameras: The cameras are coming down. Consideration is being given to applying the funds towards a web camera for boaters in next year's budget.
- Replacing signs: It will cost $1100 to clean and straighten existing signs, while retaining some funds in the line item for unforeseen expenses. We are creating a priority list for new signs, including crossroads.
- Painting bathroom in sound front park: On September 8, we received a letter from the CHYRC secretary, Barbara Ornstein, requesting a 50/50 split on the cost. We presented a signed agreement to the CHYRC and have yet to receive a response. With the goal of preventing any future disagreement between the two boards regarding maintenance of common property, the CHA board's policy is to have a signed bilateral agreement in hand regarding all shared expenses before authorizing payment.

NEW BUSINESS

- None

Meeting adjourned at 8:15pm. Motion by Jessica Loose to adjourn, Adele Page 2nd. All in favor, motion passed.

Respectfully submitted,
Jessica Loose, Secretary

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 in 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 of 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 advice 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.

9) The reserve study was finished and made available 9/14. I have attached the Executive Summary
   a) We were at the time of the report 59.5% funded, placing us in the medium likelihood to need a special assessment.

b) We have added unrecognized future expenses at the suggestion of the reserve study company:
   i) Windows and doors for the club house.
   ii) Bathroom remodel for the clubhouse.
   iii) Septic field for the Park/Pool bathroom.

Income Statement

									33.33%	
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**
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

	Operating Fund	2026 Reserve Fund	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.

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

	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)

See accountants' report.

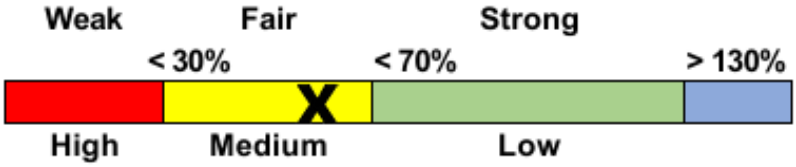
Colington Harbour Association, Inc.
Kill Devil Hills, NC
Level of Service: **Update "With-Site-Visit"**

Report #: **23312-11**
# of Units: 2,410
May 1, 2027 through **April 30, 2028**

Findings & Recommendations **as of May 1, 2027**

Projected Starting Reserve Balance	**$1,048,422**
Projected "Fully Funded" (Ideal) Reserve Balance	**$1,762,742**
Percent Funded	**59.5 %**
Recommended 2027 Reserve Transfers (Full Funding)	**$384,000**
Alternate/Minimum 2027 Reserve Transfers (Baseline Funding)	**$282,000**
Recommended 2027 Special Assessments for Reserves	**$0**
Client's Budgeted 2026 Reserve Transfers	**$114,191**

Reserve Fund Strength: 59.5%



Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	**2.00 %**
Annual Inflation Rate	**3.00 %**

General Information and Commentary:

This document is an "Update, No-Site-Visit" Reserve Study based on a prior Report prepared by Association Reserves for your 2025 Fiscal Year. No site inspection was performed as part of this Reserve Study.

This analysis was prepared or verified by a credentialed Reserve Specialist (RS). No assets appropriate for Reserve designation were excluded. As of the start of the initial fiscal year shown in this study, your Reserve fund is determined to be 59.5 % Funded. Based on this figure, the Client's risk of special assessments & deferred maintenance is currently Medium.

Based on this starting point, your anticipated future expenses, and your historical Reserve funding rate, our recommendation is to increase your Reserve funding amount to $384,000 in the upcoming fiscal year. Going forward, the funding rate recommended here should be increased as illustrated on the 30-yr Summary Table.

Component cost estimates, life expectancies, and recommended reserve funding amounts are subject to change in subsequent years. As such, this Reserve Study analysis expires at the end of the initial fiscal year (December, 31, 2027). Please contact our office to discuss options for updating your Reserve Study in future years.

Reserve Funding Goals and Methodology:

Special Assessments:

There are no recommendations for any special assessments for Reserve funding included in the Reserve Study at this time.

Recommended Reserve Transfers (Full Funding):

This Reserve Study has been prepared using the "pooled" method of Reserve funding (also known as the

cash flow method). The terms "full funding" and/or “fully funding” as used in this Reserve Study are based on the Community Association Institute's Reserve Study Standards (RSS) definition of full funding: "Setting a Reserve funding goal to attain and maintain Reserves at or near 100 percent funded." (The definition and means of calculating percent-funded are addressed later in this report.)

In our opinion, the Reserve Study Standards definition of fully funding not only complies with all relevant jurisdictional requirements, but is also more likely to provide an adequate "cushion" of accumulated funds, which will help mitigate financial risks in the event of higher-than-expected component costs, reduced component life expectancies, or other unforeseen negative circumstances. In our experience, Clients that choose to fund their Reserves using a baseline (or threshold) funding goal are significantly more likely to experience special assessments and deferred maintenance in the event of these circumstances.

Minimum/Alternative Reserve Transfers (Baseline Funding):

The Community Association Institute's Reserve Study Standards (RSS) characterizes baseline funding as “establishing a reserve funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection. This is the funding goal with the greatest risk due to the variabilities encountered in the timing of component replacements and repair and replacement costs."

Our projection of the minimum reserve funding required (taken together with any projected special assessments) is designed to maintain this pooled fund balance above $0 throughout the forecast period.

Annual Increases to Reserve Funding:

We believe that the client should adjust Reserve funding annually to take into account an inflation adjustment and any changes in estimates or extension of the useful life on a reserve item caused by deferred maintenance. As such, we recommend increasing the Reserve funding annually as illustrated in the 30-Year Reserve Plan Summary Tables shown later in this document, or in accordance with subsequent Reserve Study updates. Industry recommendation is for a "With Site Visit" Reserve Study update to be completed once every three years.

For additional questions or to request more information about reserve funding goals and methods, please contact our office.