



**Town of Beaufort, NC**

701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516  
252-728-2141 - 252-728-3982 fax - [www.beaufortnc.org](http://www.beaufortnc.org)

**Board of Commissioners Work Session**

**4:00 PM Monday, March 23, 2026**

**Train Depot, 614 Broad Street**

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**Call To Order**

**Roll Call**

**Agenda Approval**

**Presentations**

1. Eury Park Proposed Design/Concept
  - a. Beaufort Community Foundation
2. WWTP/Utility Rates and CIP Review
  - a. Rivers and Associates
3. Beaufort Town Docks Financial Report (January-February 2026)
  - a. F3 Marina

**Items for Discussion and Consideration**

1. Pivot Parking Contract Amendment
2. Commercial Dock Railing Design/Concept
3. Live Oak Trees: Located at 123-127 Front Street

**Staff Comments**

**Adjourn**



## **Town of Beaufort, NC**

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### **Board of Commissioners Work Session 4:00 PM Monday, March 23, 2026**

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**AGENDA CATEGORY:** Presentations

**SUBJECT:** Eury Park Proposed Design/Concept

**SUMMARY:**

At the March 5, 2026, Parks & Recreation Advisory Board meeting, the Board voted unanimously to support the Beaufort Community Foundation's (BCF) revised proposal for improvements to Eury Park, following a presentation by Craig Souza and Mary Phillips. The proposed concept is outlined in the attached narrative and map. BCF has also provided a draft project budget totaling \$43,645 and has indicated a willingness to fully fund the proposed enhancements. Additionally, BCF has requested consideration of renaming the park to "Eury Family Park," following discussions with members of the Eury family.

**REQUESTED ACTION:**

Receive a presentation from BCF and have a discussion to follow. Pending Board direction, the next step would include community input sessions, hosted by Town staff and the PRAB, on the proposed improvements.

**EXPECTED LENGTH OF PRESENTATION:**

15 Minutes

**SUBMITTED BY:**

Jen Welborn, Community Engagement Director

**BUDGET AMENDMENT REQUIRED:** N/A

- Project title: Eury Park Revitalization Proposal
- Prepared by: Beaufort Community Foundation
- Date: 03/05/2026
- Contact: Mary Phillips, Foundation Chair, [mephillips162@gmail.com](mailto:mephillips162@gmail.com)

Beaufort Community Foundation is requesting approval to enhance Eury Park. These enhancements would include the installation of a brick promenade, 2 picnic tables, 5 benches, 2 - 4 planters and new signage with video access (QR code).

The objective of this project is to beatify the existing park which is located along our waterfront and across from Town Hall. You could say it's the "Front Porch to Town Hall."

#### **Improvement results:**

- Honor Mr Lynn Eury and his family for his generous donation of waterfront property. New naming approved by family to read "Eury Family Park"
- Provide video access to educate the public about the park
- Provide upgraded low maintenance seating that doesn't distract from view of Taylor Creek
- Allow for ADA compliance seating at one picnic table.
- Provide for seasonal planting that is aesthetically appealing
- An open inviting space for public events to be held like Pirate Invasion
- Provide an open area to utilize a mobile stage for entertainers.
- Encourage visitors and residents alike to enjoy the views of Taylor Creek
- Be Inclusive to all age groups providing safe access to the park
- Be consistent and cohesive with other park amenities
- Adding an interactive activity at Eury Park for children

## Project details

- Install an estimated 1,300 square foot brick oval pathway 15' x 80' entering into the park area using same pervious brick that will be used at new Ann Street Park. Recommend a herringbone pattern that can be easily curved with a single brick band. Plus two 10x10 foot landing for each picnic table for an additional 200 Sq foot of pavers. (1,500 Sq Ft). Estimate from town staff @\$19 square foot (\$28,500 for pavers and labor)
- To encourage community interaction and add an activity for children, install on brick promenade embossed bricks with different items that are seen around our coastline. Examples: fish, sailboat, starfish, sand dollar, dolphin, horse etc. A fun scavenger hunt game for children and adults alike. Researching cost for bricks
- Two 46" Hexagon shaped 100% recycled UV-protected plastic picnic tables each placed on a 10'x10' brick landing near sidewalk. Or, could be placed near trees near the rear of property near trees at Grayden Paul Park. One table ADA compliance accommodates 1 wheelchair and 4 adults. One table accommodates 6 adults. Black frame with natural-looking wood materials that never needs sanding, painting or staining. Won't rot, splinter or crack and withstands harsh weather. (\$1,295 ea. from [uline.com](http://uline.com)) \$2590 total
- Five 6" courtyard benches without backs placed around center of curve. Smooth comfortable seat and armrests. Glossy, weather resistant powder-coat finish. Durable, heavy-duty steel bar construction. Allows seating on either side and doesn't obstruct views. (\$1,060 ea. plus mounting hardware \$21 from [uline.com](http://uline.com)) \$5,405 total
- 2 or 4 planters 42" in diameter. Recycled from propane tanks locally sourced. Same planters used at John Newton Park. Provide marine silicone sealer, trim lock edging, pebbles for drainage, planting soil and plants for summer/winter. In addition, 2 XL bore Bernini Hoses for watering. Expense for 2 planters and materials were requested by Beaufort Garden Club and was granted by BCF board.(estimate \$2,000 for 2,

\$3,740 for 4)

- Video has been created by Mark Crews. Mr Eury was interviewed with footage of Eury Park, Taylor Creek and Rachel Carson Reserve. Edits are being fine tuned. This could be the first of more QR codes being utilized at all Beaufort park locations. (\$3,500)

**Request from town of Beaufort:**

- Signage change to read “Eury Family Park” and addition of QR Code.
- Remove the two concrete slabs where current picnic tables are placed.
- Repurpose existing tables (received written consent from Eagle Scout project originator, Jarrod Briley)
- Install 1500 square foot brick pavers. See design details
- Assemble two picnic tables and mount to brick landing

**Please note the Beaufort Community Foundation is not asking for funding for this project. It’s our way for supporting our mission of enhancing the waterfront, docks, parks and green spaces .**

**Estimated budget investment for project:**

|                                                |                            |
|------------------------------------------------|----------------------------|
| Permeable brick pavers including installation: | \$28,500 (approx. 1500 SF) |
| 2 Hexagon picnic tables                        | \$ 2,500                   |
| 5 Park benches with mounting hardware          | \$ 5,405                   |
| 4 Planters with plants/hoses                   | \$ 3,740                   |
| Video production                               | \$ 3,500                   |
| <b>Total expenditure</b>                       | <b>\$43,645</b>            |

We are requesting an expedited approval from all involved due to health concerns of Mr Lynn Eury.

**Possible Timeline:**

- Receive approval from PRAB (March 5th)
- Approval to be added to BOC agenda on April 13 (or work session March 23) and receive approval of project
- Schedule Community Input session to ensure community interest (April)
- Community input results are presented to BOC on May 11)
- Begin project in May and complete before Memorial Day weekend

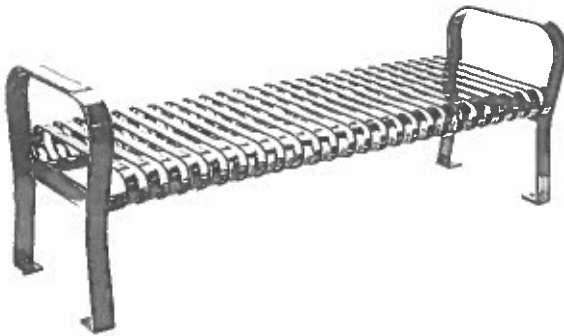
## A black and white photograph of a wooden picnic table. The table has a hexagonal top made of several parallel wooden planks. It is supported by a sturdy wooden frame with four legs. Attached to the sides of the table are three wooden benches, each with a curved backrest. The benches are also made of wooden planks and are supported by the same frame. The entire set is made of wood and appears to be outdoors.



| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Additional Information | Pricing |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------|
| <p>Virtually maintenance free! Recommended for warehouse patios, campgrounds, schools and parks.</p> <ul style="list-style-type: none"> <li>• Best selling picnic table.</li> <li>• 100% recycled UV-protected plastic won't rot, splinter or crack. Withstands harsh weather.</li> <li>• Natural-looking wood material never needs sanding, sealing, painting or staining.</li> <li>• Durable 2" thick planks pre-drilled for easy assembly.</li> <li>• Umbrella and Mounting Hardware sold separately.</li> </ul> <p><b>DROP SHIPS IN 1 DAY UNASSEMBLED VIA MOTOR FREIGHT</b></p> |                        |         |
| MODEL NO.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | H-2560BR               |         |



## Courtyard Bench without Back - 6'



### Description

### Additional Information

### Pricing

An elegant choice for hotels and shopping centers.

- Smooth, comfortable seat and armrests. Pre-drilled for surface mounting.
- Glossy, weather resistant powder-coat finish.
- Durable, heavy-duty steel bar construction.
- Mounting Hardware sold separately.

**DROP SHIPS IN 15 BUSINESS DAYS FROM WI ASSEMBLED VIA MOTOR FREIGHT**

MODEL NO.

H-3019

DESCRIPTION

6' Bench without Back

SIZE L X W X H

71 x 21 x 25"

WT. (LBS.)

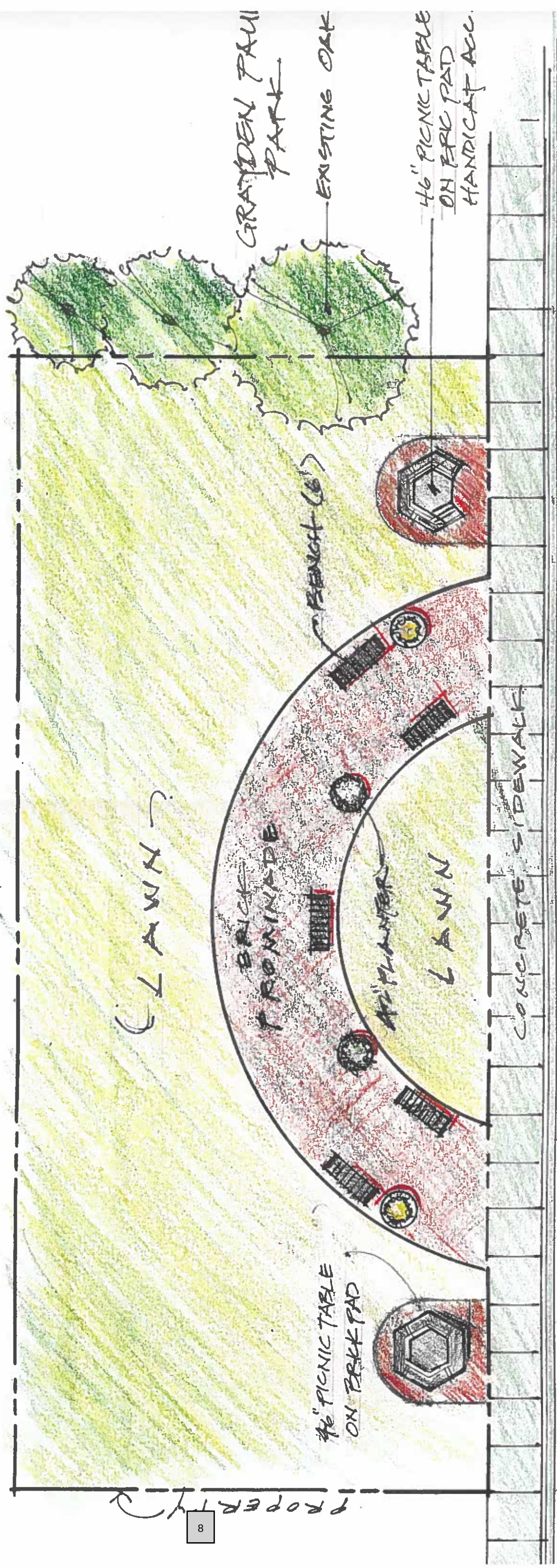
192



Share



Save to List



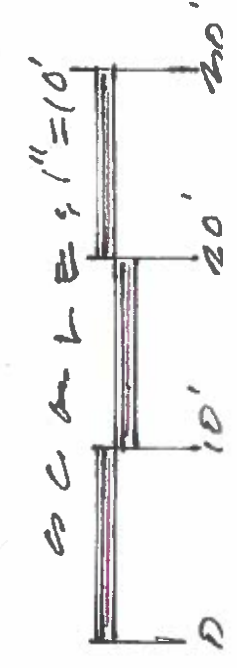
# EURY PARK

BEAUFORT N.C.

FRONT STREET

PARKING

CONCEPT PLAN





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### **Board of Commissioners Work Session 4:00 PM Monday, March 23, 2026**

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**AGENDA CATEGORY:** Presentations

**SUBJECT:** WWTP/Utility Rates and CIP Review

**SUMMARY:**

Representatives from Rivers & Associates will provide a presentation on the Town's existing water supply, treatment infrastructure, and projected future needs as part of the ongoing utility rate review process.

The presentation includes an overview of current system capacity and condition, as well as recommendations related to future planning, including potential investment in a new water treatment plant and supporting infrastructure.

**REQUESTED ACTION:**

No formal action is requested at this time. This item is for informational purposes and to support upcoming policy and rate discussions.

**EXPECTED LENGTH OF PRESENTATION:**

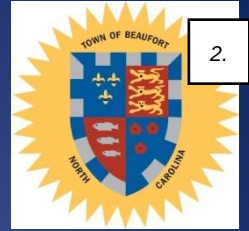
30 Minutes

**SUBMITTED BY:**

Elizabeth Lewis, Assistant Town Manager

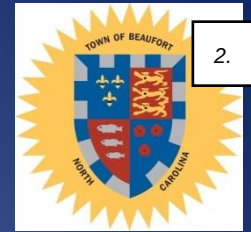
**BUDGET AMENDMENT REQUIRED:** N/A

Town of Beaufort



# Water Supply and Treatment Infrastructure Capacity and Future Needs

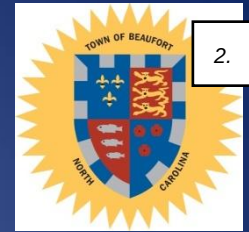
Utility Rate Review Meeting  
March 23, 2026



## Previous Related Work:

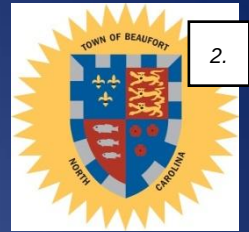
- 2005 Comprehensive Water Study
- 2007 Test Wells Study/NPDES EAA/Environmental Assessment
- 2007 Glenda Drive WTP Production Well #4
- 2007 Existing WTPs Design Study
- 2008 Blue Treasure Pre-annexation Agreement
- 2008 Existing WTPs Dechlorination Improvements
- 2008 North River Water System Evaluation
- 2008 WTP Site Evaluation – Marshburn Property
- 2009 Pine Street WTP Production Well #5 (Sycamore Drive)
- 2017 Water Asset Inventory & Assessment
- 2021 Water Main Replacement
- 2022 WTP Site Evaluation – Pinnars Point Property
- 2023 WTP Site Evaluation – Gibbs Property

# Current Water Supply:



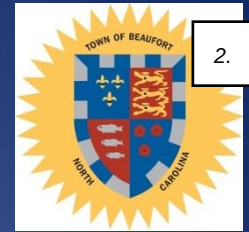
- 4 Castle Hayne Aquifer Wells (Ages: 13/ 15/ 40/ 71 w/ 36 yr old motor)
- Permitted CCPCUA Groundwater Withdrawal = 1.872 MGD
- 12-Hr Permitted Well Capacity = 1.678 MGD
- Annual ADD = 0.564 MGD (2024)
- Summertime ADD = 0.744 MGD (2024)
- MDD = 0.947 MGD (2024)

# Current Water Treatment:

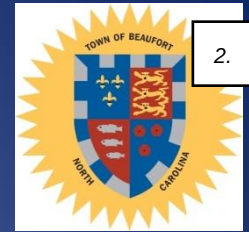


- Permitted Capacity (2 WTPs) = 1.44 MGD
  - Pine Street WTP = 0.72 MGD
  - Glenda Drive WTP = 0.72 MGD
- Annual ADD = 0.564 MGD (2024)
- Summertime ADD = 0.744 MGD (2024)
- MDD = 0.947 MGD (2024)

## Pine Street WTP:



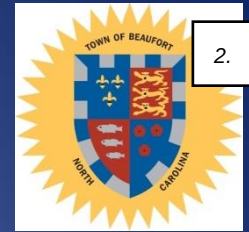
- 3 Structures (37 – 100+ yrs. age)
- 4 Softeners (37 yrs. age)
- Brine Storage Tank (13 yrs. age)
- Aerator / 10K Gallon Clearwell
- Chlorine Disinfection / Fluoride
- 2 High Service Pumps (ages: 13 / 71)
- NPDES Permit: Rescinded with Discharge to WW Collection/Treatment/Disposal System



# Glenda Drive WTP:

- 2 Structures (40 yrs. age)
- On-Site Generator
- 2 Softeners (ages: 20 / 40)
- Brine Storage Tank (age: 13)
- Aerator / 300K Gallon Clearwell
- Chlorine Disinfection / Fluoride
- 2 High Service Pumps (ages: 40 yrs.)
- NPDES Permit: Rescinded with Discharge to WW Collection/Treatment/Effluent Disposal System





## Storage:

Total Capacity = 710,000 Gallons

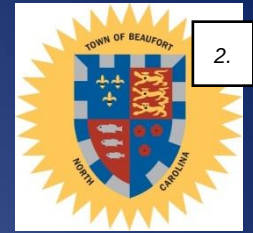
- 2 Ground Storage Tanks (300,000 / 10,000 gal)
- 2 Elevated Storage Tanks (200,000 gal each)
  - Ages (39 / 51 yrs.)

Regulatory Requirement (1/2 AADD) = 282,000 Gal.



16

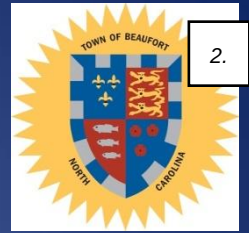




# Water Distribution (2019 Water AIA):

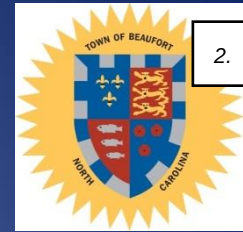
- 47.9 miles: 1" – 12" Pipe (CIP/GLV/ACP/PVC/DIP)
- 888 Valves
- 278 Hydrants
- 83% < 50 Yrs. In Age
- 17% > 50 Yrs. in Age
- CIP & GLV - Mostly in Historic District
- ACP - Mostly North of Cedar St. & East of Live Oak St.
- Desired Fire Flow Demands are not currently achieved

# Current USDA Water Main Replacement Project:

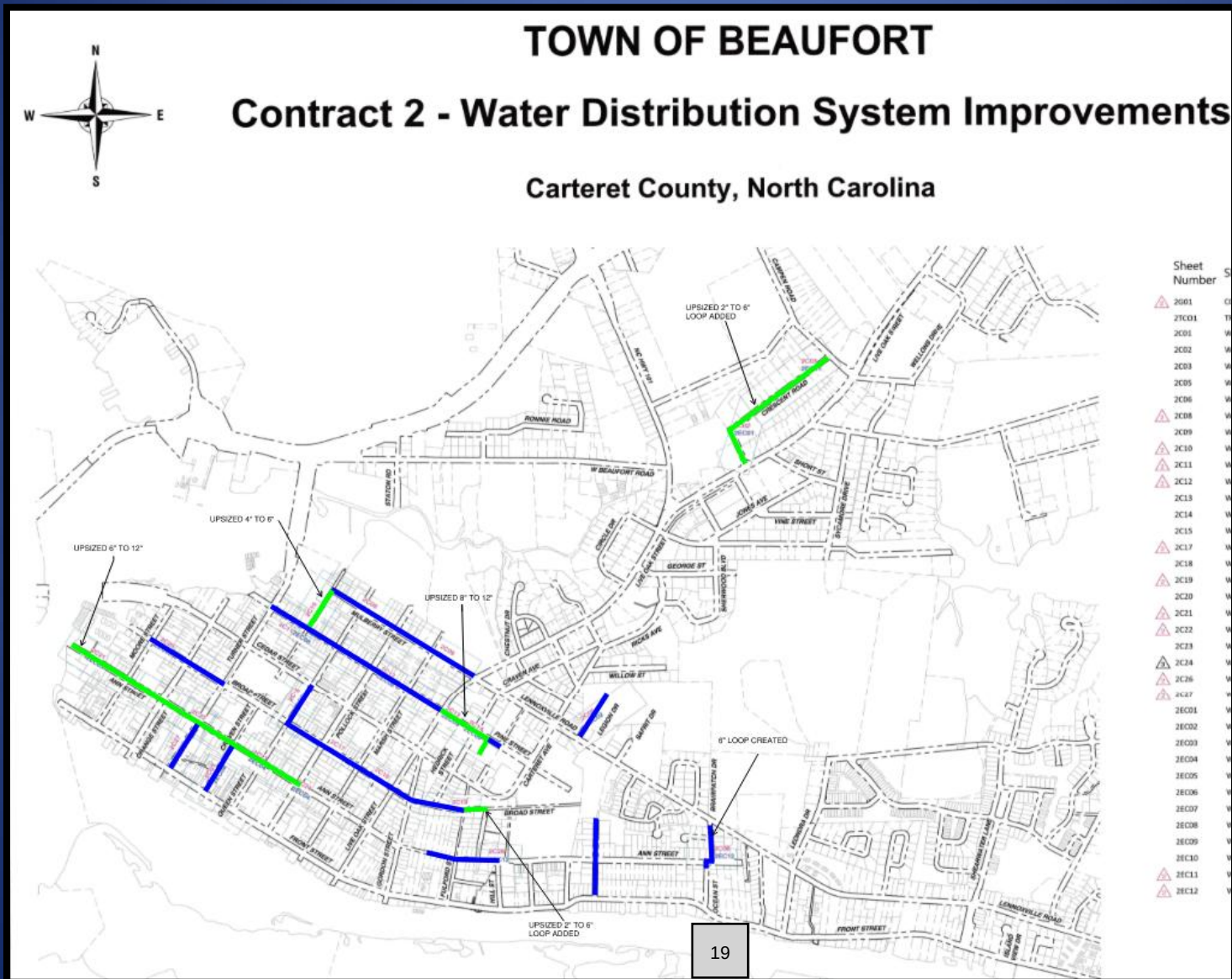


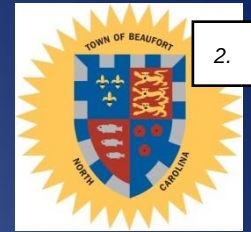
- Replace ~ 1,700 LF of 6" Asbestos Cement Water Main
- Replace ~ 10,000 LF of 6" Cast Iron Water Main
  - ~ 3,400 LF upsized to 12"
- Replace ~ 3,200 LF of 8" Cast Iron Water Main
  - ~ 140 LF upsized to 12"
- Upsize ~ 500 LF of 4" Cast Iron Water Main to 6"
- Upsize ~ 1,700 LF of 2" Galvanized Water Main to 6"
- Upsize ~ 320 LF of 2" PVC Water Main to 6"
- Replacing ~ 17,420 LF (3.3 miles) of Water Main & 28 Fire Hydrants

# Current Water Main Replacement Project:



2.





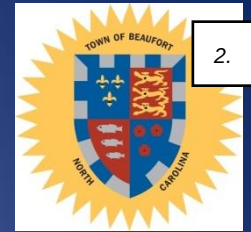
# Condition:

## Water Supply

- ✓ Adequate Capacity for Existing Consumptive Demands
- ✓ Redundancy (2 wells for each WTP)
- ✓ Five Test Wells Previously Tested (Sites not owned by Town)
- x Wells # 2 & #3 - At or Nearing Expected Service Life (ages: 40 / 71 yrs.)

## Water Treatment

- ✓ Adequate Capacity for Existing Demands
- ✓ Redundancy (2 WTPs)
- x Rusting Electrical Gear
- x Challenges w/ NPDES Waste Stream Discharge led to forfeiture/rescission
- x Nearing or Exceeding Expected Service Life (ages: 40 - 71 yrs.)
- x High Service Pump Age - 71 yrs. (Pine Street WTP)
- x Space Limitations (Pine Street WTP)



# Condition:

## Elevated Water Storage

- ✓ Tank Maintenance Contract
- ✓ Good Condition / Routine Maintenance

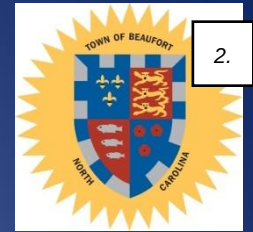
## Ground Water Storage

- x Pine Street Clearwell - Very Small Volume (Short Pump Cycle Times)

## Distribution System

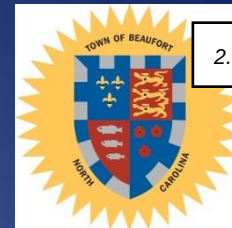
- x Older Valves - Inoperable
- x Replacement Parts for Older Hydrants, No Valves
- x CIP & GLV Prone to Leakage / ACP is Brittle & Prone to Failure (6.7%, 3.2 miles)
  - x Replace Asbestos Cement Pipe (ACP) = 8,300 +/- LF (3.3%)
  - x Replace Galvanized Steel Pipe (GLV) = 6,100 LF +/- (2.4%)
  - x Replace Cast Iron Pipe (CIP) = 11,300 LF +/- (4.5%)
- x Insufficient Flow and Pressure for Desired Fire Flow Demands

# Recommendations for Future Water Supply, Treatment & Distribution:

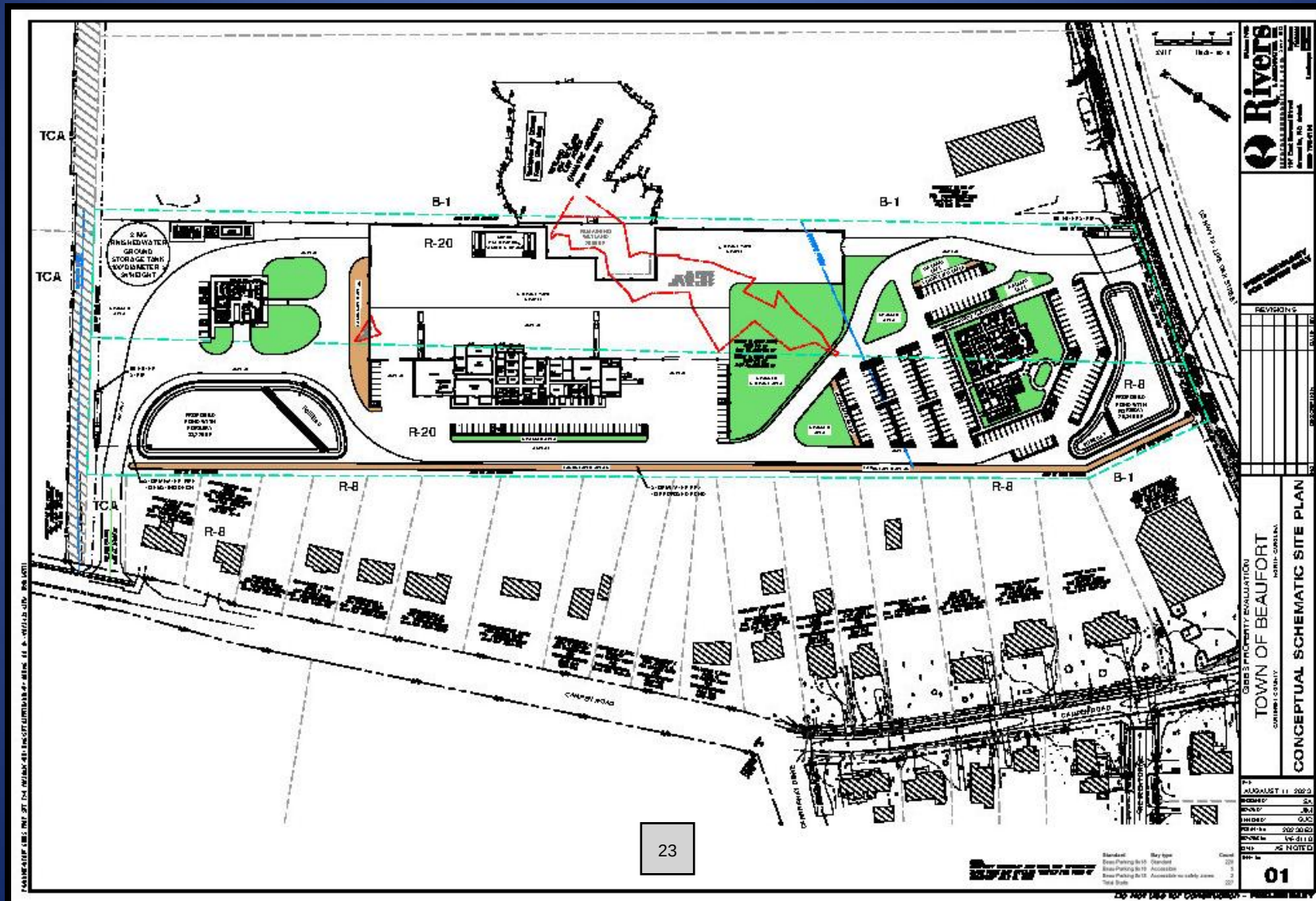


- ✓ Secure Future WTP Site
- Update Comprehensive Water Study
  - Update Population & Demand Projections
  - Update Hydraulic Model and Analyses
  - Evaluate and Recommend WTP Capacity and Number of Wells Required
  - Evaluate and Recommend Transmission/Distribution/Storage/Fire Flow improvements
- Secure Test Well/Future Production Well Sites/Future Water Supply

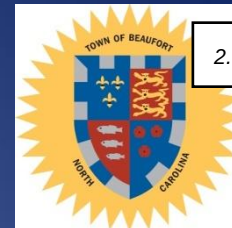
# L.A.S.E.R. – FUTURE WTP SITE



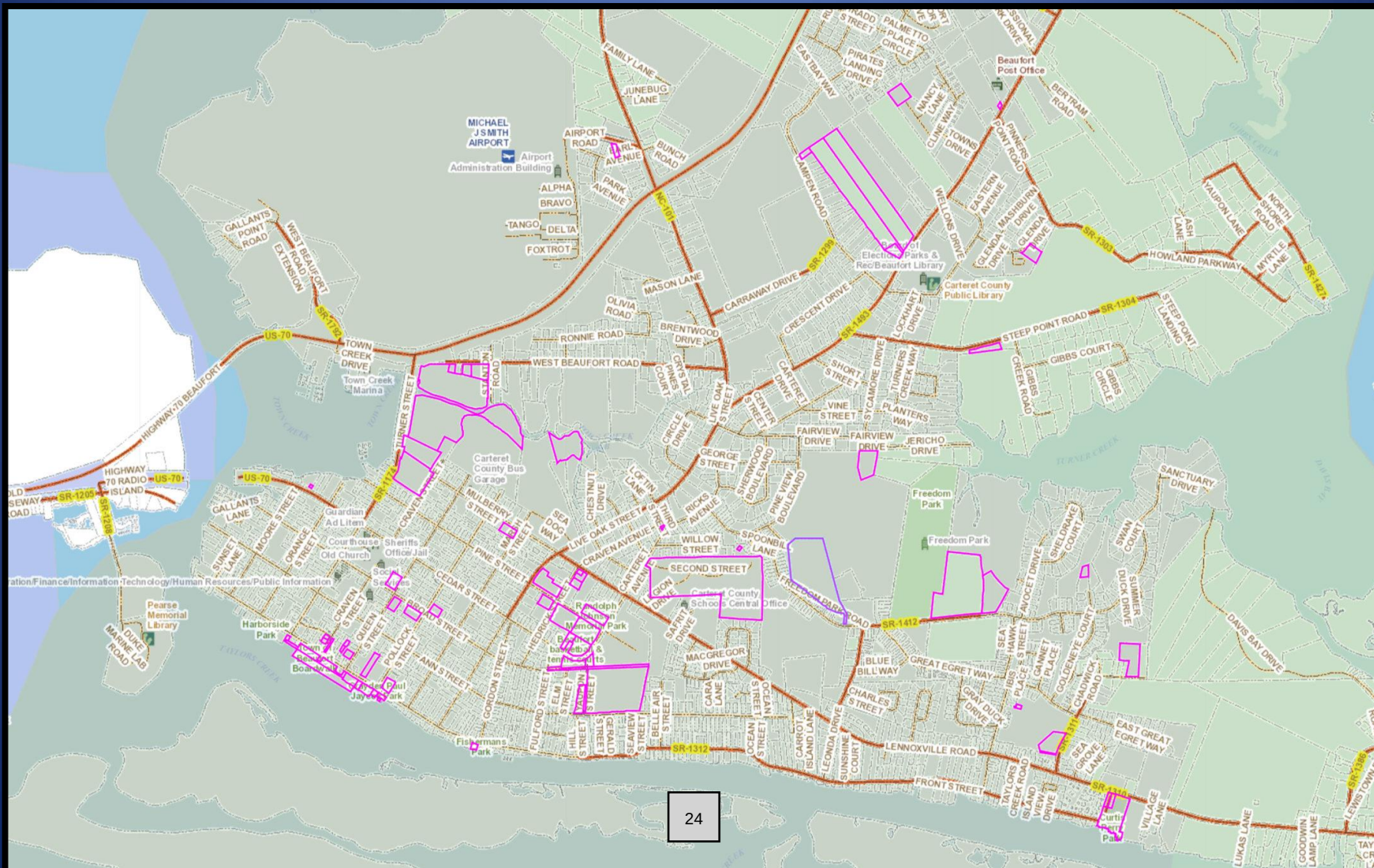
2.



# TOWN OWNED PARCELS

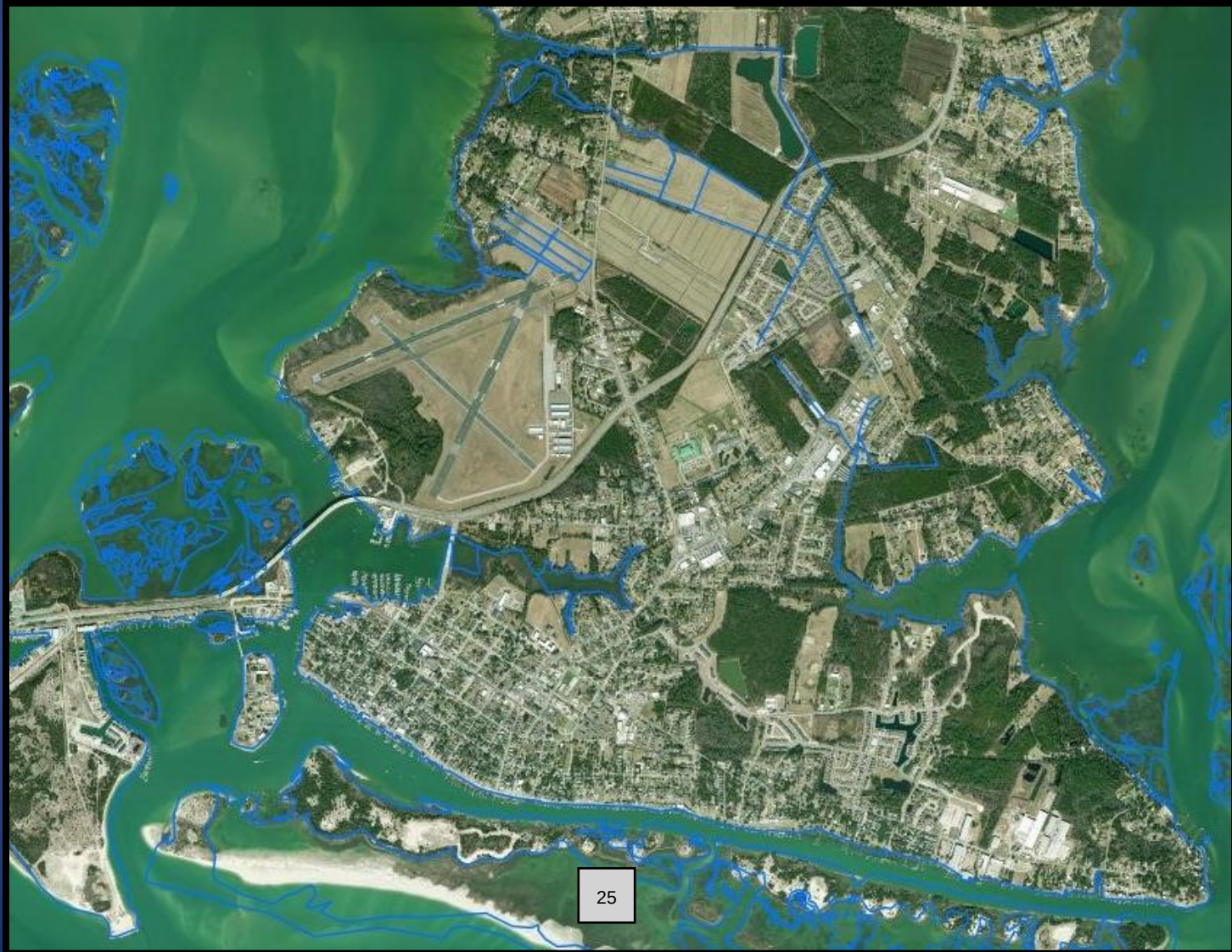
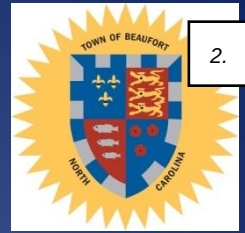


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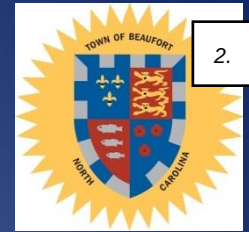


24

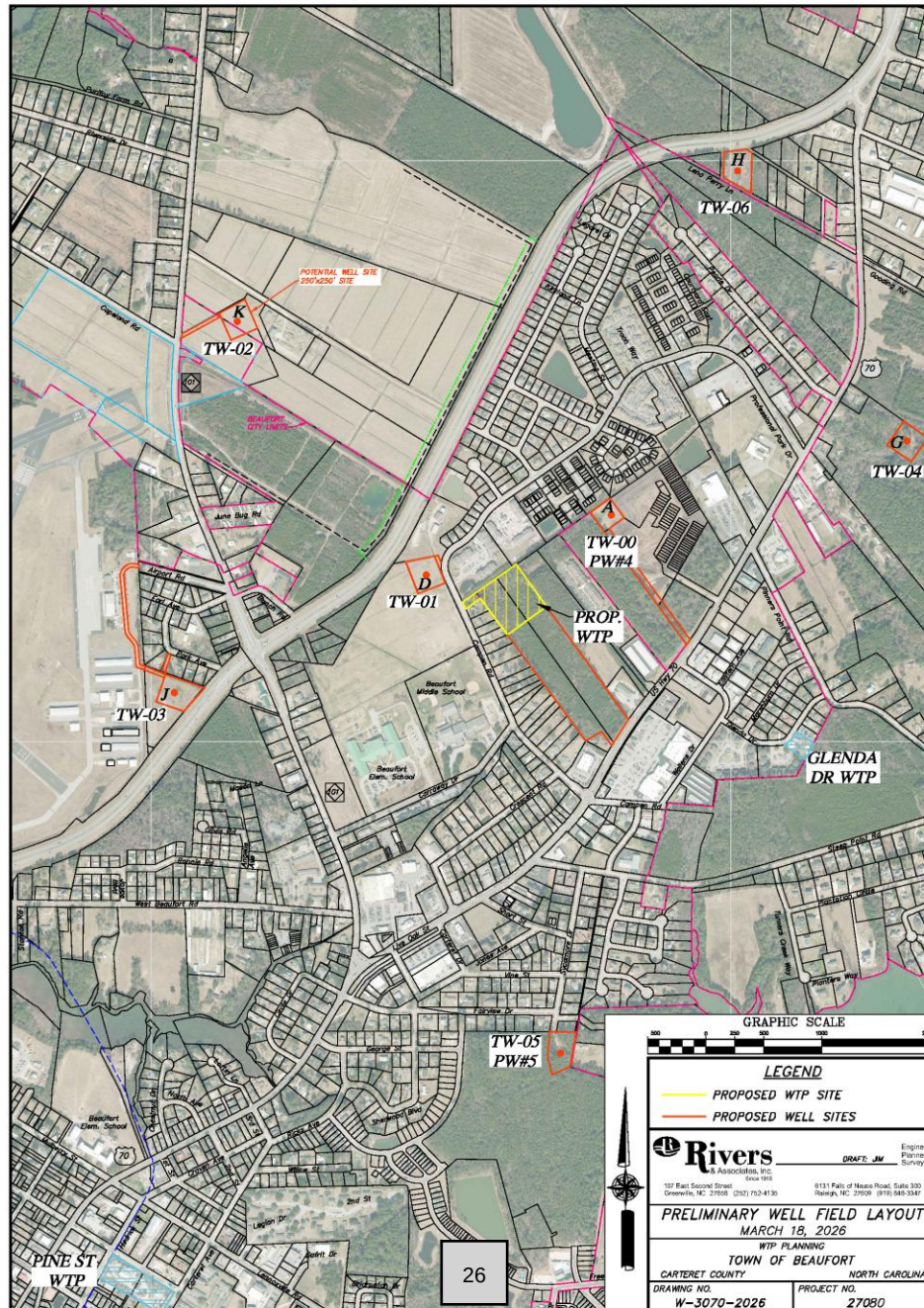
# RECEIVING WATERS



# TEST WELL / PRODUCTION WELL LOCATIONS



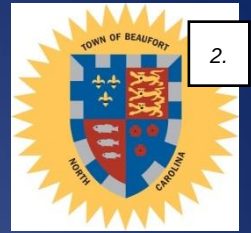
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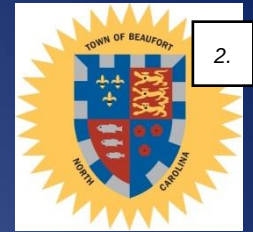
26

V:\Archive\Map\Beaufort\K-Cod Map\Beaufort\W-3070-WTP Test Wells 2011\Draw-2026\Well Map 2026\SLR.dwg, 24x36 P-MILLS-WTPs, M021118-Mar-26 @ 3:41:41 PM

# Recommendations for Future Water Supply, Treatment & Distribution (cont'd):

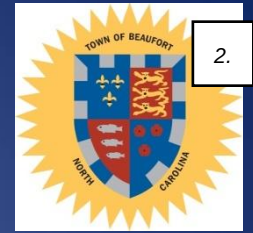


- Update and/or Complete Test Wells Study
- Conduct Nanofiltration Pilot Plant Study
- Complete NPDES EAA/CORMIX Dilution Model/Environmental Assessment
- Submit NPDES Discharge Permit Application



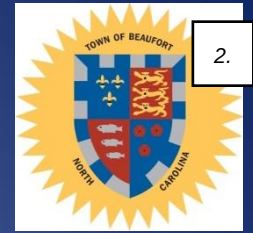
# Recommendations (Existing Wells):

- Well No. 2 - Replace Starter w/ Soft-Start Solid-State Starter
- Well Nos. 2 & 3 - Monitor for Diminishing Flow



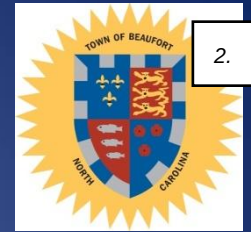
## Recommendations (Existing WTPs):

- Pine Street WTP - Monitor Performance of High Service Pump No. 1
- Perform Interior Inspection of Softener Vessels per Manufacturer's Recommendation
- Monitor Aged & Rusting Electrical Gear
- Consider O&M Costs vs. Investing in New Water Supply/Treatment/Distribution Facilities



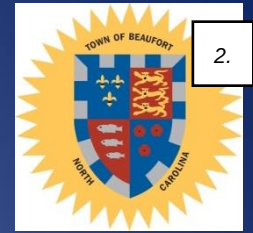
## Recommendations (Storage):

- Maintain Prescribed Maintenance per Contract



# Recommendations (Distribution):

- Routinely Update New GIS Water Database
  - Use GIS as Tool to Increase O&M Efficiency & Effectiveness
  - Replace Older Hydrants Subject to Lack of Parts \*
  - Replace Inoperable Valves \*
  - Replace Older Piping by Staff Priorities
    1. Asbestos Cement Piping (ACP) (8,300 LF) \*
    2. Galvanized Steel Piping (GLV) (6,100 LF) \*
    3. Cast Iron Pipe (CIP) (11,300 LF) \*
- \* *“When” is driven by Staff Knowledge of Condition, Need & Potential Paving Schedules*



# Actions for Consideration:

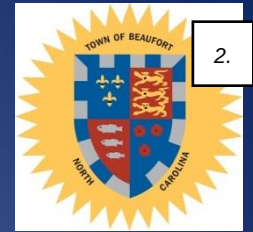
- No Action

- Pros:

- Reduces short-term cost
- Minimizes short-term impact to water rates
- Finished water quality meets primary and secondary drinking water standards
- Reasonable buffers exist against catastrophic failure

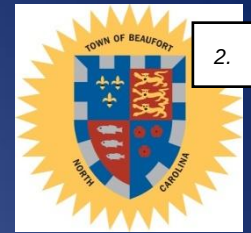
- Cons:

- O&M expenditures on out-dated system
- Long-term costs to design and construct new facilities are increasing
- Nanofiltration WTP will produce drinking water of superior quality



## Actions for Consideration (cont'd):

- Begin Planning for New WTP
  - Pros
    - Phase in Initial Planning and Design Costs to dovetail with debt service capability
    - Secure Future Water Supply against development activities
  - Cons
    - Upfront costs for Planning, Design, Land Acquisition



Questions?



## **Town of Beaufort, NC**

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### **Board of Commissioners Work Session 4:00 PM Monday, March 23, 2026**

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**AGENDA CATEGORY:** Presentations

**SUBJECT:** Beaufort Docks Financial Report (January-February 2026)

**SUMMARY:**

F3 Marina representatives will provide a financial report for the Beaufort Town Docks covering the months of January and February. This presentation is for informational purposes only, and no action is requested of the Board. Detailed financial reports are included in the meeting packet.

**EXPECTED LENGTH OF PRESENTATION:**

15 Minutes

**SUBMITTED BY:**

Elizabeth Lewis, Assistant Town Manager

**BUDGET AMENDMENT REQUIRED:**

N/A



# BEAUFORT TOWN DOCKS

500 Front St.  
Beaufort, NC 28516

PREPARED FOR:

Beaufort Town Docks

PREPARED BY:

J.J. Flor  
F3 Marina

January  
2026

MONTHLY  
FINANCIAL  
REPORT



# Beaufort Town Docks

3.

## Balance Sheet

As of January 31, 2026

|                                                   | TOTAL               |
|---------------------------------------------------|---------------------|
| <b>ASSETS</b>                                     |                     |
| Current Assets                                    |                     |
| Bank Accounts                                     |                     |
| 1000 Cash                                         |                     |
| 1010 Truist Bank - Operating                      | 133,655.85          |
| 1020 Truist Bank - Petty Cash                     | 100.00              |
| <b>Total 1000 Cash</b>                            | <b>133,755.85</b>   |
| <b>Total Bank Accounts</b>                        | <b>\$133,755.85</b> |
| Accounts Receivable                               |                     |
| 1100 Accounts Receivable (A/R)                    | 33,799.57           |
| <b>Total Accounts Receivable</b>                  | <b>\$33,799.57</b>  |
| Other Current Assets                              |                     |
| 1090 Payments to deposit                          | 0.00                |
| 1310 Prepaid Expenses                             | 2,965.78            |
| 1320 Prepaid Insurance                            | 46,909.96           |
| <b>Total Other Current Assets</b>                 | <b>\$49,875.74</b>  |
| <b>Total Current Assets</b>                       | <b>\$217,431.16</b> |
| <b>TOTAL ASSETS</b>                               | <b>\$217,431.16</b> |
| <b>LIABILITIES AND EQUITY</b>                     |                     |
| Liabilities                                       |                     |
| Current Liabilities                               |                     |
| Accounts Payable                                  |                     |
| 2000 Accounts Payable (A/P)                       | 16,916.49           |
| <b>Total Accounts Payable</b>                     | <b>\$16,916.49</b>  |
| Other Current Liabilities                         |                     |
| 2100 Sales Tax Payable                            |                     |
| 2110 North Carolina Department of Revenue Payable | 0.00                |
| 2120 Out Of Scope Agency Payable                  | 0.00                |
| <b>Total 2100 Sales Tax Payable</b>               | <b>0.00</b>         |
| 2200 Deferred Revenue                             |                     |
| 2240 Deferred Revenue - Transient                 | 129,617.20          |
| 2280 Deferred Revenue - Electricity               | 13,290.00           |
| 2290 Deferred Revenue - CC Fee                    | 1,573.60            |
| <b>Total 2200 Deferred Revenue</b>                | <b>144,480.80</b>   |
| 2410 Accrued Expenses                             | 13,475.60           |
| <b>Total Other Current Liabilities</b>            | <b>\$157,956.40</b> |
| <b>Total Current Liabilities</b>                  | <b>\$174,872.89</b> |
| <b>Total Liabilities</b>                          | <b>\$174,872.89</b> |

# Beaufort Town Docks

Balance Sheet  
As of January 31, 2026

|                                     | TOTAL               |
|-------------------------------------|---------------------|
| Equity                              |                     |
| 3110 Contributions                  | 75,236.81           |
| 3900 Retained Earnings              |                     |
| Net Income                          | -32,678.54          |
| <b>Total Equity</b>                 | <b>\$42,558.27</b>  |
| <b>TOTAL LIABILITIES AND EQUITY</b> | <b>\$217,431.16</b> |

# Beaufort Town Docks

## Profit and Loss by Month

July 2025 - January 2026

|                                    | JUL 2025      | AUG 2025      | SEP 2025      | OCT 2025      | NOV 2025      | DEC 2025        | JAN 2026           | TOTAL              |
|------------------------------------|---------------|---------------|---------------|---------------|---------------|-----------------|--------------------|--------------------|
| Income                             |               |               |               |               |               |                 |                    |                    |
| 4000 Sales - Rentals               |               |               |               |               |               |                 |                    | \$0.00             |
| 4010 Slip Rental - Annual          |               |               |               |               |               |                 | 1,876.00           | \$1,876.00         |
| 4020 Slip Rental - Monthly         |               |               |               |               |               |                 | 15,340.50          | \$15,340.50        |
| 4040 Slip Rental - Transient       |               |               |               |               |               |                 | 9,440.50           | \$9,440.50         |
| 4050 Slip Rental - Commercial      |               |               |               |               |               |                 | 5,583.00           | \$5,583.00         |
| <b>Total 4000 Sales - Rentals</b>  |               |               |               |               |               |                 | <b>32,240.00</b>   | <b>\$32,240.00</b> |
| 4200 Sales - Services              |               |               |               |               |               |                 |                    | \$0.00             |
| 4210 Electricity Reimbursement     |               |               |               |               |               |                 | 7,485.00           | \$7,485.00         |
| <b>Total 4200 Sales - Services</b> |               |               |               |               |               |                 | <b>7,485.00</b>    | <b>\$7,485.00</b>  |
| 4300 Sales - Other                 |               |               |               |               |               |                 |                    | \$0.00             |
| 4330 Credit Card Surcharge Fees    |               |               |               |               |               |                 | 989.62             | \$989.62           |
| <b>Total 4300 Sales - Other</b>    |               |               |               |               |               |                 | <b>989.62</b>      | <b>\$989.62</b>    |
| <b>Total Income</b>                | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b>   | <b>\$40,714.62</b> | <b>\$40,714.62</b> |
| GROSS PROFIT                       | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b>   | <b>\$40,714.62</b> | <b>\$40,714.62</b> |
| Expenses                           |               |               |               |               |               |                 |                    |                    |
| 6000 Payroll Expenses              |               |               |               |               |               |                 |                    | \$0.00             |
| 6010 Payroll - Regional Manager    |               |               |               |               |               | 1,957.00        | 775.19             | \$2,732.19         |
| 6020 Payroll - General Manager     |               |               |               |               |               |                 | 10,500.00          | \$10,500.00        |
| <b>Total 6000 Payroll Expenses</b> |               |               |               |               |               | <b>1,957.00</b> | <b>11,275.19</b>   | <b>\$13,232.19</b> |
| 6100 Utilities                     |               |               |               |               |               |                 |                    | \$0.00             |
| 6110 Electricity                   |               |               |               |               |               |                 | 7,533.81           | \$7,533.81         |
| 6130 Water                         |               |               |               |               |               |                 | 358.95             | \$358.95           |
| 6140 Sewer                         |               |               |               |               |               |                 | 21.17              | \$21.17            |
| 6150 Trash & Recycling             |               |               |               |               |               |                 | 253.35             | \$253.35           |

# Beaufort Town Docks

3.

## Profit and Loss by Month

July 2025 - January 2026

|                                                 | JUL 2025      | AUG 2025      | SEP 2025      | OCT 2025      | NOV 2025      | DEC 2025            | JAN 2026           | TOTAL               |
|-------------------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------------|--------------------|---------------------|
| 6160 Internet                                   |               |               |               |               |               |                     | 93.57              | \$93.57             |
| 6170 Telephone                                  |               |               |               |               |               |                     | 43.57              | \$43.57             |
| 6180 Cable                                      |               |               |               |               |               |                     | 85.57              | \$85.57             |
| <b>Total 6100 Utilities</b>                     |               |               |               |               |               |                     | <b>8,389.99</b>    | <b>\$8,389.99</b>   |
| 6200 Insurance                                  |               |               |               |               |               |                     | 4,264.54           | \$4,264.54          |
| 6500 General & Administrative                   |               |               |               |               |               |                     |                    | \$0.00              |
| 6520 Credit Card Processing Fees                |               |               |               |               |               | 7.05                | 4,357.66           | \$4,364.71          |
| 6530 Software                                   |               |               |               |               |               | 1,698.61            | 1,643.86           | \$3,342.47          |
| 6570 Uniforms                                   |               |               |               |               |               | 25.00               | 705.07             | \$730.07            |
| 6590 Office Supplies                            |               |               |               |               |               | 350.56              | 4,507.16           | \$4,857.72          |
| <b>Total 6500 General &amp; Administrative</b>  |               |               |               |               |               | <b>2,081.22</b>     | <b>11,213.75</b>   | <b>\$13,294.97</b>  |
| 6600 Marketing                                  |               |               |               |               |               |                     | 595.83             | \$595.83            |
| 6620 Advertising                                |               |               |               |               |               |                     | 55.00              | \$55.00             |
| 6630 Social Media                               |               |               |               |               |               |                     | 500.00             | \$500.00            |
| 6650 Constant Contact                           |               |               |               |               |               |                     | 57.75              | \$57.75             |
| <b>Total 6600 Marketing</b>                     |               |               |               |               |               |                     | <b>1,208.58</b>    | <b>\$1,208.58</b>   |
| 6700 Legal & Professional Fees                  |               |               |               |               |               | 599.96              |                    | \$599.96            |
| 6740 Management Fees                            |               |               |               |               |               |                     | 1,221.44           | \$1,221.44          |
| 6790 Legal & Professional - Other               |               |               |               |               |               |                     | 152.49             | \$152.49            |
| <b>Total 6700 Legal &amp; Professional Fees</b> |               |               |               |               |               | <b>599.96</b>       | <b>1,373.93</b>    | <b>\$1,973.89</b>   |
| <b>Total Expenses</b>                           | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$4,638.18</b>   | <b>\$37,725.98</b> | <b>\$42,364.16</b>  |
| <b>NET OPERATING INCOME</b>                     | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$ -4,638.18</b> | <b>\$2,988.64</b>  | <b>\$ -1,649.54</b> |
| Other Expenses                                  |               |               |               |               |               |                     |                    |                     |
| 8100 Capital Expenditures                       |               |               |               |               |               |                     |                    | \$0.00              |
| 8110 CAPEX - WIFI                               |               |               |               |               |               |                     | 8,563.00           | \$8,563.00          |
| 8120 CAPEX - WEBSITE                            |               |               |               |               |               |                     | 1,975.00           | \$1,975.00          |

Beaufort Town Docks

Profit and Loss by Month

July 2025 - January 2026

|                                        | JUL 2025      | AUG 2025      | SEP 2025      | OCT 2025      | NOV 2025      | DEC 2025            | JAN 2026             | TOTAL                |
|----------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------------|----------------------|----------------------|
| 8190 CAPEX - OTHER                     |               |               |               |               |               |                     | 20,491.00            | \$20,491.00          |
| <b>Total 8100 Capital Expenditures</b> |               |               |               |               |               |                     | <b>31,029.00</b>     | <b>\$31,029.00</b>   |
| <b>Total Other Expenses</b>            | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b>       | <b>\$31,029.00</b>   | <b>\$31,029.00</b>   |
| NET OTHER INCOME                       | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b>       | <b>\$ -31,029.00</b> | <b>\$ -31,029.00</b> |
| NET INCOME                             | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$ -4,638.18</b> | <b>\$ -28,040.36</b> | <b>\$ -32,678.54</b> |

# Beaufort Town Docks

## Budget vs. Actuals

January 2026

|                                      | JAN 2026           |                    |                   |                 | TOTAL              |                    |                     |                 |
|--------------------------------------|--------------------|--------------------|-------------------|-----------------|--------------------|--------------------|---------------------|-----------------|
|                                      | ACTUAL             | BUDGET             | OVER BUDGET       | % OF BUDGET     | ACTUAL             | BUDGET             | OVER BUDGET         | % OF BUDGET     |
| Income                               |                    |                    |                   |                 |                    |                    |                     |                 |
| 4000 Sales - Rentals                 |                    |                    |                   |                 | \$0.00             | \$0.00             | \$0.00              | 0.00%           |
| 4010 Slip Rental - Annual            | 1,876.00           | 3,360.00           | -1,484.00         | 55.83 %         | \$1,876.00         | \$3,360.00         | \$ -1,484.00        | 55.83 %         |
| 4020 Slip Rental - Monthly           | 15,340.50          | 15,750.00          | -409.50           | 97.40 %         | \$15,340.50        | \$15,750.00        | \$ -409.50          | 97.40 %         |
| 4040 Slip Rental - Transient         | 9,440.50           | 0.00               | 9,440.50          |                 | \$9,440.50         | \$0.00             | \$9,440.50          | 0.00%           |
| 4050 Slip Rental - Commercial        | 5,583.00           | 7,741.25           | -2,158.25         | 72.12 %         | \$5,583.00         | \$7,741.25         | \$ -2,158.25        | 72.12 %         |
| <b>Total 4000 Sales - Rentals</b>    | <b>32,240.00</b>   | <b>26,851.25</b>   | <b>5,388.75</b>   | <b>120.07 %</b> | <b>\$32,240.00</b> | <b>\$26,851.25</b> | <b>\$5,388.75</b>   | <b>120.07 %</b> |
| 4100 Sales - Retail                  |                    |                    |                   |                 | \$0.00             | \$0.00             | \$0.00              | 0.00%           |
| 4120 Fuel Sales - Diesel             |                    | 0.00               | 0.00              |                 | \$0.00             | \$0.00             | \$0.00              | 0.00%           |
| 4140 Ice Sales                       |                    | 100.00             | -100.00           |                 | \$0.00             | \$100.00           | \$ -100.00          | 0.00%           |
| <b>Total 4100 Sales - Retail</b>     |                    | <b>100.00</b>      | <b>-100.00</b>    |                 | <b>\$0.00</b>      | <b>\$100.00</b>    | <b>\$ -100.00</b>   | <b>0.00%</b>    |
| 4200 Sales - Services                |                    |                    |                   |                 | \$0.00             | \$0.00             | \$0.00              | 0.00%           |
| 4210 Electricity Reimbursement       | 7,485.00           | 9,391.66           | -1,906.66         | 79.70 %         | \$7,485.00         | \$9,391.66         | \$ -1,906.66        | 79.70 %         |
| <b>Total 4200 Sales - Services</b>   | <b>7,485.00</b>    | <b>9,391.66</b>    | <b>-1,906.66</b>  | <b>79.70 %</b>  | <b>\$7,485.00</b>  | <b>\$9,391.66</b>  | <b>\$ -1,906.66</b> | <b>79.70 %</b>  |
| 4300 Sales - Other                   |                    |                    |                   |                 | \$0.00             | \$0.00             | \$0.00              | 0.00%           |
| 4330 Credit Card Surcharge Fees      | 989.62             | 1,090.29           | -100.67           | 90.77 %         | \$989.62           | \$1,090.29         | \$ -100.67          | 90.77 %         |
| <b>Total 4300 Sales - Other</b>      | <b>989.62</b>      | <b>1,090.29</b>    | <b>-100.67</b>    | <b>90.77 %</b>  | <b>\$989.62</b>    | <b>\$1,090.29</b>  | <b>\$ -100.67</b>   | <b>90.77 %</b>  |
| <b>Total Income</b>                  | <b>\$40,714.62</b> | <b>\$37,433.20</b> | <b>\$3,281.42</b> | <b>108.77 %</b> | <b>\$40,714.62</b> | <b>\$37,433.20</b> | <b>\$3,281.42</b>   | <b>108.77 %</b> |
| Cost of Goods Sold                   |                    |                    |                   |                 |                    |                    |                     |                 |
| 5000 Cost of Goods Sold              |                    |                    |                   |                 | \$0.00             | \$0.00             | \$0.00              | 0.00%           |
| 5020 COGS - Fuel Sales - Diesel      |                    | 0.00               | 0.00              |                 | \$0.00             | \$0.00             | \$0.00              | 0.00%           |
| 5040 COGS - Ice Sales                |                    | 50.00              | -50.00            |                 | \$0.00             | \$50.00            | \$ -50.00           | 0.00%           |
| <b>Total 5000 Cost of Goods Sold</b> |                    | <b>50.00</b>       | <b>-50.00</b>     |                 | <b>\$0.00</b>      | <b>\$50.00</b>     | <b>\$ -50.00</b>    | <b>0.00%</b>    |
| <b>Total Cost of Goods Sold</b>      | <b>\$0.00</b>      | <b>\$50.00</b>     | <b>\$ -50.00</b>  | <b>0.00%</b>    | <b>\$0.00</b>      | <b>\$50.00</b>     | <b>\$ -50.00</b>    | <b>0.00%</b>    |
| <b>GROSS PROFIT</b>                  | <b>\$40,714.62</b> | <b>\$37,383.20</b> | <b>\$3,331.42</b> | <b>108.91 %</b> | <b>\$40,714.62</b> | <b>\$37,383.20</b> | <b>\$3,331.42</b>   | <b>108.91 %</b> |
| Expenses                             |                    |                    |                   |                 |                    |                    |                     |                 |
| 6000 Payroll Expenses                |                    |                    |                   |                 | \$0.00             | \$0.00             | \$0.00              | 0.00%           |
| 6010 Payroll - Regional Manager      | 775.19             | 945.00             | -169.81           | 82.03 %         | \$775.19           | \$945.00           | \$ -169.81          | 82.03 %         |
| 6020 Payroll - General Manager       | 10,500.00          | 10,500.00          | 0.00              | 100.00 %        | \$10,500.00        | \$10,500.00        | \$0.00              | 100.00 %        |

# Beaufort Town Docks

## Budget vs. Actuals

January 2026

|                                                | JAN 2026         |                  |                   |                | TOTAL              |                    |                      |                |
|------------------------------------------------|------------------|------------------|-------------------|----------------|--------------------|--------------------|----------------------|----------------|
|                                                | ACTUAL           | BUDGET           | OVER BUDGET       | % OF BUDGET    | ACTUAL             | BUDGET             | OVER BUDGET          | % OF BUDGET    |
| 6030 Payroll - Maintenance Supervisor          |                  | 5,896.80         | -5,896.80         |                | \$0.00             | \$5,896.80         | \$ -5,896.80         | 0.00%          |
| 6040 Payroll - Administrative Assistant        |                  | 2,184.00         | -2,184.00         |                | \$0.00             | \$2,184.00         | \$ -2,184.00         | 0.00%          |
| 6050 Payroll - Dockhands                       |                  | 9,282.00         | -9,282.00         |                | \$0.00             | \$9,282.00         | \$ -9,282.00         | 0.00%          |
| <b>Total 6000 Payroll Expenses</b>             | <b>11,275.19</b> | <b>28,807.80</b> | <b>-17,532.61</b> | <b>39.14 %</b> | <b>\$11,275.19</b> | <b>\$28,807.80</b> | <b>\$ -17,532.61</b> | <b>39.14 %</b> |
| 6100 Utilities                                 |                  |                  |                   |                | \$0.00             | \$0.00             | \$0.00               | 0.00%          |
| 6110 Electricity                               | 7,533.81         | 8,166.66         | -632.85           | 92.25 %        | \$7,533.81         | \$8,166.66         | \$ -632.85           | 92.25 %        |
| 6130 Water                                     | 358.95           | 1,000.00         | -641.05           | 35.90 %        | \$358.95           | \$1,000.00         | \$ -641.05           | 35.90 %        |
| 6140 Sewer                                     | 21.17            | 250.00           | -228.83           | 8.47 %         | \$21.17            | \$250.00           | \$ -228.83           | 8.47 %         |
| 6150 Trash & Recycling                         | 253.35           | 1,000.00         | -746.65           | 25.34 %        | \$253.35           | \$1,000.00         | \$ -746.65           | 25.34 %        |
| 6160 Internet                                  | 93.57            | 700.00           | -606.43           | 13.37 %        | \$93.57            | \$700.00           | \$ -606.43           | 13.37 %        |
| 6170 Telephone                                 | 43.57            | 250.00           | -206.43           | 17.43 %        | \$43.57            | \$250.00           | \$ -206.43           | 17.43 %        |
| 6180 Cable                                     | 85.57            |                  | 85.57             |                | \$85.57            | \$0.00             | \$85.57              | 0.00%          |
| <b>Total 6100 Utilities</b>                    | <b>8,389.99</b>  | <b>11,366.66</b> | <b>-2,976.67</b>  | <b>73.81 %</b> | <b>\$8,389.99</b>  | <b>\$11,366.66</b> | <b>\$ -2,976.67</b>  | <b>73.81 %</b> |
| 6200 Insurance                                 | 4,264.54         | 13,333.34        | -9,068.80         | 31.98 %        | \$4,264.54         | \$13,333.34        | \$ -9,068.80         | 31.98 %        |
| 6300 Repairs & Maintenance                     |                  |                  |                   |                | \$0.00             | \$0.00             | \$0.00               | 0.00%          |
| 6310 R&M - Docks                               |                  | 4,166.67         | -4,166.67         |                | \$0.00             | \$4,166.67         | \$ -4,166.67         | 0.00%          |
| 6360 Grounds / Landscaping                     |                  | 500.00           | -500.00           |                | \$0.00             | \$500.00           | \$ -500.00           | 0.00%          |
| 6390 R&M - Other                               |                  | 0.00             | 0.00              |                | \$0.00             | \$0.00             | \$0.00               | 0.00%          |
| <b>Total 6300 Repairs &amp; Maintenance</b>    |                  | <b>4,666.67</b>  | <b>-4,666.67</b>  |                | <b>\$0.00</b>      | <b>\$4,666.67</b>  | <b>\$ -4,666.67</b>  | <b>0.00%</b>   |
| 6500 General & Administrative                  |                  |                  |                   |                | \$0.00             | \$0.00             | \$0.00               | 0.00%          |
| 6520 Credit Card Processing Fees               | 4,357.66         | 1,090.29         | 3,267.37          | 399.68 %       | \$4,357.66         | \$1,090.29         | \$3,267.37           | 399.68 %       |
| 6530 Software                                  | 1,643.86         | 6,475.67         | -4,831.81         | 25.39 %        | \$1,643.86         | \$6,475.67         | \$ -4,831.81         | 25.39 %        |
| 6540 Licenses & Permits                        |                  | 166.67           | -166.67           |                | \$0.00             | \$166.67           | \$ -166.67           | 0.00%          |
| 6550 Membership Dues                           |                  | 83.33            | -83.33            |                | \$0.00             | \$83.33            | \$ -83.33            | 0.00%          |
| 6570 Uniforms                                  | 705.07           | 900.00           | -194.93           | 78.34 %        | \$705.07           | \$900.00           | \$ -194.93           | 78.34 %        |
| 6580 Travel                                    |                  | 0.00             | 0.00              |                | \$0.00             | \$0.00             | \$0.00               | 0.00%          |
| 6590 Office Supplies                           | 4,507.16         | 6,000.00         | -1,492.84         | 75.12 %        | \$4,507.16         | \$6,000.00         | \$ -1,492.84         | 75.12 %        |
| <b>Total 6500 General &amp; Administrative</b> | <b>11,213.75</b> | <b>14,715.96</b> | <b>-3,502.21</b>  | <b>76.20 %</b> | <b>\$11,213.75</b> | <b>\$14,715.96</b> | <b>\$ -3,502.21</b>  | <b>76.20 %</b> |
| 6600 Marketing                                 | 595.83           | 7,166.67         | -6,570.84         | 8.31 %         | \$595.83           | \$7,166.67         | \$ -6,570.84         | 8.31 %         |
| 6620 Advertising                               | 55.00            |                  | 55.00             |                | \$55.00            | \$0.00             | \$55.00              | 0.00%          |

# Beaufort Town Docks

3.

## Budget vs. Actuals

January 2026

|                                                 | JAN 2026             |                       |                      |                 | TOTAL                |                       |                      |                 |
|-------------------------------------------------|----------------------|-----------------------|----------------------|-----------------|----------------------|-----------------------|----------------------|-----------------|
|                                                 | ACTUAL               | BUDGET                | OVER BUDGET          | % OF BUDGET     | ACTUAL               | BUDGET                | OVER BUDGET          | % OF BUDGET     |
| 6630 Social Media                               | 500.00               |                       | 500.00               |                 | \$500.00             | \$0.00                | \$500.00             | 0.00%           |
| 6650 Constant Contact                           | 57.75                |                       | 57.75                |                 | \$57.75              | \$0.00                | \$57.75              | 0.00%           |
| <b>Total 6600 Marketing</b>                     | <b>1,208.58</b>      | <b>7,166.67</b>       | <b>-5,958.09</b>     | <b>16.86 %</b>  | <b>\$1,208.58</b>    | <b>\$7,166.67</b>     | <b>\$ -5,958.09</b>  | <b>16.86 %</b>  |
| 6700 Legal & Professional Fees                  |                      |                       |                      |                 | \$0.00               | \$0.00                | \$0.00               | 0.00%           |
| 6740 Management Fees                            | 1,221.44             | 1,123.00              | 98.44                | 108.77 %        | \$1,221.44           | \$1,123.00            | \$98.44              | 108.77 %        |
| 6790 Legal & Professional - Other               | 152.49               |                       | 152.49               |                 | \$152.49             | \$0.00                | \$152.49             | 0.00%           |
| <b>Total 6700 Legal &amp; Professional Fees</b> | <b>1,373.93</b>      | <b>1,123.00</b>       | <b>250.93</b>        | <b>122.34 %</b> | <b>\$1,373.93</b>    | <b>\$1,123.00</b>     | <b>\$250.93</b>      | <b>122.34 %</b> |
| <b>Total Expenses</b>                           | <b>\$37,725.98</b>   | <b>\$81,180.10</b>    | <b>\$ -43,454.12</b> | <b>46.47 %</b>  | <b>\$37,725.98</b>   | <b>\$81,180.10</b>    | <b>\$ -43,454.12</b> | <b>46.47 %</b>  |
| NET OPERATING INCOME                            | <b>\$2,988.64</b>    | <b>\$ -43,796.90</b>  | <b>\$46,785.54</b>   | <b>-6.82 %</b>  | <b>\$2,988.64</b>    | <b>\$ -43,796.90</b>  | <b>\$46,785.54</b>   | <b>-6.82 %</b>  |
| Other Expenses                                  |                      |                       |                      |                 |                      |                       |                      |                 |
| 8100 Capital Expenditures                       |                      |                       |                      |                 | \$0.00               | \$0.00                | \$0.00               | 0.00%           |
| 8110 CAPEX - WIFI                               | 8,563.00             | 10,000.00             | -1,437.00            | 85.63 %         | \$8,563.00           | \$10,000.00           | \$ -1,437.00         | 85.63 %         |
| 8120 CAPEX - WEBSITE                            | 1,975.00             | 10,000.00             | -8,025.00            | 19.75 %         | \$1,975.00           | \$10,000.00           | \$ -8,025.00         | 19.75 %         |
| 8130 CAPEX - DREDGING                           |                      | 50,000.00             | -50,000.00           |                 | \$0.00               | \$50,000.00           | \$ -50,000.00        | 0.00%           |
| 8190 CAPEX - OTHER                              | 20,491.00            | 50,000.00             | -29,509.00           | 40.98 %         | \$20,491.00          | \$50,000.00           | \$ -29,509.00        | 40.98 %         |
| <b>Total 8100 Capital Expenditures</b>          | <b>31,029.00</b>     | <b>120,000.00</b>     | <b>-88,971.00</b>    | <b>25.86 %</b>  | <b>\$31,029.00</b>   | <b>\$120,000.00</b>   | <b>\$ -88,971.00</b> | <b>25.86 %</b>  |
| 8200 Debt Service                               |                      | 0.00                  | 0.00                 |                 | \$0.00               | \$0.00                | \$0.00               | 0.00%           |
| <b>Total Other Expenses</b>                     | <b>\$31,029.00</b>   | <b>\$120,000.00</b>   | <b>\$ -88,971.00</b> | <b>25.86 %</b>  | <b>\$31,029.00</b>   | <b>\$120,000.00</b>   | <b>\$ -88,971.00</b> | <b>25.86 %</b>  |
| NET OTHER INCOME                                | <b>\$ -31,029.00</b> | <b>\$ -120,000.00</b> | <b>\$88,971.00</b>   | <b>25.86 %</b>  | <b>\$ -31,029.00</b> | <b>\$ -120,000.00</b> | <b>\$88,971.00</b>   | <b>25.86 %</b>  |
| NET INCOME                                      | <b>\$ -28,040.36</b> | <b>\$ -163,796.90</b> | <b>\$135,756.54</b>  | <b>17.12 %</b>  | <b>\$ -28,040.36</b> | <b>\$ -163,796.90</b> | <b>\$135,756.54</b>  | <b>17.12 %</b>  |

Beaufort Town Docks  
12 Month - Budget + Actuals  
July 2025 - June 2026

|                                         | Jul-25<br>Actual | Aug-25<br>Actual | Sep-25<br>Actual | Oct-25<br>Actual | Nov-25<br>Actual | Dec-25<br>Actual | Jan-26<br>Actual | Feb-26<br>Budget | Mar-26<br>Budget | Apr-26<br>Budget | May-26<br>Budget | Jun-26<br>Budget | Jul-25 - Jun-26<br>Budget + Actual | 2025-2026<br>Budget | \$ Variance   | % Variance |
|-----------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------------------------|---------------------|---------------|------------|
| Income                                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                                    |                     |               |            |
| 4000 Sales - Rentals                    |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                                    |                     |               |            |
| 4010 Slip Rental - Annual               |                  |                  |                  |                  |                  |                  | 1,876.00         | 3,360.00         | 3,360.00         | 3,360.00         | 3,360.00         | 3,360.00         | 18,676.00                          | 20,160.00           | -1,484.00     | -7.4%      |
| 4020 Slip Rental - Monthly              |                  |                  |                  |                  |                  |                  | 15,340.50        | 15,750.00        | 15,750.00        | 0.00             | 0.00             | 0.00             | 46,840.50                          | 47,250.00           | -409.50       | -0.9%      |
| 4040 Slip Rental - Transient            |                  |                  |                  |                  |                  |                  | 9,440.50         | 0.00             | 0.00             | 203,729.17       | 203,729.17       | 203,729.17       | 620,628.01                         | 611,187.51          | 9,440.50      | 1.5%       |
| 4050 Slip Rental - Commercial           |                  |                  |                  |                  |                  |                  | 5,583.00         | 7,741.25         | 7,741.25         | 7,741.25         | 7,741.25         | 7,741.25         | 44,289.25                          | 46,447.50           | -2,158.25     | -4.6%      |
| Total 4000 Sales - Rentals              | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 32,240.00     | \$ 26,851.25     | \$ 26,851.25     | \$ 214,830.42    | \$ 214,830.42    | \$ 214,830.42    | \$ 730,433.76                      | \$ 725,045.01       | \$ 5,388.75   | 0.7%       |
| 4100 Sales - Retail                     |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                                    |                     |               |            |
| 4120 Fuel Sales - Diesel                |                  |                  |                  |                  |                  |                  | -                | 0.00             | 0.00             | 400,000.00       | 400,000.00       | 400,000.00       | 1,200,000.00                       | 1,200,000.00        | 0.00          | 0.0%       |
| 4140 Ice Sales                          |                  |                  |                  |                  |                  |                  | -                | 150.00           | 200.00           | 200.00           | 500.00           | 600.00           | 1,650.00                           | 1,750.00            | -100.00       | -5.7%      |
| Total 4100 Sales - Retail               | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 150.00        | \$ 200.00        | \$ 400,200.00    | \$ 400,500.00    | \$ 400,600.00    | \$ 1,201,650.00                    | \$ 1,201,750.00     | -\$ 100.00    | 0.0%       |
| 4200 Sales - Services                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                                    |                     |               |            |
| 4210 Electricity Reimbursement          |                  |                  |                  |                  |                  |                  | 7,485.00         | 9,391.66         | 9,391.67         | 9,391.67         | 9,391.67         | 9,391.67         | 54,443.34                          | 56,350.00           | -1,906.66     | -3.4%      |
| Total 4200 Sales - Services             | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 7,485.00      | \$ 9,391.66      | \$ 9,391.67      | \$ 9,391.67      | \$ 9,391.67      | \$ 9,391.67      | \$ 54,443.34                       | \$ 56,350.00        | -\$ 1,906.66  | -3.4%      |
| 4300 Sales - Other                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                                    |                     |               |            |
| 4330 Credit Card Surcharge Fees         |                  |                  |                  |                  |                  |                  | 989.62           | 1,091.79         | 1,093.29         | 18,732.66        | 18,741.66        | 18,744.66        | 59,393.68                          | 59,494.35           | -100.67       | -0.2%      |
| Total 4300 Sales - Other                | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 989.62        | \$ 1,091.79      | \$ 1,093.29      | \$ 18,732.66     | \$ 18,741.66     | \$ 18,744.66     | \$ 59,393.68                       | \$ 59,494.35        | -\$ 100.67    | -0.2%      |
| Total Income                            | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 40,714.62     | \$ 37,484.70     | \$ 37,536.21     | \$ 643,154.75    | \$ 643,463.75    | \$ 643,566.75    | \$ 2,045,920.78                    | \$ 2,042,639.36     | \$ 3,281.42   | 0.2%       |
| Cost of Goods Sold                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                                    |                     |               |            |
| 5000 Cost of Goods Sold                 |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                                    |                     |               |            |
| 5020 COGS - Fuel Sales - Diesel         |                  |                  |                  |                  |                  |                  | -                | 0.00             | 0.00             | 300,000.00       | 300,000.00       | 300,000.00       | 900,000.00                         | 900,000.00          | 0.00          | 0.0%       |
| 5040 COGS - Ice Sales                   |                  |                  |                  |                  |                  |                  | -                | 75.00            | 100.00           | 100.00           | 250.00           | 300.00           | 825.00                             | 875.00              | -50.00        | -5.7%      |
| Total 5000 Cost of Goods Sold           | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 75.00         | \$ 100.00        | \$ 300,100.00    | \$ 300,250.00    | \$ 300,300.00    | \$ 900,825.00                      | \$ 900,875.00       | -\$ 50.00     | 0.0%       |
| Total Cost of Goods Sold                | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 75.00         | \$ 100.00        | \$ 300,100.00    | \$ 300,250.00    | \$ 300,300.00    | \$ 900,825.00                      | \$ 900,875.00       | -\$ 50.00     | 0.0%       |
| Gross Profit                            | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 40,714.62     | \$ 37,409.70     | \$ 37,436.21     | \$ 343,054.75    | \$ 343,213.75    | \$ 343,266.75    | \$ 1,145,095.78                    | \$ 1,141,764.36     | \$ 3,331.42   | 0.3%       |
| Expenses                                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                                    |                     |               |            |
| 6000 Payroll Expenses                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                                    |                     |               |            |
| 6010 Payroll - Regional Manager         |                  |                  |                  |                  |                  | 1,957.00         | 775.19           | 945.02           | 945.02           | 945.02           | 945.02           | 945.02           | 7,457.29                           | 5,670.10            | 1,787.19      | 31.5%      |
| 6020 Payroll - General Manager          |                  |                  |                  |                  |                  |                  | 10,500.00        | 10,500.00        | 10,500.00        | 10,500.00        | 10,500.00        | 10,500.00        | 63,000.00                          | 63,000.00           | 0.00          | 0.0%       |
| 6030 Payroll - Maintenance Supervisor   |                  |                  |                  |                  |                  |                  | -                | 5,896.80         | 5,896.80         | 5,896.80         | 5,896.80         | 5,896.80         | 29,484.00                          | 35,380.80           | -5,896.80     | -16.7%     |
| 6040 Payroll - Administrative Assistant |                  |                  |                  |                  |                  |                  | -                | 2,184.00         | 2,184.00         | 4,368.00         | 4,368.00         | 4,368.00         | 17,472.00                          | 19,656.00           | -2,184.00     | -11.1%     |
| 6050 Payroll - Dockhands                |                  |                  |                  |                  |                  |                  | -                | 9,282.00         | 9,282.00         | 18,564.00        | 18,564.00        | 18,564.00        | 74,256.00                          | 83,538.00           | -9,282.00     | -11.1%     |
| Total 6000 Payroll Expenses             | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 1,957.00      | \$ 11,275.19     | \$ 28,807.82     | \$ 28,807.82     | \$ 40,273.82     | \$ 40,273.82     | \$ 40,273.82     | \$ 191,669.29                      | \$ 207,244.90       | -\$ 15,575.61 | -7.5%      |
| 6100 Utilities                          |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                                    |                     |               |            |
| 6110 Electricity                        |                  |                  |                  |                  |                  |                  | 7,533.81         | 8,166.66         | 8,166.67         | 8,166.67         | 8,166.67         | 8,166.67         | 48,367.15                          | 49,000.00           | -632.85       | -1.3%      |
| 6130 Water                              |                  |                  |                  |                  |                  |                  | 358.95           | 1,000.00         | 1,000.00         | 1,000.00         | 1,000.00         | 1,000.00         | 5,358.95                           | 6,000.00            | -641.05       | -10.7%     |
| 6140 Sewer                              |                  |                  |                  |                  |                  |                  | 21.17            | 250.00           | 250.00           | 250.00           | 250.00           | 250.00           | 1,271.17                           | 1,500.00            | -228.83       | -15.3%     |
| 6150 Trash & Recycling                  |                  |                  |                  |                  |                  |                  | 253.35           | 1,000.00         | 1,000.00         | 1,000.00         | 1,000.00         | 1,000.00         | 5,253.35                           | 6,000.00            | -746.65       | -12.4%     |
| 6160 Internet                           |                  |                  |                  |                  |                  |                  | 93.57            | 700.00           | 700.00           | 700.00           | 700.00           | 700.00           | 3,593.57                           | 4,200.00            | -606.43       | -14.4%     |
| 6170 Telephone                          |                  |                  |                  |                  |                  |                  | 43.57            | 250.00           | 250.00           | 250.00           | 250.00           | 250.00           | 1,293.57                           | 1,500.00            | -206.43       | -13.8%     |
| 6180 Cable                              |                  |                  |                  |                  |                  |                  | 85.57            |                  |                  |                  |                  |                  | 85.57                              | 0.00                | 85.57         | N/A        |
| Total 6100 Utilities                    | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 8,389.99      | \$ 11,366.66     | \$ 11,366.67     | \$ 11,366.67     | \$ 11,366.67     | \$ 11,366.67     | \$ 65,223.33                       | \$ 68,200.00        | -\$ 2,976.67  | -4.4%      |
| 6200 Insurance                          |                  |                  |                  |                  |                  |                  | 4,264.54         | 13,333.34        | 13,333.33        | 13,333.33        | 13,333.33        | 13,333.33        | 70,931.20                          | 80,000.00           | -9,068.80     | -11.3%     |
| 6300 Repairs & Maintenance              |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                                    |                     |               |            |
| 6310 R&M - Docks                        |                  |                  |                  |                  |                  |                  | -                | 4,166.67         | 4,166.67         | 4,166.67         | 4,166.66         | 4,166.66         | 20,833.33                          | 25,000.00           | -4,166.67     | -16.7%     |
| 6360 Grounds / Landscaping              |                  |                  |                  |                  |                  |                  | -                | 500.00           | 500.00           | 500.00           | 500.00           | 500.00           | 2,500.00                           | 3,000.00            | -500.00       | -16.7%     |
| 6390 R&M - Other                        |                  |                  |                  |                  |                  |                  | -                | 0.00             | 0.00             | 0.00             | 0.00             | 8,621.74         | 8,621.74                           | 8,621.74            | 0.00          | 0.0%       |
| Total 6300 Repairs & Maintenance        | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 4,666.67      | \$ 4,666.67      | \$ 4,666.67      | \$ 4,666.66      | \$ 13,288.40     | \$ 31,955.07                       | \$ 36,621.74        | -\$ 4,666.67  | -12.7%     |
| 6500 General & Administrative           |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                                    |                     |               |            |

|                                      |         |         |         |         |         |              |               |               |               |               |               |                |                |                |               |         |
|--------------------------------------|---------|---------|---------|---------|---------|--------------|---------------|---------------|---------------|---------------|---------------|----------------|----------------|----------------|---------------|---------|
| 6520 Credit Card Processing Fees     |         |         |         |         |         | 7.05         | 4,357.66      | 1,091.79      | 1,093.29      | 18,732.66     | 18,741.66     | 18,744.66      | 62,768.77      | 59,494.35      | 3,274.42      | 3.6%    |
| 6530 Software                        |         |         |         |         |         | 1,698.61     | 1,643.86      | 275.00        | 275.00        | 275.00        | 275.00        | 275.00         | 4,717.47       | 7,850.67       | -3,133.20     | -39.9%  |
| 6540 Licenses & Permits              |         |         |         |         |         |              | -             | 166.67        | 166.67        | 166.67        | 166.67        | 166.65         | 833.33         | 1,000.00       | -166.67       | -16.7%  |
| 6550 Membership Dues                 |         |         |         |         |         |              | -             | 83.33         | 83.33         | 83.33         | 83.33         | 83.33          | 416.65         | 499.98         | -83.33        | -16.7%  |
| 6570 Uniforms                        |         |         |         |         |         | 25.00        | 705.07        | 0.00          | 0.00          | 0.00          | 0.00          | 0.00           | 730.07         | 900.00         | -169.93       | -18.9%  |
| 6580 Travel                          |         |         |         |         |         |              | -             | 3,000.00      | 0.00          | 0.00          | 0.00          | 0.00           | 3,000.00       | 3,000.00       | 0.00          | 0.0%    |
| 6590 Office Supplies                 |         |         |         |         |         | 350.56       | 4,507.16      | 0.00          | 0.00          | 0.00          | 0.00          | 0.00           | 4,857.72       | 6,000.00       | -1,142.28     | -19.0%  |
| Total 6500 General & Administrative  | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 2,081.22  | \$ 11,213.75  | \$ 4,616.79   | \$ 1,618.29   | \$ 19,257.66  | \$ 19,266.66  | \$ 19,269.64   | \$ 77,324.01   | \$ 78,745.00   | -\$ 1,420.99  | -1.8%   |
| 6600 Marketing                       |         |         |         |         |         |              | 595.83        | 5,000.00      | 4,166.67      | 4,166.67      | 4,166.67      | 4,166.65       | 22,262.49      | 28,833.33      | -6,570.84     | -22.8%  |
| 6610 Website                         |         |         |         |         |         |              | -             |               |               |               |               |                | 0.00           | 0.00           | 0.00          | N/A     |
| 6620 Advertising                     |         |         |         |         |         |              | 55.00         |               |               |               |               |                | 55.00          | 0.00           | 55.00         | N/A     |
| 6630 Social Media                    |         |         |         |         |         |              | 500.00        |               |               |               |               |                | 500.00         | 0.00           | 500.00        | N/A     |
| 6650 Constant Contact                |         |         |         |         |         |              | 57.75         |               |               |               |               |                | 57.75          | 0.00           | 57.75         | N/A     |
| Total 6600 Marketing                 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00      | \$ 1,208.58   | \$ 5,000.00   | \$ 4,166.67   | \$ 4,166.67   | \$ 4,166.67   | \$ 4,166.65    | \$ 22,875.24   | \$ 28,833.33   | -\$ 5,958.09  | -20.7%  |
| 6700 Legal & Professional Fees       |         |         |         |         |         | 599.96       | -             |               |               |               |               |                | 599.96         | 0.00           | 599.96        | N/A     |
| 6740 Management Fees                 |         |         |         |         |         |              | 1,221.44      | 1,124.54      | 1,126.09      | 19,294.64     | 19,303.91     | 19,307.00      | 61,377.62      | 61,279.18      | 98.44         | 0.2%    |
| 6790 Legal & Professional - Other    |         |         |         |         |         |              | 152.49        |               |               |               |               |                | 152.49         | 0.00           | 152.49        | N/A     |
| Total 6700 Legal & Professional Fees | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 599.96    | \$ 1,373.93   | \$ 1,124.54   | \$ 1,126.09   | \$ 19,294.64  | \$ 19,303.91  | \$ 19,307.00   | \$ 62,130.07   | \$ 61,279.18   | \$ 850.89     | 1.4%    |
| Total Expenses                       | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 4,638.18  | \$ 37,725.98  | \$ 68,915.82  | \$ 65,085.54  | \$ 112,359.46 | \$ 112,377.72 | \$ 121,005.51  | \$ 522,108.21  | \$ 560,924.15  | -\$ 38,815.94 | -6.9%   |
| Net Operating Income                 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | -\$ 4,638.18 | \$ 2,988.64   | -\$ 31,506.12 | -\$ 27,649.33 | \$ 230,695.29 | \$ 230,836.03 | \$ 222,261.24  | \$ 622,987.57  | \$ 580,840.21  | \$ 42,147.36  | 7.3%    |
| Other Expenses                       |         |         |         |         |         |              |               |               |               |               |               |                |                |                |               |         |
| 8100 Capital Expenditures            |         |         |         |         |         |              |               |               |               |               |               |                |                |                |               |         |
| 8110 CAPEX - WIFI                    |         |         |         |         |         |              | 8,563.00      | 0.00          | 0.00          | 0.00          | 0.00          | 0.00           | 8,563.00       | 10,000.00      | -1,437.00     | -14.4%  |
| 8120 CAPEX - WEBSITE                 |         |         |         |         |         |              | 1,975.00      | 0.00          | 0.00          | 0.00          | 0.00          | 0.00           | 1,975.00       | 10,000.00      | -8,025.00     | -80.3%  |
| 8130 CAPEX - DREDGING                |         |         |         |         |         |              | -             | 0.00          | 0.00          | 0.00          | 0.00          | 0.00           | 0.00           | 50,000.00      | -50,000.00    | -100.0% |
| 8190 CAPEX - OTHER                   |         |         |         |         |         |              | 20,491.00     | 0.00          | 0.00          | 0.00          | 0.00          | 0.00           | 20,491.00      | 50,000.00      | -29,509.00    | -59.0%  |
| Total 8100 Capital Expenditures      | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00      | \$ 31,029.00  | \$ 0.00       | \$ 0.00       | \$ 0.00       | \$ 0.00       | \$ 0.00        | \$ 31,029.00   | \$ 120,000.00  | -\$ 88,971.00 | -74.1%  |
| 8200 Debt Service                    |         |         |         |         |         |              | -             | 0.00          | 0.00          | 0.00          | 0.00          | 143,000.00     | 143,000.00     | 143,000.00     | 0.00          | 0.0%    |
| Total Other Expenses                 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00      | \$ 31,029.00  | \$ 0.00       | \$ 0.00       | \$ 0.00       | \$ 0.00       | \$ 143,000.00  | \$ 174,029.00  | \$ 263,000.00  | -\$ 88,971.00 | -33.8%  |
| Net Other Income                     | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00      | -\$ 31,029.00 | \$ 0.00       | \$ 0.00       | \$ 0.00       | \$ 0.00       | -\$ 143,000.00 | -\$ 174,029.00 | -\$ 263,000.00 | \$ 88,971.00  | -33.8%  |
| Net Income                           | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | -\$ 4,638.18 | -\$ 28,040.36 | -\$ 31,506.12 | -\$ 27,649.33 | \$ 230,695.29 | \$ 230,836.03 | \$ 79,261.24   | \$ 448,958.57  | \$ 317,840.21  | \$ 131,118.36 | 41.3%   |

Beaufort Town Docks

2025-2026 - Budget Overview

July 2025 - June 2026

|                                         | JUL 2025 | AUG 2025 | SEP 2025 | OCT 2025 | NOV 2025 | DEC 2025 | JAN 2026    | FEB 2026    | MAR 2026    | APR 2026     | MAY 2026     | JUN 2026     | TOTAL          |
|-----------------------------------------|----------|----------|----------|----------|----------|----------|-------------|-------------|-------------|--------------|--------------|--------------|----------------|
| Income                                  |          |          |          |          |          |          |             |             |             |              |              |              |                |
| 4000 Sales - Rentals                    |          |          |          |          |          |          |             |             |             |              |              |              | \$0.00         |
| 4010 Slip Rental - Annual               | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 3,360.00    | 3,360.00    | 3,360.00    | 3,360.00     | 3,360.00     | 3,360.00     | \$20,160.00    |
| 4020 Slip Rental - Monthly              | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 15,750.00   | 15,750.00   | 15,750.00   | 0.00         | 0.00         | 0.00         | \$47,250.00    |
| 4040 Slip Rental - Transient            | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00        | 0.00        | 0.00        | 203,729.17   | 203,729.17   | 203,729.17   | \$611,187.51   |
| 4050 Slip Rental - Commercial           | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 7,741.25    | 7,741.25    | 7,741.25    | 7,741.25     | 7,741.25     | 7,741.25     | \$46,447.50    |
| Total 4000 Sales - Rentals              | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 26,851.25   | 26,851.25   | 26,851.25   | 214,830.42   | 214,830.42   | 214,830.42   | \$725,045.01   |
| 4100 Sales - Retail                     |          |          |          |          |          |          |             |             |             |              |              |              | \$0.00         |
| 4120 Fuel Sales - Diesel                | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00        | 0.00        | 0.00        | 400,000.00   | 400,000.00   | 400,000.00   | \$1,200,000.00 |
| 4140 Ice Sales                          | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 100.00      | 150.00      | 200.00      | 200.00       | 500.00       | 600.00       | \$1,750.00     |
| Total 4100 Sales - Retail               | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 100.00      | 150.00      | 200.00      | 400,200.00   | 400,500.00   | 400,600.00   | \$1,201,750.00 |
| 4200 Sales - Services                   |          |          |          |          |          |          |             |             |             |              |              |              | \$0.00         |
| 4210 Electricity Reimbursement          | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 9,391.66    | 9,391.66    | 9,391.67    | 9,391.67     | 9,391.67     | 9,391.67     | \$56,350.00    |
| Total 4200 Sales - Services             | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 9,391.66    | 9,391.66    | 9,391.67    | 9,391.67     | 9,391.67     | 9,391.67     | \$56,350.00    |
| 4300 Sales - Other                      |          |          |          |          |          |          |             |             |             |              |              |              | \$0.00         |
| 4330 Credit Card Surcharge Fees         | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 1,090.29    | 1,091.79    | 1,093.29    | 18,732.66    | 18,741.66    | 18,744.66    | \$59,494.35    |
| Total 4300 Sales - Other                | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 1,090.29    | 1,091.79    | 1,093.29    | 18,732.66    | 18,741.66    | 18,744.66    | \$59,494.35    |
| Total Income                            | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$37,433.20 | \$37,484.70 | \$37,536.21 | \$643,154.75 | \$643,463.75 | \$643,566.75 | \$2,042,639.36 |
| Cost of Goods Sold                      |          |          |          |          |          |          |             |             |             |              |              |              |                |
| 5000 Cost of Goods Sold                 |          |          |          |          |          |          |             |             |             |              |              |              | \$0.00         |
| 5020 COGS - Fuel Sales - Diesel         | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00        | 0.00        | 0.00        | 300,000.00   | 300,000.00   | 300,000.00   | \$900,000.00   |
| 5040 COGS - Ice Sales                   | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 50.00       | 75.00       | 100.00      | 100.00       | 250.00       | 300.00       | \$875.00       |
| Total 5000 Cost of Goods Sold           | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 50.00       | 75.00       | 100.00      | 300,100.00   | 300,250.00   | 300,300.00   | \$900,875.00   |
| Total Cost of Goods Sold                | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$50.00     | \$75.00     | \$100.00    | \$300,100.00 | \$300,250.00 | \$300,300.00 | \$900,875.00   |
| GROSS PROFIT                            | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$37,383.20 | \$37,409.70 | \$37,436.21 | \$343,054.75 | \$343,213.75 | \$343,266.75 | \$1,141,764.36 |
| Expenses                                |          |          |          |          |          |          |             |             |             |              |              |              |                |
| 6000 Payroll Expenses                   |          |          |          |          |          |          |             |             |             |              |              |              | \$0.00         |
| 6010 Payroll - Regional Manager         | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 945.00      | 945.02      | 945.02      | 945.02       | 945.02       | 945.02       | \$5,670.10     |
| 6020 Payroll - General Manager          | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 10,500.00   | 10,500.00   | 10,500.00   | 10,500.00    | 10,500.00    | 10,500.00    | \$63,000.00    |
| 6030 Payroll - Maintenance Supervisor   | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 5,896.80    | 5,896.80    | 5,896.80    | 5,896.80     | 5,896.80     | 5,896.80     | \$35,380.80    |
| 6040 Payroll - Administrative Assistant | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 2,184.00    | 2,184.00    | 2,184.00    | 4,368.00     | 4,368.00     | 4,368.00     | \$19,656.00    |
| 6050 Payroll - Dockhands                | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 9,282.00    | 9,282.00    | 9,282.00    | 18,564.00    | 18,564.00    | 18,564.00    | \$83,538.00    |
| Total 6000 Payroll Expenses             | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 28,807.80   | 28,807.82   | 28,807.82   | 40,273.82    | 40,273.82    | 40,273.82    | \$207,244.90   |
| 6100 Utilities                          |          |          |          |          |          |          |             |             |             |              |              |              | \$0.00         |
| 6110 Electricity                        | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 8,166.66    | 8,166.66    | 8,166.67    | 8,166.67     | 8,166.67     | 8,166.67     | \$49,000.00    |
| 6130 Water                              | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 1,000.00    | 1,000.00    | 1,000.00    | 1,000.00     | 1,000.00     | 1,000.00     | \$6,000.00     |
| 6140 Sewer                              | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 250.00      | 250.00      | 250.00      | 250.00       | 250.00       | 250.00       | \$1,500.00     |
| 6150 Trash & Recycling                  | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 1,000.00    | 1,000.00    | 1,000.00    | 1,000.00     | 1,000.00     | 1,000.00     | \$6,000.00     |

Beaufort Town Docks

2025-2026 - Budget Overview

July 2025 - June 2026

|                                                 | JUL 2025      | AUG 2025      | SEP 2025      | OCT 2025      | NOV 2025      | DEC 2025      | JAN 2026              | FEB 2026             | MAR 2026             | APR 2026            | MAY 2026            | JUN 2026              | TOTAL                 |
|-------------------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|-----------------------|----------------------|----------------------|---------------------|---------------------|-----------------------|-----------------------|
| 6160 Internet                                   | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 700.00                | 700.00               | 700.00               | 700.00              | 700.00              | 700.00                | \$4,200.00            |
| 6170 Telephone                                  | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 250.00                | 250.00               | 250.00               | 250.00              | 250.00              | 250.00                | \$1,500.00            |
| <b>Total 6100 Utilities</b>                     | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>11,366.66</b>      | <b>11,366.66</b>     | <b>11,366.67</b>     | <b>11,366.67</b>    | <b>11,366.67</b>    | <b>11,366.67</b>      | <b>\$68,200.00</b>    |
| 6200 Insurance                                  | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 13,333.34             | 13,333.34            | 13,333.33            | 13,333.33           | 13,333.33           | 13,333.33             | \$80,000.00           |
| 6300 Repairs & Maintenance                      |               |               |               |               |               |               |                       |                      |                      |                     |                     |                       | \$0.00                |
| 6310 R&M - Docks                                | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 4,166.67              | 4,166.67             | 4,166.67             | 4,166.67            | 4,166.66            | 4,166.66              | \$25,000.00           |
| 6360 Grounds / Landscaping                      | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 500.00                | 500.00               | 500.00               | 500.00              | 500.00              | 500.00                | \$3,000.00            |
| 6390 R&M - Other                                | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00                  | 0.00                 | 0.00                 | 0.00                | 0.00                | 8,621.74              | \$8,621.74            |
| <b>Total 6300 Repairs &amp; Maintenance</b>     | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>4,666.67</b>       | <b>4,666.67</b>      | <b>4,666.67</b>      | <b>4,666.67</b>     | <b>4,666.66</b>     | <b>13,288.40</b>      | <b>\$36,621.74</b>    |
| 6500 General & Administrative                   |               |               |               |               |               |               |                       |                      |                      |                     |                     |                       | \$0.00                |
| 6520 Credit Card Processing Fees                | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 1,090.29              | 1,091.79             | 1,093.29             | 18,732.66           | 18,741.66           | 18,744.66             | \$59,494.35           |
| 6530 Software                                   | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 6,475.67              | 275.00               | 275.00               | 275.00              | 275.00              | 275.00                | \$7,850.67            |
| 6540 Licenses & Permits                         | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 166.67                | 166.67               | 166.67               | 166.67              | 166.67              | 166.65                | \$1,000.00            |
| 6550 Membership Dues                            | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 83.33                 | 83.33                | 83.33                | 83.33               | 83.33               | 83.33                 | \$499.98              |
| 6570 Uniforms                                   | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 900.00                | 0.00                 | 0.00                 | 0.00                | 0.00                | 0.00                  | \$900.00              |
| 6580 Travel                                     | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00                  | 3,000.00             | 0.00                 | 0.00                | 0.00                | 0.00                  | \$3,000.00            |
| 6590 Office Supplies                            | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 6,000.00              | 0.00                 | 0.00                 | 0.00                | 0.00                | 0.00                  | \$6,000.00            |
| <b>Total 6500 General &amp; Administrative</b>  | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>14,715.96</b>      | <b>4,616.79</b>      | <b>1,618.29</b>      | <b>19,257.66</b>    | <b>19,266.66</b>    | <b>19,269.64</b>      | <b>\$78,745.00</b>    |
| 6600 Marketing                                  | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 7,166.67              | 5,000.00             | 4,166.67             | 4,166.67            | 4,166.67            | 4,166.65              | \$28,833.33           |
| 6700 Legal & Professional Fees                  |               |               |               |               |               |               |                       |                      |                      |                     |                     |                       | \$0.00                |
| 6740 Management Fees                            | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 1,123.00              | 1,124.54             | 1,126.09             | 19,294.64           | 19,303.91           | 19,307.00             | \$61,279.18           |
| <b>Total 6700 Legal &amp; Professional Fees</b> | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>1,123.00</b>       | <b>1,124.54</b>      | <b>1,126.09</b>      | <b>19,294.64</b>    | <b>19,303.91</b>    | <b>19,307.00</b>      | <b>\$61,279.18</b>    |
| <b>Total Expenses</b>                           | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$81,180.10</b>    | <b>\$68,915.82</b>   | <b>\$65,085.54</b>   | <b>\$112,359.46</b> | <b>\$112,377.72</b> | <b>\$121,005.51</b>   | <b>\$560,924.15</b>   |
| NET OPERATING INCOME                            | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$ -43,796.90</b>  | <b>\$ -31,506.12</b> | <b>\$ -27,649.33</b> | <b>\$230,695.29</b> | <b>\$230,836.03</b> | <b>\$222,261.24</b>   | <b>\$580,840.21</b>   |
| Other Expenses                                  |               |               |               |               |               |               |                       |                      |                      |                     |                     |                       |                       |
| 8100 Capital Expenditures                       |               |               |               |               |               |               |                       |                      |                      |                     |                     |                       | \$0.00                |
| 8110 CAPEX - WIFI                               | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 10,000.00             | 0.00                 | 0.00                 | 0.00                | 0.00                | 0.00                  | \$10,000.00           |
| 8120 CAPEX - WEBSITE                            | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 10,000.00             | 0.00                 | 0.00                 | 0.00                | 0.00                | 0.00                  | \$10,000.00           |
| 8130 CAPEX - DREDGING                           | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 50,000.00             | 0.00                 | 0.00                 | 0.00                | 0.00                | 0.00                  | \$50,000.00           |
| 8190 CAPEX - OTHER                              | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 50,000.00             | 0.00                 | 0.00                 | 0.00                | 0.00                | 0.00                  | \$50,000.00           |
| <b>Total 8100 Capital Expenditures</b>          | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>120,000.00</b>     | <b>0.00</b>          | <b>0.00</b>          | <b>0.00</b>         | <b>0.00</b>         | <b>0.00</b>           | <b>\$120,000.00</b>   |
| 8200 Debt Service                               | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00                  | 0.00                 | 0.00                 | 0.00                | 0.00                | 143,000.00            | \$143,000.00          |
| <b>Total Other Expenses</b>                     | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$120,000.00</b>   | <b>\$0.00</b>        | <b>\$0.00</b>        | <b>\$0.00</b>       | <b>\$0.00</b>       | <b>\$143,000.00</b>   | <b>\$263,000.00</b>   |
| NET OTHER INCOME                                | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$ -120,000.00</b> | <b>\$0.00</b>        | <b>\$0.00</b>        | <b>\$0.00</b>       | <b>\$0.00</b>       | <b>\$ -143,000.00</b> | <b>\$ -263,000.00</b> |
| NET INCOME                                      | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$ -163,796.90</b> | <b>\$ -31,506.12</b> | <b>\$ -27,649.33</b> | <b>\$230,695.29</b> | <b>\$230,836.03</b> | <b>\$79,261.24</b>    | <b>\$317,840.21</b>   |

# Beaufort Town Docks

3.

## Statement of Cash Flows

January 2026

|                                                                                      | TOTAL               |
|--------------------------------------------------------------------------------------|---------------------|
| <b>OPERATING ACTIVITIES</b>                                                          |                     |
| Net Income                                                                           | -28,040.36          |
| Adjustments to reconcile Net Income to Net Cash provided by operations:              |                     |
| 1100 Accounts Receivable (A/R)                                                       | -3,993.33           |
| 1310 Prepaid Expenses                                                                | -2,568.14           |
| 1320 Prepaid Insurance                                                               | 4,264.54            |
| 2000 Accounts Payable (A/P)                                                          | 13,295.78           |
| 2110 Sales Tax Payable:North Carolina Department of Revenue Payable                  | 0.00                |
| 2120 Sales Tax Payable:Out Of Scope Agency Payable                                   | 0.00                |
| 2240 Deferred Revenue:Deferred Revenue - Transient                                   | 102,347.45          |
| 2280 Deferred Revenue:Deferred Revenue - Electricity                                 | 10,995.00           |
| 2290 Deferred Revenue:Deferred Revenue - CC Fee                                      | 1,135.24            |
| 2410 Accrued Expenses                                                                | 12,418.10           |
| <b>Total Adjustments to reconcile Net Income to Net Cash provided by operations:</b> | <b>137,894.64</b>   |
| <b>Net cash provided by operating activities</b>                                     | <b>\$109,854.28</b> |
| <b>FINANCING ACTIVITIES</b>                                                          |                     |
| 3110 Contributions                                                                   | 20,491.00           |
| <b>Net cash provided by financing activities</b>                                     | <b>\$20,491.00</b>  |
| <b>NET CASH INCREASE FOR PERIOD</b>                                                  | <b>\$130,345.28</b> |
| Cash at beginning of period                                                          | 3,410.57            |
| <b>CASH AT END OF PERIOD</b>                                                         | <b>\$133,755.85</b> |

# Beaufort Town Docks

## A/R Aging Summary

As of January 31, 2026

|                   | CURRENT    | 1 - 30     | 31 - 60     | 61 - 90 | 91 AND OVER | TOTAL        |
|-------------------|------------|------------|-------------|---------|-------------|--------------|
| Avolis, John      |            | -1,277.00  |             |         |             | \$ -1,277.00 |
| Dickinson, John   |            | 472.50     |             |         |             | \$472.50     |
| Dockwa            |            |            | 22,103.82   |         |             | \$22,103.82  |
| Gettier, Scott    |            | -5,671.25  |             |         |             | \$ -5,671.25 |
| Gimma, Joseph     |            | 775.00     |             |         |             | \$775.00     |
| Mills, James      | 1.00       |            |             |         |             | \$1.00       |
| Mitiguy, Daniel   |            | 492.50     |             |         |             | \$492.50     |
| Smith, Charleson  | 4,477.50   |            |             |         |             | \$4,477.50   |
| Stinson, Kimberly |            | 785.50     |             |         |             | \$785.50     |
| Weaver, Karl      |            | 11,640.00  |             |         |             | \$11,640.00  |
| TOTAL             | \$4,478.50 | \$7,217.25 | \$22,103.82 | \$0.00  | \$0.00      | \$33,799.57  |

Beaufort Town Docks

A/P Aging Summary  
As of January 31, 2026

|                               | CURRENT            | 1 - 30        | 31 - 60       | 61 - 90       | 91 AND OVER   | TOTAL              |
|-------------------------------|--------------------|---------------|---------------|---------------|---------------|--------------------|
| Founders 3 Management Company | 16,458.62          |               |               |               |               | \$16,458.62        |
| Town of Beaufort - Auto Pay   | 457.87             |               |               |               |               | \$457.87           |
| <b>TOTAL</b>                  | <b>\$16,916.49</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$16,916.49</b> |

Beaufort Town Docks

Sales Tax Liability Report

January 2026

| TAX NAME                                              | GROSS TOTAL | NON-TAXABLE | TAXABLE AMOUNT | TAX AMOUNT    |
|-------------------------------------------------------|-------------|-------------|----------------|---------------|
| North Carolina Department of Revenue                  |             |             |                |               |
| North Carolina State                                  | 71,986.58   | 71,986.58   | 0.00           | 0.00          |
| North Carolina, Carteret County                       | 71,986.58   | 71,986.58   | 0.00           | 0.00          |
| <b>Total for North Carolina Department of Revenue</b> |             |             |                | <b>\$0.00</b> |
| No Tax Agency                                         |             |             |                |               |
| NO TAX SALES                                          | 1,256.00    | 1,256.00    | 0.00           | 0.00          |
| <b>Total for No Tax Agency</b>                        |             |             |                | <b>\$0.00</b> |

# Beaufort Town Docks

3.

## General Ledger

January 2026

| DATE                         | TRANSACTION<br>TYPE     | NUM   | ADJ | NAME                                | MEMO/DESCRIPTION | SPLIT                          | AMOUNT     | BALANCE    |
|------------------------------|-------------------------|-------|-----|-------------------------------------|------------------|--------------------------------|------------|------------|
| 1000 Cash                    |                         |       |     |                                     |                  |                                |            |            |
| 1010 Truist Bank - Operating |                         |       |     |                                     |                  |                                |            |            |
| Beginning Balance            |                         |       |     |                                     |                  |                                |            | 3,310.57   |
| 01/02/2026                   | Deposit                 |       | No  | Avolis, John                        |                  | 1090 Payments to deposit       | 1,277.00   | 4,587.57   |
| 01/05/2026                   | Deposit                 |       | No  |                                     |                  | -Split-                        | 2,147.63   | 6,735.20   |
| 01/05/2026                   | Deposit                 |       | No  | Gentzkow, Rick                      |                  | 1090 Payments to deposit       | 650.00     | 7,385.20   |
| 01/05/2026                   | Deposit                 |       | No  | Small, Jeff                         |                  | 1090 Payments to deposit       | 650.00     | 8,035.20   |
| 01/05/2026                   | Deposit                 |       | No  | Mills, James                        |                  | 1090 Payments to deposit       | 680.00     | 8,715.20   |
| 01/05/2026                   | Deposit                 |       | No  | Layman, Jamie                       |                  | 1090 Payments to deposit       | 775.00     | 9,490.20   |
| 01/06/2026                   | Deposit                 |       | No  | Pushee, Jesse                       |                  | 1090 Payments to deposit       | 141.28     | 9,631.48   |
| 01/06/2026                   | Deposit                 |       | No  | Wendt, Peter                        |                  | 1090 Payments to deposit       | 672.75     | 10,304.23  |
| 01/06/2026                   | Deposit                 |       | No  | Simmons, Jason                      |                  | 1090 Payments to deposit       | 715.19     | 11,019.42  |
| 01/07/2026                   | Deposit                 |       | No  | Peterson, Thomas                    |                  | 1090 Payments to deposit       | 650.00     | 11,669.42  |
| 01/07/2026                   | Deposit                 |       | No  | Cunningham, Arthur                  |                  | 1090 Payments to deposit       | 555.50     | 12,224.92  |
| 01/09/2026                   | Bill Payment<br>(Check) | 10000 | No  | First Station Media                 |                  | 2000 Accounts Payable (A/P)    | -1,975.00  | 10,249.92  |
| 01/09/2026                   | Bill Payment<br>(Check) | 10001 | No  | Founders 3<br>Management<br>Company |                  | 2000 Accounts Payable (A/P)    | -3,620.71  | 6,629.21   |
| 01/09/2026                   | Deposit                 |       | No  | Romaine, Steve                      |                  | 1090 Payments to deposit       | 880.00     | 7,509.21   |
| 01/09/2026                   | Deposit                 |       | No  |                                     |                  | -Split-                        | 1,089.34   | 8,598.55   |
| 01/12/2026                   | Deposit                 |       | No  |                                     |                  | -Split-                        | 1,345.50   | 9,944.05   |
| 01/13/2026                   | Bill Payment<br>(Check) | 10003 | No  | C & T Larsh & Sons,<br>Inc.         |                  | 2000 Accounts Payable (A/P)    | -20,491.00 | -10,546.95 |
| 01/13/2026                   | Payment                 |       | No  | Town of Beaufort                    |                  | 1100 Accounts Receivable (A/R) | 20,491.00  | 9,944.05   |
| 01/13/2026                   | Deposit                 |       | No  |                                     |                  | -Split-                        | 4,793.61   | 14,737.66  |
| 01/16/2026                   | Deposit                 |       | No  | Gettier, Scott                      |                  | 1090 Payments to deposit       | 5,671.25   | 20,408.91  |
| 01/16/2026                   | Deposit                 |       | No  | Archambault,<br>Michael             |                  | 1090 Payments to deposit       | 650.00     | 21,058.91  |
| 01/20/2026                   | Deposit                 |       | No  | Meehan, Lori                        |                  | 1090 Payments to deposit       | 1,299.96   | 22,358.87  |
| 01/20/2026                   | Deposit                 |       | No  | Schmitt, Michael                    |                  | 1090 Payments to deposit       | 650.00     | 23,008.87  |
| 01/20/2026                   | Deposit                 |       | No  | Brown, Maria                        |                  | 1090 Payments to deposit       | 775.00     | 23,783.87  |
| 01/20/2026                   | Deposit                 |       | No  | Mills, James                        |                  | 1090 Payments to deposit       | 200.00     | 23,983.87  |
| 01/21/2026                   | Deposit                 |       | No  | Crossman, Moon                      |                  | 1090 Payments to deposit       | 5,840.51   | 29,824.38  |
| 01/22/2026                   | Deposit                 |       | No  | Cleary, Pete                        |                  | 1090 Payments to deposit       | 650.00     | 30,474.38  |
| 01/23/2026                   | Deposit                 |       | No  |                                     |                  | -Split-                        | 2,827.93   | 33,302.31  |
| 01/26/2026                   | Bill Payment<br>(Check) | 10004 | No  | Duke Energy - Auto<br>Pay           |                  | 2000 Accounts Payable (A/P)    | -19.91     | 33,282.40  |

Beaufort Town Docks

General Ledger  
January 2026

| DATE                                    | TRANSACTION<br>TYPE     | NUM   | ADJ | NAME                                | MEMO/DESCRIPTION                                | SPLIT                                            | AMOUNT       | BALANCE    |
|-----------------------------------------|-------------------------|-------|-----|-------------------------------------|-------------------------------------------------|--------------------------------------------------|--------------|------------|
| 01/26/2026                              | Journal Entry           | 5     | No  |                                     | JAN-26: CONSTANT CONTACT - MONTHLY SUBSCRIPTION | -Split-                                          | -55.00       | 33,227.40  |
| 01/26/2026                              | Bill Payment<br>(Check) | 10005 | No  | Founders 3<br>Management<br>Company |                                                 | 2000 Accounts Payable (A/P)                      | -943.88      | 32,283.52  |
| 01/26/2026                              | Bill Payment<br>(Check) | 10006 | No  | Pro Audio Video<br>Services, Inc    |                                                 | 2000 Accounts Payable (A/P)                      | -8,563.00    | 23,720.52  |
| 01/27/2026                              | Deposit                 |       | No  | Dinnebeil, Gary                     |                                                 | 1090 Payments to deposit                         | 802.13       | 24,522.65  |
| 01/28/2026                              | Deposit                 |       | No  | Avolis, John                        |                                                 | 1090 Payments to deposit                         | 1,277.00     | 25,799.65  |
| 01/28/2026                              | Deposit                 |       | No  | Brady, Doug                         |                                                 | 1090 Payments to deposit                         | 1,120.00     | 26,919.65  |
| 01/28/2026                              | Deposit                 |       | No  |                                     |                                                 | -Split-                                          | 1,780.21     | 28,699.86  |
| 01/30/2026                              | Bill Payment<br>(Check) | 10009 | No  | Waterway Guide<br>Media, LLC        | PO 2723 Beaufort Docks                          | 2000 Accounts Payable (A/P)                      | -595.83      | 28,104.03  |
| 01/30/2026                              | Bill Payment<br>(Check) | 10008 | No  | Spectrum Business<br>x0326          | Acct 8349 11 020 0050326                        | 2000 Accounts Payable (A/P)                      | -222.71      | 27,881.32  |
| 01/30/2026                              | Deposit                 |       | No  | Austin, Daryl                       |                                                 | 1090 Payments to deposit                         | 489.04       | 28,370.36  |
| 01/30/2026                              | Bill Payment<br>(Check) | 10007 | No  | Founders 3<br>Management<br>Company |                                                 | 2000 Accounts Payable (A/P)                      | -500.00      | 27,870.36  |
| 01/31/2026                              | Journal Entry           | 6     | No  |                                     | JAN-26: DOCKWA - DEPOSIT                        | -Split-                                          | 105,785.49   | 133,655.85 |
| Total for 1010 Truist Bank - Operating  |                         |       |     |                                     |                                                 |                                                  | \$130,345.28 |            |
| 1020 Truist Bank - Petty Cash           |                         |       |     |                                     |                                                 |                                                  |              |            |
| Beginning Balance                       |                         |       |     |                                     |                                                 |                                                  |              | 100.00     |
| Total for 1020 Truist Bank - Petty Cash |                         |       |     |                                     |                                                 |                                                  |              |            |
| Total for 1000 Cash                     |                         |       |     |                                     |                                                 |                                                  | \$130,345.28 |            |
| 1100 Accounts Receivable (A/R)          |                         |       |     |                                     |                                                 |                                                  |              |            |
| Beginning Balance                       |                         |       |     |                                     |                                                 |                                                  |              | 29,806.24  |
| 01/01/2026                              | Invoice                 | BTD10 | No  | Re, John                            |                                                 | -Split-                                          | 650.00       | 30,456.24  |
| 01/01/2026                              | Payment                 |       | No  | Cunningham, Arthur                  |                                                 | -Split-                                          |              | 30,456.24  |
| 01/01/2026                              | Invoice                 | BTD59 | No  | Shackelford, Buzz                   |                                                 | -Split-                                          | 775.00       | 31,231.24  |
| 01/01/2026                              | Payment                 |       | No  | Schmitt, Michael                    |                                                 | -Split-                                          |              | 31,231.24  |
| 01/01/2026                              | Invoice                 | BTD4  | No  | Schmitt, Michael                    |                                                 | -Split-                                          | 650.00       | 31,881.24  |
| 01/01/2026                              | Credit Memo             |       | No  | Schmitt, Michael                    |                                                 | -Split-                                          | -650.00      | 31,231.24  |
| 01/01/2026                              | Invoice                 | BTD3  | No  | Teal, Tim                           |                                                 | -Split-                                          | 775.00       | 32,006.24  |
| 01/01/2026                              | Payment                 |       | No  | Re, John                            |                                                 | 1090 Payments to deposit                         | -672.75      | 31,333.49  |
| 01/01/2026                              | Invoice                 | BTD8  | No  | Teal, Tim                           |                                                 | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 27.13        | 31,360.62  |

# Beaufort Town Docks

## General Ledger

January 2026

| DATE       | TRANSACTION<br>TYPE | NUM   | ADJ | NAME               | MEMO/DESCRIPTION | SPLIT                                            | AMOUNT    | BALANCE   |
|------------|---------------------|-------|-----|--------------------|------------------|--------------------------------------------------|-----------|-----------|
| 01/01/2026 | Payment             |       | No  | Teal, Tim          |                  | 1090 Payments to deposit                         | -802.13   | 30,558.49 |
| 01/01/2026 | Invoice             | BTD14 | No  | Crowell, Andy      |                  | -Split-                                          | 785.50    | 31,343.99 |
| 01/01/2026 | Invoice             | BTD15 | No  | Honig, Murray      |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 22.75     | 31,366.74 |
| 01/01/2026 | Payment             |       | No  | Honig, Murray      |                  | 1090 Payments to deposit                         | -672.75   | 30,693.99 |
| 01/01/2026 | Invoice             | BTD16 | No  | Avolis, John       |                  | -Split-                                          | 1,277.00  | 31,970.99 |
| 01/01/2026 | Payment             |       | No  | Avolis, John       |                  | 1090 Payments to deposit                         | -1,277.00 | 30,693.99 |
| 01/01/2026 | Invoice             | BTD17 | No  | Wendt, Peter       |                  | -Split-                                          | 650.00    | 31,343.99 |
| 01/01/2026 | Credit Memo         |       | No  | Cunningham, Arthur |                  | -Split-                                          | -775.00   | 30,568.99 |
| 01/01/2026 | Invoice             | BTD9  | No  | Re, John           |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 22.75     | 30,591.74 |
| 01/01/2026 | Invoice             | BTD5  | No  | Crystal Coast Lady |                  | -Split-                                          | 1,600.00  | 32,191.74 |
| 01/01/2026 | Invoice             | BTD6  | No  | Pirates Revenge    |                  | 4050 Sales - Rentals:Slip Rental -<br>Commercial | 675.00    | 32,866.74 |
| 01/01/2026 | Invoice             | BTD2  | No  | Gentzkow, Rick     |                  | -Split-                                          | 650.00    | 33,516.74 |
| 01/01/2026 | Invoice             | BTD13 | No  | Honig, Murray      |                  | -Split-                                          | 650.00    | 34,166.74 |
| 01/01/2026 | Invoice             | BTD12 | No  | Schmitt, Michael   |                  | -Split-                                          | 650.00    | 34,816.74 |
| 01/01/2026 | Invoice             | BTD7  | No  | Cunningham, Arthur |                  | -Split-                                          | 775.00    | 35,591.74 |
| 01/01/2026 | Invoice             | BTD11 | No  | Cunningham, Arthur |                  | -Split-                                          | 775.00    | 36,366.74 |
| 01/02/2026 | Payment             |       | No  | Wendt, Peter       |                  | 1090 Payments to deposit                         | -672.75   | 35,693.99 |
| 01/02/2026 | Invoice             | BTD18 | No  | Wendt, Peter       |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 22.75     | 35,716.74 |
| 01/03/2026 | Invoice             | BTD23 | No  | Simmons, Jason     |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 24.19     | 35,740.93 |
| 01/03/2026 | Invoice             | BTD28 | No  | Mills, James       |                  | -Split-                                          | 881.00    | 36,621.93 |
| 01/03/2026 | Invoice             | BTD22 | No  | Simmons, Jason     |                  | -Split-                                          | 691.00    | 37,312.93 |
| 01/03/2026 | Invoice             | BTD24 | No  | Small, Jeff        |                  | -Split-                                          | 650.00    | 37,962.93 |
| 01/03/2026 | Invoice             | BTD25 | No  | Layman, Jamie      |                  | -Split-                                          | 775.00    | 38,737.93 |
| 01/03/2026 | Invoice             | BTD26 | No  | Romaine, Steve     |                  | -Split-                                          | 880.00    | 39,617.93 |
| 01/03/2026 | Invoice             | BTD20 | No  | Meehan, Lori       |                  | -Split-                                          | 1,256.00  | 40,873.93 |
| 01/03/2026 | Invoice             | BTD27 | No  | Peterson, Thomas   |                  | -Split-                                          | 650.00    | 41,523.93 |
| 01/03/2026 | Invoice             | BTD21 | No  | Pushee, Jesse      |                  | 4040 Sales - Rentals:Slip Rental -<br>Transient  | 136.50    | 41,660.43 |
| 01/03/2026 | Payment             | 349   | No  | Layman, Jamie      |                  | 1090 Payments to deposit                         | -775.00   | 40,885.43 |
| 01/03/2026 | Payment             |       | No  | Simmons, Jason     |                  | 1090 Payments to deposit                         | -715.19   | 40,170.24 |
| 01/03/2026 | Payment             |       | No  | Mills, James       |                  | 1090 Payments to deposit                         | -680.00   | 39,490.24 |
| 01/04/2026 | Payment             |       | No  | Pushee, Jesse      |                  | 1090 Payments to deposit                         | -141.28   | 39,348.96 |
| 01/04/2026 | Invoice             | BTD29 | No  | Pushee, Jesse      |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 4.78      | 39,353.74 |

# Beaufort Town Docks

3.

## General Ledger

January 2026

| DATE       | TRANSACTION<br>TYPE | NUM   | ADJ | NAME                 | MEMO/DESCRIPTION            | SPLIT                                         | AMOUNT   | BALANCE   |
|------------|---------------------|-------|-----|----------------------|-----------------------------|-----------------------------------------------|----------|-----------|
| 01/04/2026 | Invoice             | BTD30 | No  | Brown, Maria         |                             | -Split-                                       | 775.00   | 40,128.74 |
| 01/04/2026 | Payment             | 12622 | No  | Gentzkow, Rick       |                             | 1090 Payments to deposit                      | -650.00  | 39,478.74 |
| 01/05/2026 | Invoice             | BTD31 | No  | Morris, Robert       |                             | 4050 Sales - Rentals:Slip Rental - Commercial | 891.00   | 40,369.74 |
| 01/05/2026 | Payment             |       | No  | Cunningham, Arthur   |                             | -Split-                                       |          | 40,369.74 |
| 01/05/2026 | Payment             |       | No  | Small, Jeff          |                             | 1090 Payments to deposit                      | -650.00  | 39,719.74 |
| 01/05/2026 | Invoice             | BTD32 | No  | Cunningham, Arthur   |                             | -Split-                                       | 555.50   | 40,275.24 |
| 01/05/2026 | Credit Memo         |       | No  | Cunningham, Arthur   |                             | -Split-                                       | -775.00  | 39,500.24 |
| 01/06/2026 | Invoice             | BTD33 | No  | Cummins, Greg        |                             | -Split-                                       | 650.00   | 40,150.24 |
| 01/07/2026 | Invoice             | BTD37 | No  | Sutherland, Kelly    |                             | -Split-                                       | 775.00   | 40,925.24 |
| 01/07/2026 | Invoice             | P1    | No  | Walk-In              | Voided - Station:1, Shift:1 | -Split-                                       | 0.00     | 40,925.24 |
| 01/07/2026 | Payment             |       | No  | Dziepak, Jeffrey     |                             | 1090 Payments to deposit                      | -287.21  | 40,638.03 |
| 01/07/2026 | Invoice             | BTD41 | No  | Tebbetts, John       |                             | -Split-                                       | 492.50   | 41,130.53 |
| 01/07/2026 | Payment             |       | No  | Sutherland, Kelly    |                             | 1090 Payments to deposit                      | -802.13  | 40,328.40 |
| 01/07/2026 | Payment             |       | No  | Dziepak, Jeffrey     |                             | 1090 Payments to deposit                      | 0.00     | 40,328.40 |
| 01/07/2026 | Invoice             | P3    | No  | Dziepak, Jeffrey     | Station:1, Shift:2          | -Split-                                       | 287.21   | 40,615.61 |
| 01/07/2026 | Invoice             | BTD38 | No  | Sutherland, Kelly    |                             | 4330 Sales - Other:Credit Card Surcharge Fees | 27.13    | 40,642.74 |
| 01/07/2026 | Invoice             | P2    | No  | Dziepak, Jeffrey     | Voided - Station:1, Shift:1 | -Split-                                       | 0.00     | 40,642.74 |
| 01/07/2026 | Payment             | 1091  | No  | Cunningham, Arthur   |                             | 1090 Payments to deposit                      | -555.50  | 40,087.24 |
| 01/07/2026 | Payment             | 114   | No  | Peterson, Thomas     |                             | 1090 Payments to deposit                      | -650.00  | 39,437.24 |
| 01/07/2026 | Invoice             | BTD39 | No  | Archambault, Michael |                             | -Split-                                       | 650.00   | 40,087.24 |
| 01/07/2026 | Payment             |       | No  | Walk-In              |                             | 1090 Payments to deposit                      | 0.00     | 40,087.24 |
| 01/07/2026 | Invoice             | BTD40 | No  | Bragg, Phill         |                             | -Split-                                       | 650.00   | 40,737.24 |
| 01/08/2026 | Invoice             | BTD48 | No  | Wanamaker, Greg      |                             | -Split-                                       | 1,214.00 | 41,951.24 |
| 01/08/2026 | Invoice             | BTD45 | No  | Stinson, Kimberly    |                             | -Split-                                       | 785.50   | 42,736.74 |
| 01/08/2026 | Invoice             | BTD51 | No  | Brady, Doug          |                             | 4010 Sales - Rentals:Slip Rental - Annual     | 560.00   | 43,296.74 |
| 01/08/2026 | Invoice             | BTD50 | No  | Brady, Doug          |                             | 4010 Sales - Rentals:Slip Rental - Annual     | 560.00   | 43,856.74 |
| 01/08/2026 | Payment             |       | No  | Bragg, Phill         |                             | 1090 Payments to deposit                      | -672.75  | 43,183.99 |
| 01/08/2026 | Invoice             | BTD43 | No  | Bragg, Phill         |                             | 4330 Sales - Other:Credit Card Surcharge Fees | 22.75    | 43,206.74 |
| 01/08/2026 | Invoice             | BTD47 | No  | Mitiguy, Daniel      |                             | -Split-                                       | 492.50   | 43,699.24 |
| 01/08/2026 | Invoice             | BTD46 | No  | Ruscitto, Brandon    |                             | -Split-                                       | 838.00   | 44,537.24 |
| 01/08/2026 | Payment             |       | No  | Cummins, Greg        |                             | 1090 Payments to deposit                      | -672.75  | 43,864.49 |
| 01/08/2026 | Invoice             | BTD42 | No  | Cummins, Greg        |                             | 4330 Sales - Other:Credit Card Surcharge Fees | 22.75    | 43,887.24 |

# Beaufort Town Docks

## General Ledger

January 2026

| DATE       | TRANSACTION<br>TYPE | NUM       | ADJ | NAME                    | MEMO/DESCRIPTION | SPLIT                                            | AMOUNT     | BALANCE   |
|------------|---------------------|-----------|-----|-------------------------|------------------|--------------------------------------------------|------------|-----------|
| 01/08/2026 | Payment             |           | No  | Wanamaker, Greg         |                  | 1090 Payments to deposit                         | -1,256.49  | 42,630.75 |
| 01/08/2026 | Invoice             | BTD49     | No  | Herndl, Chris           |                  | -Split-                                          | 650.00     | 43,280.75 |
| 01/08/2026 | Invoice             | BTD44     | No  | Cleary, Pete            |                  | -Split-                                          | 650.00     | 43,930.75 |
| 01/08/2026 | Invoice             | BTD52     | No  | Wanamaker, Greg         |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 42.49      | 43,973.24 |
| 01/09/2026 | Invoice             | BTD54     | No  | Tebbetts, John          |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 17.24      | 43,990.48 |
| 01/09/2026 | Invoice             | BTD53     | No  | Herndl, Chris           |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 22.75      | 44,013.23 |
| 01/09/2026 | Payment             |           | No  | Herndl, Chris           |                  | 1090 Payments to deposit                         | -672.75    | 43,340.48 |
| 01/09/2026 | Payment             | 231139827 | No  | Romaine, Steve          |                  | 1090 Payments to deposit                         | -880.00    | 42,460.48 |
| 01/09/2026 | Payment             |           | No  | Crystal Coast Lady      |                  | 1090 Payments to deposit                         | -1,656.00  | 40,804.48 |
| 01/09/2026 | Invoice             | BTD55     | No  | Crystal Coast Lady      |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 56.00      | 40,860.48 |
| 01/09/2026 | Invoice             | BTD56     | No  | Pirates Revenge         |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 23.63      | 40,884.11 |
| 01/09/2026 | Payment             |           | No  | Pirates Revenge         |                  | 1090 Payments to deposit                         | -698.63    | 40,185.48 |
| 01/09/2026 | Payment             |           | No  | Tebbetts, John          |                  | 1090 Payments to deposit                         | -509.74    | 39,675.74 |
| 01/12/2026 | Invoice             | 1005      | No  | Town of Beaufort        |                  | 3110 Contributions                               | 20,491.00  | 60,166.74 |
| 01/13/2026 | Invoice             | BTD57     | No  | Gerbase,<br>Christopher |                  | 4040 Sales - Rentals:Slip Rental -<br>Transient  | 0.00       | 60,166.74 |
| 01/13/2026 | Payment             |           | No  | Town of Beaufort        |                  | 1010 Cash:Truist Bank - Operating                | -20,491.00 | 39,675.74 |
| 01/15/2026 | Payment             |           | No  | Meehan, Lori            |                  | 1090 Payments to deposit                         | -1,299.96  | 38,375.78 |
| 01/15/2026 | Invoice             | BTD58     | No  | Meehan, Lori            |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 43.96      | 38,419.74 |
| 01/16/2026 | Payment             |           | No  | Mills, James            |                  | 1090 Payments to deposit                         | -200.00    | 38,219.74 |
| 01/16/2026 | Payment             | 367       | No  | Archambault,<br>Michael |                  | 1090 Payments to deposit                         | -650.00    | 37,569.74 |
| 01/16/2026 | Payment             | 1928      | No  | Gettier, Scott          |                  | 1090 Payments to deposit                         | -5,671.25  | 31,898.49 |
| 01/18/2026 | Payment             | 3204      | No  | Brown, Maria            |                  | 1090 Payments to deposit                         | -775.00    | 31,123.49 |
| 01/19/2026 | Payment             |           | No  | Crossman, Moon          |                  | 1090 Payments to deposit                         | -5,840.51  | 25,282.98 |
| 01/19/2026 | Invoice             | BTD61     | No  | Crossman, Moon          |                  | 4040 Sales - Rentals:Slip Rental -<br>Transient  | 5,643.00   | 30,925.98 |
| 01/19/2026 | Invoice             | BTD62     | No  | Crossman, Moon          |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 197.51     | 31,123.49 |
| 01/20/2026 | Payment             | 103       | No  | Cleary, Pete            |                  | 1090 Payments to deposit                         | -650.00    | 30,473.49 |
| 01/21/2026 | Payment             |           | No  | Crowell, Andy           |                  | 1090 Payments to deposit                         | -812.99    | 29,660.50 |
| 01/21/2026 | Invoice             | BTD63     | No  | Adkins, Jake            |                  | 4040 Sales - Rentals:Slip Rental -<br>Transient  | 217.80     | 29,878.30 |

# Beaufort Town Docks

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## General Ledger

January 2026

| DATE       | TRANSACTION<br>TYPE | NUM    | ADJ | NAME              | MEMO/DESCRIPTION | SPLIT                                            | AMOUNT    | BALANCE   |
|------------|---------------------|--------|-----|-------------------|------------------|--------------------------------------------------|-----------|-----------|
| 01/21/2026 | Payment             |        | No  | Schmitt, Michael  |                  | 1090 Payments to deposit                         | -650.00   | 29,228.30 |
| 01/21/2026 | Payment             |        | No  | Ruscitto, Brandon |                  | 1090 Payments to deposit                         | -867.33   | 28,360.97 |
| 01/21/2026 | Invoice             | BTD68  | No  | Morris, Robert    |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 31.19     | 28,392.16 |
| 01/21/2026 | Payment             |        | No  | Morris, Robert    |                  | 1090 Payments to deposit                         | -922.19   | 27,469.97 |
| 01/21/2026 | Invoice             | BTD65  | No  | Ruscitto, Brandon |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 29.33     | 27,499.30 |
| 01/21/2026 | Invoice             | BTD69  | No  | Crowell, Andy     |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 27.49     | 27,526.79 |
| 01/21/2026 | Invoice             | BTD64  | No  | Adkins, Jake      |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 7.62      | 27,534.41 |
| 01/21/2026 | Payment             |        | No  | Adkins, Jake      |                  | 1090 Payments to deposit                         | -225.42   | 27,308.99 |
| 01/22/2026 | Invoice             | BTD70  | No  | Dinnebeil, Gary   |                  | -Split-                                          | 775.00    | 28,083.99 |
| 01/22/2026 | Invoice             | BTD71  | No  | Gimma, Joseph     |                  | -Split-                                          | 775.00    | 28,858.99 |
| 01/23/2026 | Payment             |        | No  | Dinnebeil, Gary   |                  | 1090 Payments to deposit                         | -802.13   | 28,056.86 |
| 01/23/2026 | Invoice             | BTD72  | No  | Dinnebeil, Gary   |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 27.13     | 28,083.99 |
| 01/25/2026 | Invoice             | BTD73  | No  | Barrow, Perry     |                  | 4050 Sales - Rentals:Slip Rental -<br>Commercial | 472.50    | 28,556.49 |
| 01/25/2026 | Invoice             | BTD74  | No  | Barrow, Perry     |                  | 4050 Sales - Rentals:Slip Rental -<br>Commercial | 472.50    | 29,028.99 |
| 01/26/2026 | Invoice             | BTD104 | No  | Shackleford, Buzz |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 27.13     | 29,056.12 |
| 01/26/2026 | Invoice             | BTD102 | No  | Barrow, Perry     |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 16.54     | 29,072.66 |
| 01/26/2026 | Payment             |        | No  | Barrow, Perry     |                  | 1090 Payments to deposit                         | -489.04   | 28,583.62 |
| 01/26/2026 | Invoice             | BTD103 | No  | Barrow, Perry     |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 16.54     | 28,600.16 |
| 01/26/2026 | Payment             |        | No  | Barrow, Perry     |                  | 1090 Payments to deposit                         | -489.04   | 28,111.12 |
| 01/26/2026 | Payment             |        | No  | Shackleford, Buzz |                  | 1090 Payments to deposit                         | -802.13   | 27,308.99 |
| 01/27/2026 | Invoice             | BTD105 | No  | Austin, Daryl     |                  | 4050 Sales - Rentals:Slip Rental -<br>Commercial | 472.50    | 27,781.49 |
| 01/28/2026 | Payment             |        | No  | Austin, Daryl     |                  | 1090 Payments to deposit                         | -489.04   | 27,292.45 |
| 01/28/2026 | Payment             | 351    | No  | Brady, Doug       |                  | 1090 Payments to deposit                         | -1,120.00 | 26,172.45 |
| 01/28/2026 | Payment             | 6622   | No  | Avolis, John      |                  | 1090 Payments to deposit                         | -1,277.00 | 24,895.45 |
| 01/28/2026 | Invoice             | BTD107 | No  | Dickinson, John   |                  | 4050 Sales - Rentals:Slip Rental -<br>Commercial | 472.50    | 25,367.95 |
| 01/28/2026 | Invoice             | BTD106 | No  | Austin, Daryl     |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 16.54     | 25,384.49 |

# Beaufort Town Docks

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## General Ledger

January 2026

| DATE                                            | TRANSACTION<br>TYPE | NUM    | ADJ | NAME              | MEMO/DESCRIPTION                           | SPLIT                                        | AMOUNT            | BALANCE    |
|-------------------------------------------------|---------------------|--------|-----|-------------------|--------------------------------------------|----------------------------------------------|-------------------|------------|
| 01/29/2026                                      | Invoice             | BTD109 | No  | Watkins, Donald   |                                            | 4040 Sales - Rentals:Slip Rental - Transient | 0.00              | 25,384.49  |
| 01/30/2026                                      | Invoice             | BTD113 | No  | Weaver, Karl      |                                            | 4040 Sales - Rentals:Slip Rental - Transient | 11,640.00         | 37,024.49  |
| 01/31/2026                                      | Invoice             | BTD114 | No  | Smith, Charleson  |                                            | 4040 Sales - Rentals:Slip Rental - Transient | 4,477.50          | 41,501.99  |
| 01/31/2026                                      | Journal Entry       | 6      | No  |                   | JAN-26: DOCKWA - ACCRUAL ACCOUNTING REPORT | -Split-                                      | 102,440.73        | 143,942.72 |
| 01/31/2026                                      | Payment             |        | No  | Dockwa            |                                            | -Split-                                      |                   | 143,942.72 |
| 01/31/2026                                      | Journal Entry       | 6      | No  |                   | JAN-26: DOCKWA - AR                        | -Split-                                      | -110,143.15       | 33,799.57  |
| <b>Total for 1100 Accounts Receivable (A/R)</b> |                     |        |     |                   |                                            |                                              | <b>\$3,993.33</b> |            |
| 1090 Payments to deposit                        |                     |        |     |                   |                                            |                                              |                   |            |
| 01/01/2026                                      | Payment             |        | No  | Re, John          |                                            | 1100 Accounts Receivable (A/R)               | 672.75            | 672.75     |
| 01/01/2026                                      | Payment             |        | No  | Avolis, John      |                                            | 1100 Accounts Receivable (A/R)               | 1,277.00          | 1,949.75   |
| 01/01/2026                                      | Payment             |        | No  | Honig, Murray     |                                            | 1100 Accounts Receivable (A/R)               | 672.75            | 2,622.50   |
| 01/01/2026                                      | Payment             |        | No  | Teal, Tim         |                                            | 1100 Accounts Receivable (A/R)               | 802.13            | 3,424.63   |
| 01/02/2026                                      | Payment             |        | No  | Wendt, Peter      |                                            | 1100 Accounts Receivable (A/R)               | 672.75            | 4,097.38   |
| 01/02/2026                                      | Deposit             |        | No  | Avolis, John      |                                            | 1010 Cash:Truist Bank - Operating            | -1,277.00         | 2,820.38   |
| 01/03/2026                                      | Payment             | 349    | No  | Layman, Jamie     |                                            | 1100 Accounts Receivable (A/R)               | 775.00            | 3,595.38   |
| 01/03/2026                                      | Payment             |        | No  | Mills, James      |                                            | 1100 Accounts Receivable (A/R)               | 680.00            | 4,275.38   |
| 01/03/2026                                      | Payment             |        | No  | Simmons, Jason    |                                            | 1100 Accounts Receivable (A/R)               | 715.19            | 4,990.57   |
| 01/04/2026                                      | Payment             |        | No  | Pushee, Jesse     |                                            | 1100 Accounts Receivable (A/R)               | 141.28            | 5,131.85   |
| 01/04/2026                                      | Payment             | 12622  | No  | Gentzkow, Rick    |                                            | 1100 Accounts Receivable (A/R)               | 650.00            | 5,781.85   |
| 01/05/2026                                      | Payment             |        | No  | Small, Jeff       |                                            | 1100 Accounts Receivable (A/R)               | 650.00            | 6,431.85   |
| 01/05/2026                                      | Deposit             |        | No  |                   |                                            | 1010 Cash:Truist Bank - Operating            | -672.75           | 5,759.10   |
| 01/05/2026                                      | Deposit             |        | No  |                   |                                            | 1010 Cash:Truist Bank - Operating            | -672.75           | 5,086.35   |
| 01/05/2026                                      | Deposit             |        | No  | Mills, James      |                                            | 1010 Cash:Truist Bank - Operating            | -680.00           | 4,406.35   |
| 01/05/2026                                      | Deposit             |        | No  | Small, Jeff       |                                            | 1010 Cash:Truist Bank - Operating            | -650.00           | 3,756.35   |
| 01/05/2026                                      | Deposit             |        | No  | Layman, Jamie     |                                            | 1010 Cash:Truist Bank - Operating            | -775.00           | 2,981.35   |
| 01/05/2026                                      | Deposit             |        | No  | Gentzkow, Rick    |                                            | 1010 Cash:Truist Bank - Operating            | -650.00           | 2,331.35   |
| 01/05/2026                                      | Deposit             |        | No  |                   |                                            | 1010 Cash:Truist Bank - Operating            | -802.13           | 1,529.22   |
| 01/06/2026                                      | Deposit             |        | No  | Pushee, Jesse     |                                            | 1010 Cash:Truist Bank - Operating            | -141.28           | 1,387.94   |
| 01/06/2026                                      | Deposit             |        | No  | Wendt, Peter      |                                            | 1010 Cash:Truist Bank - Operating            | -672.75           | 715.19     |
| 01/06/2026                                      | Deposit             |        | No  | Simmons, Jason    |                                            | 1010 Cash:Truist Bank - Operating            | -715.19           | 0.00       |
| 01/07/2026                                      | Payment             |        | No  | Dziepak, Jeffrey  |                                            | 1100 Accounts Receivable (A/R)               | 287.21            | 287.21     |
| 01/07/2026                                      | Deposit             |        | No  | Peterson, Thomas  |                                            | 1010 Cash:Truist Bank - Operating            | -650.00           | -362.79    |
| 01/07/2026                                      | Payment             |        | No  | Sutherland, Kelly |                                            | 1100 Accounts Receivable (A/R)               | 802.13            | 439.34     |
| 01/07/2026                                      | Payment             |        | No  | Dziepak, Jeffrey  | Voided                                     | 1100 Accounts Receivable (A/R)               | 0.00              | 439.34     |
| 01/07/2026                                      | Payment             |        | No  | Walk-In           | Voided                                     | 1100 Accounts Receivable (A/R)               | 0.00              | 439.34     |

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| DATE       | TRANSACTION<br>TYPE | NUM       | ADJ | NAME                 | MEMO/DESCRIPTION | SPLIT                             | AMOUNT    | BALANCE   |
|------------|---------------------|-----------|-----|----------------------|------------------|-----------------------------------|-----------|-----------|
| 01/07/2026 | Payment             | 1091      | No  | Cunningham, Arthur   |                  | 1100 Accounts Receivable (A/R)    | 555.50    | 994.84    |
| 01/07/2026 | Deposit             |           | No  | Cunningham, Arthur   |                  | 1010 Cash:Truist Bank - Operating | -555.50   | 439.34    |
| 01/07/2026 | Payment             | 114       | No  | Peterson, Thomas     |                  | 1100 Accounts Receivable (A/R)    | 650.00    | 1,089.34  |
| 01/08/2026 | Payment             |           | No  | Cummins, Greg        |                  | 1100 Accounts Receivable (A/R)    | 672.75    | 1,762.09  |
| 01/08/2026 | Payment             |           | No  | Bragg, Phill         |                  | 1100 Accounts Receivable (A/R)    | 672.75    | 2,434.84  |
| 01/08/2026 | Payment             |           | No  | Wanamaker, Greg      |                  | 1100 Accounts Receivable (A/R)    | 1,256.49  | 3,691.33  |
| 01/09/2026 | Payment             |           | No  | Tebbetts, John       |                  | 1100 Accounts Receivable (A/R)    | 509.74    | 4,201.07  |
| 01/09/2026 | Deposit             |           | No  |                      |                  | 1010 Cash:Truist Bank - Operating | -287.21   | 3,913.86  |
| 01/09/2026 | Deposit             |           | No  |                      |                  | 1010 Cash:Truist Bank - Operating | -802.13   | 3,111.73  |
| 01/09/2026 | Payment             |           | No  | Pirates Revenge      |                  | 1100 Accounts Receivable (A/R)    | 698.63    | 3,810.36  |
| 01/09/2026 | Payment             | 231139827 | No  | Romaine, Steve       |                  | 1100 Accounts Receivable (A/R)    | 880.00    | 4,690.36  |
| 01/09/2026 | Deposit             |           | No  | Romaine, Steve       |                  | 1010 Cash:Truist Bank - Operating | -880.00   | 3,810.36  |
| 01/09/2026 | Payment             |           | No  | Herndl, Chris        |                  | 1100 Accounts Receivable (A/R)    | 672.75    | 4,483.11  |
| 01/09/2026 | Payment             |           | No  | Crystal Coast Lady   |                  | 1100 Accounts Receivable (A/R)    | 1,656.00  | 6,139.11  |
| 01/12/2026 | Deposit             |           | No  |                      |                  | 1010 Cash:Truist Bank - Operating | -672.75   | 5,466.36  |
| 01/12/2026 | Deposit             |           | No  |                      |                  | 1010 Cash:Truist Bank - Operating | -672.75   | 4,793.61  |
| 01/13/2026 | Deposit             |           | No  |                      |                  | 1010 Cash:Truist Bank - Operating | -1,656.00 | 3,137.61  |
| 01/13/2026 | Deposit             |           | No  |                      |                  | 1010 Cash:Truist Bank - Operating | -698.63   | 2,438.98  |
| 01/13/2026 | Deposit             |           | No  |                      |                  | 1010 Cash:Truist Bank - Operating | -509.74   | 1,929.24  |
| 01/13/2026 | Deposit             |           | No  |                      |                  | 1010 Cash:Truist Bank - Operating | -1,256.49 | 672.75    |
| 01/13/2026 | Deposit             |           | No  |                      |                  | 1010 Cash:Truist Bank - Operating | -672.75   | 0.00      |
| 01/15/2026 | Payment             |           | No  | Meehan, Lori         |                  | 1100 Accounts Receivable (A/R)    | 1,299.96  | 1,299.96  |
| 01/16/2026 | Deposit             |           | No  | Gettier, Scott       |                  | 1010 Cash:Truist Bank - Operating | -5,671.25 | -4,371.29 |
| 01/16/2026 | Payment             | 367       | No  | Archambault, Michael |                  | 1100 Accounts Receivable (A/R)    | 650.00    | -3,721.29 |
| 01/16/2026 | Payment             | 1928      | No  | Gettier, Scott       |                  | 1100 Accounts Receivable (A/R)    | 5,671.25  | 1,949.96  |
| 01/16/2026 | Deposit             |           | No  | Archambault, Michael |                  | 1010 Cash:Truist Bank - Operating | -650.00   | 1,299.96  |
| 01/16/2026 | Payment             |           | No  | Mills, James         |                  | 1100 Accounts Receivable (A/R)    | 200.00    | 1,499.96  |
| 01/18/2026 | Payment             | 3204      | No  | Brown, Maria         |                  | 1100 Accounts Receivable (A/R)    | 775.00    | 2,274.96  |
| 01/19/2026 | Payment             |           | No  | Crossman, Moon       |                  | 1100 Accounts Receivable (A/R)    | 5,840.51  | 8,115.47  |
| 01/20/2026 | Deposit             |           | No  | Brown, Maria         |                  | 1010 Cash:Truist Bank - Operating | -775.00   | 7,340.47  |
| 01/20/2026 | Deposit             |           | No  | Schmitt, Michael     |                  | 1010 Cash:Truist Bank - Operating | -650.00   | 6,690.47  |
| 01/20/2026 | Deposit             |           | No  | Mills, James         |                  | 1010 Cash:Truist Bank - Operating | -200.00   | 6,490.47  |
| 01/20/2026 | Payment             | 103       | No  | Cleary, Pete         |                  | 1100 Accounts Receivable (A/R)    | 650.00    | 7,140.47  |
| 01/20/2026 | Deposit             |           | No  | Meehan, Lori         |                  | 1010 Cash:Truist Bank - Operating | -1,299.96 | 5,840.51  |
| 01/21/2026 | Payment             |           | No  | Adkins, Jake         |                  | 1100 Accounts Receivable (A/R)    | 225.42    | 6,065.93  |
| 01/21/2026 | Payment             |           | No  | Ruscitto, Brandon    |                  | 1100 Accounts Receivable (A/R)    | 867.33    | 6,933.26  |

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| DATE                               | TRANSACTION TYPE | NUM        | ADJ | NAME                          | MEMO/DESCRIPTION                                        | SPLIT                             | AMOUNT     | BALANCE   |
|------------------------------------|------------------|------------|-----|-------------------------------|---------------------------------------------------------|-----------------------------------|------------|-----------|
| 01/21/2026                         | Payment          |            | No  | Crowell, Andy                 |                                                         | 1100 Accounts Receivable (A/R)    | 812.99     | 7,746.25  |
| 01/21/2026                         | Payment          |            | No  | Schmitt, Michael              |                                                         | 1100 Accounts Receivable (A/R)    | 650.00     | 8,396.25  |
| 01/21/2026                         | Deposit          |            | No  | Crossman, Moon                |                                                         | 1010 Cash:Truist Bank - Operating | -5,840.51  | 2,555.74  |
| 01/21/2026                         | Payment          |            | No  | Morris, Robert                |                                                         | 1100 Accounts Receivable (A/R)    | 922.19     | 3,477.93  |
| 01/22/2026                         | Deposit          |            | No  | Cleary, Pete                  |                                                         | 1010 Cash:Truist Bank - Operating | -650.00    | 2,827.93  |
| 01/23/2026                         | Payment          |            | No  | Dinnebeil, Gary               |                                                         | 1100 Accounts Receivable (A/R)    | 802.13     | 3,630.06  |
| 01/23/2026                         | Deposit          |            | No  |                               |                                                         | 1010 Cash:Truist Bank - Operating | -225.42    | 3,404.64  |
| 01/23/2026                         | Deposit          |            | No  |                               |                                                         | 1010 Cash:Truist Bank - Operating | -867.33    | 2,537.31  |
| 01/23/2026                         | Deposit          |            | No  |                               |                                                         | 1010 Cash:Truist Bank - Operating | -922.19    | 1,615.12  |
| 01/23/2026                         | Deposit          |            | No  |                               |                                                         | 1010 Cash:Truist Bank - Operating | -812.99    | 802.13    |
| 01/26/2026                         | Payment          |            | No  | Shackleford, Buzz             |                                                         | 1100 Accounts Receivable (A/R)    | 802.13     | 1,604.26  |
| 01/26/2026                         | Payment          |            | No  | Barrow, Perry                 |                                                         | 1100 Accounts Receivable (A/R)    | 489.04     | 2,093.30  |
| 01/26/2026                         | Payment          |            | No  | Barrow, Perry                 |                                                         | 1100 Accounts Receivable (A/R)    | 489.04     | 2,582.34  |
| 01/27/2026                         | Deposit          |            | No  | Dinnebeil, Gary               |                                                         | 1010 Cash:Truist Bank - Operating | -802.13    | 1,780.21  |
| 01/28/2026                         | Payment          |            | No  | Austin, Daryl                 |                                                         | 1100 Accounts Receivable (A/R)    | 489.04     | 2,269.25  |
| 01/28/2026                         | Deposit          |            | No  |                               |                                                         | 1010 Cash:Truist Bank - Operating | -802.13    | 1,467.12  |
| 01/28/2026                         | Payment          | 6622       | No  | Avolis, John                  |                                                         | 1100 Accounts Receivable (A/R)    | 1,277.00   | 2,744.12  |
| 01/28/2026                         | Deposit          |            | No  | Avolis, John                  |                                                         | 1010 Cash:Truist Bank - Operating | -1,277.00  | 1,467.12  |
| 01/28/2026                         | Deposit          |            | No  |                               |                                                         | 1010 Cash:Truist Bank - Operating | -489.04    | 978.08    |
| 01/28/2026                         | Deposit          |            | No  | Brady, Doug                   |                                                         | 1010 Cash:Truist Bank - Operating | -1,120.00  | -141.92   |
| 01/28/2026                         | Payment          | 351        | No  | Brady, Doug                   |                                                         | 1100 Accounts Receivable (A/R)    | 1,120.00   | 978.08    |
| 01/28/2026                         | Deposit          |            | No  |                               |                                                         | 1010 Cash:Truist Bank - Operating | -489.04    | 489.04    |
| 01/30/2026                         | Deposit          |            | No  | Austin, Daryl                 |                                                         | 1010 Cash:Truist Bank - Operating | -489.04    | 0.00      |
| Total for 1090 Payments to deposit |                  |            |     |                               |                                                         |                                   | \$0.00     |           |
| 1310 Prepaid Expenses              |                  |            |     |                               |                                                         |                                   |            |           |
| Beginning Balance                  |                  |            |     |                               |                                                         |                                   |            | 397.64    |
| 01/01/2026                         | Journal Entry    | 7          | No  |                               | JAN-26: RECOGNIZE PPD EXPENSES                          | -Split-                           | -1,528.86  | -1,131.22 |
| 01/31/2026                         | Bill             | 0157293-IN | No  | Founders 3 Management Company | CC Charges thru 12.31.25 - January 2026 - Dockwa Annual | 2000 Accounts Payable (A/P)       | 2,628.00   | 1,496.78  |
| 01/31/2026                         | Bill             | 0157293-IN | No  | Founders 3 Management Company | CC Charges thru 12.31.25 - January 2026 - Scribble      | 2000 Accounts Payable (A/P)       | 1,469.00   | 2,965.78  |
| Total for 1310 Prepaid Expenses    |                  |            |     |                               |                                                         |                                   | \$2,568.14 |           |
| 1320 Prepaid Insurance             |                  |            |     |                               |                                                         |                                   |            |           |
| Beginning Balance                  |                  |            |     |                               |                                                         |                                   |            | 51,174.50 |

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| DATE                             | TRANSACTION<br>TYPE  | NUM                 | ADJ | NAME                          | MEMO/DESCRIPTION                                       | SPLIT                                            | AMOUNT       | BALANCE   |
|----------------------------------|----------------------|---------------------|-----|-------------------------------|--------------------------------------------------------|--------------------------------------------------|--------------|-----------|
| 01/01/2026                       | Journal Entry        | 8                   | No  |                               | JAN-26: RECOGNIZE PREPAID INSURANCE EXPENSE            | -Split-                                          | -4,264.54    | 46,909.96 |
| Total for 1320 Prepaid Insurance |                      |                     |     |                               |                                                        |                                                  | \$ -4,264.54 |           |
| 2000 Accounts Payable (A/P)      |                      |                     |     |                               |                                                        |                                                  |              |           |
| Beginning Balance                |                      |                     |     |                               |                                                        |                                                  |              | 3,620.71  |
| 01/01/2026                       | Bill                 | 0156289-IN          | No  | Founders 3 Management Company | December 2025 Payroll                                  | 6010 Payroll Expenses:Payroll - Regional Manager | 886.38       | 4,507.09  |
| 01/01/2026                       | Bill                 | 0156935-IN          | No  | Founders 3 Management Company | December 2025                                          | 6530 General & Administrative:Software           | 57.50        | 4,564.59  |
| 01/05/2026                       | Bill                 | 690970              | No  | First Station Media           | Website Design & Development                           | 8120 Capital Expenditures:CAPEX - WEBSITE        | 1,975.00     | 6,539.59  |
| 01/06/2026                       | Bill                 | 910194695114 1.6.26 | No  | Duke Energy - Auto Pay        | Account 9101 9469 5114 - Final Bill                    | 6110 Utilities:Electricity                       | 10.07        | 6,549.66  |
| 01/06/2026                       | Bill                 | 910194711125 1.6.26 | No  | Duke Energy - Auto Pay        | Account 9101 9471 1125 Final Bill                      | 6110 Utilities:Electricity                       | 9.84         | 6,559.50  |
| 01/09/2026                       | Bill Payment (Check) | 10001               | No  | Founders 3 Management Company |                                                        | 1010 Cash:Truist Bank - Operating                | -3,620.71    | 2,938.79  |
| 01/09/2026                       | Bill Payment (Check) | 10000               | No  | First Station Media           |                                                        | 1010 Cash:Truist Bank - Operating                | -1,975.00    | 963.79    |
| 01/12/2026                       | Bill                 | 2344                | No  | C & T Larsh & Sons, Inc.      | Docks - Replacement Pump                               | 8190 Capital Expenditures:CAPEX - OTHER          | 20,491.00    | 21,454.79 |
| 01/13/2026                       | Bill Payment (Check) | 10003               | No  | C & T Larsh & Sons, Inc.      |                                                        | 1010 Cash:Truist Bank - Operating                | -20,491.00   | 963.79    |
| 01/17/2026                       | Bill                 | 0050326011726       | No  | Spectrum Business x0326       | Account 8349 11 020 0050329 Service 1.17.26 to 2.16.26 | -Split-                                          | 222.71       | 1,186.50  |
| 01/20/2026                       | Bill                 | 16444               | No  | Waterway Guide Media, LLC     | January 2026                                           | 6600 Marketing                                   | 595.83       | 1,782.33  |
| 01/23/2026                       | Bill                 | 1009                | No  | Pro Audio Video Services, Inc | WiFi Install & Security Cameras - 50% Deposit          | 8110 Capital Expenditures:CAPEX - WIFI           | 8,563.00     | 10,345.33 |
| 01/23/2026                       | Bill                 | 0157134-IN          | No  | Founders 3 Management Company | January 2026                                           | 6630 Marketing:Social Media                      | 500.00       | 10,845.33 |
| 01/26/2026                       | Bill Payment (Check) | 10005               | No  | Founders 3 Management Company |                                                        | 1010 Cash:Truist Bank - Operating                | -943.88      | 9,901.45  |
| 01/26/2026                       | Bill Payment (Check) | 10004               | No  | Duke Energy - Auto Pay        |                                                        | 1010 Cash:Truist Bank - Operating                | -19.91       | 9,881.54  |

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| DATE                                              | TRANSACTION<br>TYPE     | NUM          | ADJ | NAME                                | MEMO/DESCRIPTION             | SPLIT                                                          | AMOUNT      | BALANCE   |
|---------------------------------------------------|-------------------------|--------------|-----|-------------------------------------|------------------------------|----------------------------------------------------------------|-------------|-----------|
| 01/26/2026                                        | Bill Payment<br>(Check) | 10006        | No  | Pro Audio Video<br>Services, Inc    |                              | 1010 Cash:Truist Bank - Operating                              | -8,563.00   | 1,318.54  |
| 01/30/2026                                        | Bill Payment<br>(Check) | 10009        | No  | Waterway Guide<br>Media, LLC        |                              | 1010 Cash:Truist Bank - Operating                              | -595.83     | 722.71    |
| 01/30/2026                                        | Bill Payment<br>(Check) | 10008        | No  | Spectrum Business<br>x0326          |                              | 1010 Cash:Truist Bank - Operating                              | -222.71     | 500.00    |
| 01/30/2026                                        | Bill Payment<br>(Check) | 10007        | No  | Founders 3<br>Management<br>Company |                              | 1010 Cash:Truist Bank - Operating                              | -500.00     | 0.00      |
| 01/31/2026                                        | Bill                    | 18481-0.0126 | No  | Town of Beaufort -<br>Auto Pay      | Account 18481-0 January 2026 | 6130 Utilities:Water                                           | 51.85       | 51.85     |
| 01/31/2026                                        | Bill                    | 0157270-IN   | No  | Founders 3<br>Management<br>Company | January 2026 Payroll         | -Split-                                                        | 11,388.81   | 11,440.66 |
| 01/31/2026                                        | Bill                    | 18477-0.0126 | No  | Town of Beaufort -<br>Auto Pay      | Account 18477-0 January 2026 | 6130 Utilities:Water                                           | 17.32       | 11,457.98 |
| 01/31/2026                                        | Bill                    | 18476-0.0126 | No  | Town of Beaufort -<br>Auto Pay      | Account 18476-0 January 2026 | -Split-                                                        | 270.67      | 11,728.65 |
| 01/31/2026                                        | Bill                    | 18480-0.0126 | No  | Town of Beaufort -<br>Auto Pay      | Account 18480-0 January 2026 | 6130 Utilities:Water                                           | 34.53       | 11,763.18 |
| 01/31/2026                                        | Bill                    | 18479-0.0126 | No  | Town of Beaufort -<br>Auto Pay      | Account 18479-0 January 2026 | 6130 Utilities:Water                                           | 17.32       | 11,780.50 |
| 01/31/2026                                        | Bill                    | 0157261-IN   | No  | Founders 3<br>Management<br>Company | January 2026                 | 6790 Legal & Professional<br>Fees:Legal & Professional - Other | 152.49      | 11,932.99 |
| 01/31/2026                                        | Bill                    | 18475-0.0126 | No  | Town of Beaufort -<br>Auto Pay      | Account 18475-0 January 2026 | -Split-                                                        | 66.18       | 11,999.17 |
| 01/31/2026                                        | Bill                    | 0157293-IN   | No  | Founders 3<br>Management<br>Company | January 2026 CC              | -Split-                                                        | 4,917.32    | 16,916.49 |
| Total for 2000 Accounts Payable (A/P)             |                         |              |     |                                     |                              |                                                                | \$13,295.78 |           |
| 2100 Sales Tax Payable                            |                         |              |     |                                     |                              |                                                                |             |           |
| 2110 North Carolina Department of Revenue Payable |                         |              |     |                                     |                              |                                                                |             |           |
| 01/01/2026                                        | Invoice                 | BTD59        | No  | Shackleford, Buzz                   |                              | 1100 Accounts Receivable (A/R)                                 | 0.00        | 0.00      |
| 01/01/2026                                        | Invoice                 | BTD59        | No  | Shackleford, Buzz                   |                              | 1100 Accounts Receivable (A/R)                                 | 0.00        | 0.00      |
| 01/01/2026                                        | Invoice                 | BTD17        | No  | Wendt, Peter                        |                              | 1100 Accounts Receivable (A/R)                                 | 0.00        | 0.00      |
| 01/01/2026                                        | Invoice                 | BTD17        | No  | Wendt, Peter                        |                              | 1100 Accounts Receivable (A/R)                                 | 0.00        | 0.00      |
| 01/01/2026                                        | Invoice                 | BTD14        | No  | Crowell, Andy                       |                              | 1100 Accounts Receivable (A/R)                                 | 0.00        | 0.00      |
| 01/01/2026                                        | Invoice                 | BTD14        | No  | Crowell, Andy                       |                              | 1100 Accounts Receivable (A/R)                                 | 0.00        | 0.00      |
| 01/01/2026                                        | Invoice                 | BTD13        | No  | Honig, Murray                       |                              | 1100 Accounts Receivable (A/R)                                 | 0.00        | 0.00      |

# Beaufort Town Docks

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## General Ledger

January 2026

| DATE       | TRANSACTION<br>TYPE | NUM   | ADJ | NAME               | MEMO/DESCRIPTION | SPLIT                          | AMOUNT | BALANCE |
|------------|---------------------|-------|-----|--------------------|------------------|--------------------------------|--------|---------|
| 01/01/2026 | Invoice             | BTD13 | No  | Honig, Murray      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/01/2026 | Credit Memo         |       | No  | Schmitt, Michael   |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/01/2026 | Credit Memo         |       | No  | Schmitt, Michael   |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/01/2026 | Invoice             | BTD12 | No  | Schmitt, Michael   |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/01/2026 | Invoice             | BTD12 | No  | Schmitt, Michael   |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/01/2026 | Invoice             | BTD11 | No  | Cunningham, Arthur |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/01/2026 | Invoice             | BTD11 | No  | Cunningham, Arthur |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/01/2026 | Invoice             | BTD10 | No  | Re, John           |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/01/2026 | Invoice             | BTD10 | No  | Re, John           |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/01/2026 | Invoice             | BTD7  | No  | Cunningham, Arthur |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/01/2026 | Invoice             | BTD7  | No  | Cunningham, Arthur |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/01/2026 | Invoice             | BTD4  | No  | Schmitt, Michael   |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/01/2026 | Invoice             | BTD4  | No  | Schmitt, Michael   |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/01/2026 | Invoice             | BTD3  | No  | Teal, Tim          |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/01/2026 | Invoice             | BTD3  | No  | Teal, Tim          |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/01/2026 | Invoice             | BTD2  | No  | Gentzkow, Rick     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/01/2026 | Invoice             | BTD2  | No  | Gentzkow, Rick     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/01/2026 | Invoice             | BTD16 | No  | Avolis, John       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/01/2026 | Invoice             | BTD16 | No  | Avolis, John       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/01/2026 | Invoice             | BTD6  | No  | Pirates Revenge    |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/01/2026 | Invoice             | BTD5  | No  | Crystal Coast Lady |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/01/2026 | Invoice             | BTD5  | No  | Crystal Coast Lady |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/01/2026 | Credit Memo         |       | No  | Cunningham, Arthur |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/01/2026 | Credit Memo         |       | No  | Cunningham, Arthur |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/01/2026 | Invoice             | BTD9  | No  | Re, John           |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/01/2026 | Invoice             | BTD9  | No  | Re, John           |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/01/2026 | Invoice             | BTD15 | No  | Honig, Murray      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/01/2026 | Invoice             | BTD15 | No  | Honig, Murray      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/01/2026 | Invoice             | BTD8  | No  | Teal, Tim          |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/01/2026 | Invoice             | BTD8  | No  | Teal, Tim          |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/01/2026 | Invoice             | BTD6  | No  | Pirates Revenge    |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/02/2026 | Invoice             | BTD18 | No  | Wendt, Peter       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/02/2026 | Invoice             | BTD18 | No  | Wendt, Peter       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/03/2026 | Invoice             | BTD25 | No  | Layman, Jamie      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/03/2026 | Invoice             | BTD25 | No  | Layman, Jamie      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/03/2026 | Invoice             | BTD27 | No  | Peterson, Thomas   |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/03/2026 | Invoice             | BTD22 | No  | Simmons, Jason     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/03/2026 | Invoice             | BTD26 | No  | Romaine, Steve     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |

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| DATE       | TRANSACTION<br>TYPE | NUM   | ADJ | NAME               | MEMO/DESCRIPTION | SPLIT                          | AMOUNT | BALANCE |
|------------|---------------------|-------|-----|--------------------|------------------|--------------------------------|--------|---------|
| 01/03/2026 | Invoice             | BTD28 | No  | Mills, James       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/03/2026 | Invoice             | BTD27 | No  | Peterson, Thomas   |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/03/2026 | Invoice             | BTD23 | No  | Simmons, Jason     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/03/2026 | Invoice             | BTD22 | No  | Simmons, Jason     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/03/2026 | Invoice             | BTD24 | No  | Small, Jeff        |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/03/2026 | Invoice             | BTD21 | No  | Pushee, Jesse      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/03/2026 | Invoice             | BTD21 | No  | Pushee, Jesse      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/03/2026 | Invoice             | BTD28 | No  | Mills, James       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/03/2026 | Invoice             | BTD23 | No  | Simmons, Jason     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/03/2026 | Invoice             | BTD26 | No  | Romaine, Steve     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/03/2026 | Invoice             | BTD24 | No  | Small, Jeff        |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/04/2026 | Invoice             | BTD29 | No  | Pushee, Jesse      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/04/2026 | Invoice             | BTD29 | No  | Pushee, Jesse      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/04/2026 | Invoice             | BTD30 | No  | Brown, Maria       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/04/2026 | Invoice             | BTD30 | No  | Brown, Maria       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/05/2026 | Invoice             | BTD32 | No  | Cunningham, Arthur |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/05/2026 | Invoice             | BTD31 | No  | Morris, Robert     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/05/2026 | Credit Memo         |       | No  | Cunningham, Arthur |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/05/2026 | Credit Memo         |       | No  | Cunningham, Arthur |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/05/2026 | Invoice             | BTD32 | No  | Cunningham, Arthur |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/05/2026 | Invoice             | BTD31 | No  | Morris, Robert     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/06/2026 | Invoice             | BTD33 | No  | Cummins, Greg      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/06/2026 | Invoice             | BTD33 | No  | Cummins, Greg      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/07/2026 | Invoice             | BTD37 | No  | Sutherland, Kelly  |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/07/2026 | Invoice             | BTD38 | No  | Sutherland, Kelly  |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/07/2026 | Invoice             | BTD38 | No  | Sutherland, Kelly  |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/07/2026 | Invoice             | BTD37 | No  | Sutherland, Kelly  |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/07/2026 | Invoice             | P2    | No  | Dziepak, Jeffrey   |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/07/2026 | Invoice             | P2    | No  | Dziepak, Jeffrey   |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/07/2026 | Invoice             | P3    | No  | Dziepak, Jeffrey   |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/07/2026 | Invoice             | P3    | No  | Dziepak, Jeffrey   |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/07/2026 | Invoice             | P1    | No  | Walk-In            |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/07/2026 | Invoice             | P1    | No  | Walk-In            |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/07/2026 | Invoice             | BTD41 | No  | Tebbetts, John     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/07/2026 | Invoice             | BTD41 | No  | Tebbetts, John     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/07/2026 | Invoice             | BTD40 | No  | Bragg, Phill       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/07/2026 | Invoice             | BTD40 | No  | Bragg, Phill       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/07/2026 | Invoice             | BTD39 | No  | Archambault,       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |

# Beaufort Town Docks

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| DATE       | TRANSACTION<br>TYPE | NUM   | ADJ | NAME                    | MEMO/DESCRIPTION | SPLIT                          | AMOUNT | BALANCE |
|------------|---------------------|-------|-----|-------------------------|------------------|--------------------------------|--------|---------|
|            |                     |       |     | Michael                 |                  |                                |        |         |
| 01/07/2026 | Invoice             | BTD39 | No  | Archambault,<br>Michael |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/08/2026 | Invoice             | BTD48 | No  | Wanamaker, Greg         |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/08/2026 | Invoice             | BTD47 | No  | Mitiguy, Daniel         |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/08/2026 | Invoice             | BTD47 | No  | Mitiguy, Daniel         |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/08/2026 | Invoice             | BTD52 | No  | Wanamaker, Greg         |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/08/2026 | Invoice             | BTD46 | No  | Ruscitto, Brandon       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/08/2026 | Invoice             | BTD52 | No  | Wanamaker, Greg         |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/08/2026 | Invoice             | BTD43 | No  | Bragg, Phill            |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/08/2026 | Invoice             | BTD45 | No  | Stinson, Kimberly       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/08/2026 | Invoice             | BTD48 | No  | Wanamaker, Greg         |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/08/2026 | Invoice             | BTD49 | No  | Herndl, Chris           |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/08/2026 | Invoice             | BTD50 | No  | Brady, Doug             |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/08/2026 | Invoice             | BTD50 | No  | Brady, Doug             |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/08/2026 | Invoice             | BTD51 | No  | Brady, Doug             |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/08/2026 | Invoice             | BTD51 | No  | Brady, Doug             |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/08/2026 | Invoice             | BTD44 | No  | Cleary, Pete            |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/08/2026 | Invoice             | BTD44 | No  | Cleary, Pete            |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/08/2026 | Invoice             | BTD45 | No  | Stinson, Kimberly       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/08/2026 | Invoice             | BTD46 | No  | Ruscitto, Brandon       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/08/2026 | Invoice             | BTD42 | No  | Cummins, Greg           |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/08/2026 | Invoice             | BTD43 | No  | Bragg, Phill            |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/08/2026 | Invoice             | BTD42 | No  | Cummins, Greg           |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/08/2026 | Invoice             | BTD49 | No  | Herndl, Chris           |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/09/2026 | Invoice             | BTD55 | No  | Crystal Coast Lady      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/09/2026 | Invoice             | BTD53 | No  | Herndl, Chris           |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/09/2026 | Invoice             | BTD53 | No  | Herndl, Chris           |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/09/2026 | Invoice             | BTD55 | No  | Crystal Coast Lady      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/09/2026 | Invoice             | BTD56 | No  | Pirates Revenge         |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/09/2026 | Invoice             | BTD56 | No  | Pirates Revenge         |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/09/2026 | Invoice             | BTD54 | No  | Tebbetts, John          |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/09/2026 | Invoice             | BTD54 | No  | Tebbetts, John          |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/12/2026 | Invoice             | 1005  | No  | Town of Beaufort        |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/12/2026 | Invoice             | 1005  | No  | Town of Beaufort        |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/13/2026 | Invoice             | BTD57 | No  | Gerbase,<br>Christopher |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/13/2026 | Invoice             | BTD57 | No  | Gerbase,                |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |

# Beaufort Town Docks

## General Ledger

January 2026

| DATE       | TRANSACTION<br>TYPE | NUM    | ADJ | NAME              | MEMO/DESCRIPTION | SPLIT                          | AMOUNT | BALANCE |
|------------|---------------------|--------|-----|-------------------|------------------|--------------------------------|--------|---------|
|            |                     |        |     | Christopher       |                  |                                |        |         |
| 01/15/2026 | Invoice             | BTD58  | No  | Meehan, Lori      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/15/2026 | Invoice             | BTD58  | No  | Meehan, Lori      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/19/2026 | Invoice             | BTD62  | No  | Crossman, Moon    |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/19/2026 | Invoice             | BTD61  | No  | Crossman, Moon    |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/19/2026 | Invoice             | BTD61  | No  | Crossman, Moon    |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/19/2026 | Invoice             | BTD62  | No  | Crossman, Moon    |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/21/2026 | Invoice             | BTD63  | No  | Adkins, Jake      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/21/2026 | Invoice             | BTD65  | No  | Ruscitto, Brandon |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/21/2026 | Invoice             | BTD64  | No  | Adkins, Jake      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/21/2026 | Invoice             | BTD64  | No  | Adkins, Jake      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/21/2026 | Invoice             | BTD68  | No  | Morris, Robert    |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/21/2026 | Invoice             | BTD69  | No  | Crowell, Andy     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/21/2026 | Invoice             | BTD69  | No  | Crowell, Andy     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/21/2026 | Invoice             | BTD68  | No  | Morris, Robert    |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/21/2026 | Invoice             | BTD63  | No  | Adkins, Jake      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/21/2026 | Invoice             | BTD65  | No  | Ruscitto, Brandon |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/22/2026 | Invoice             | BTD71  | No  | Gimma, Joseph     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/22/2026 | Invoice             | BTD71  | No  | Gimma, Joseph     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/22/2026 | Invoice             | BTD70  | No  | Dinnebeil, Gary   |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/22/2026 | Invoice             | BTD70  | No  | Dinnebeil, Gary   |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/23/2026 | Invoice             | BTD72  | No  | Dinnebeil, Gary   |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/23/2026 | Invoice             | BTD72  | No  | Dinnebeil, Gary   |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/25/2026 | Invoice             | BTD74  | No  | Barrow, Perry     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/25/2026 | Invoice             | BTD73  | No  | Barrow, Perry     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/25/2026 | Invoice             | BTD73  | No  | Barrow, Perry     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/25/2026 | Invoice             | BTD74  | No  | Barrow, Perry     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/26/2026 | Invoice             | BTD104 | No  | Shackleford, Buzz |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/26/2026 | Invoice             | BTD103 | No  | Barrow, Perry     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/26/2026 | Invoice             | BTD103 | No  | Barrow, Perry     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/26/2026 | Invoice             | BTD102 | No  | Barrow, Perry     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/26/2026 | Invoice             | BTD102 | No  | Barrow, Perry     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/26/2026 | Invoice             | BTD104 | No  | Shackleford, Buzz |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/27/2026 | Invoice             | BTD105 | No  | Austin, Daryl     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/27/2026 | Invoice             | BTD105 | No  | Austin, Daryl     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/28/2026 | Invoice             | BTD106 | No  | Austin, Daryl     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/28/2026 | Invoice             | BTD107 | No  | Dickinson, John   |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 01/28/2026 | Invoice             | BTD106 | No  | Austin, Daryl     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |

Beaufort Town Docks

General Ledger  
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| DATE                                                        | TRANSACTION<br>TYPE | NUM    | ADJ | NAME             | MEMO/DESCRIPTION                              | SPLIT                          | AMOUNT       | BALANCE    |
|-------------------------------------------------------------|---------------------|--------|-----|------------------|-----------------------------------------------|--------------------------------|--------------|------------|
| 01/28/2026                                                  | Invoice             | BTD107 | No  | Dickinson, John  |                                               | 1100 Accounts Receivable (A/R) | 0.00         | 0.00       |
| 01/29/2026                                                  | Invoice             | BTD109 | No  | Watkins, Donald  |                                               | 1100 Accounts Receivable (A/R) | 0.00         | 0.00       |
| 01/29/2026                                                  | Invoice             | BTD109 | No  | Watkins, Donald  |                                               | 1100 Accounts Receivable (A/R) | 0.00         | 0.00       |
| 01/30/2026                                                  | Invoice             | BTD113 | No  | Weaver, Karl     |                                               | 1100 Accounts Receivable (A/R) | 0.00         | 0.00       |
| 01/30/2026                                                  | Invoice             | BTD113 | No  | Weaver, Karl     |                                               | 1100 Accounts Receivable (A/R) | 0.00         | 0.00       |
| 01/31/2026                                                  | Invoice             | BTD114 | No  | Smith, Charleson |                                               | 1100 Accounts Receivable (A/R) | 0.00         | 0.00       |
| 01/31/2026                                                  | Invoice             | BTD114 | No  | Smith, Charleson |                                               | 1100 Accounts Receivable (A/R) | 0.00         | 0.00       |
| Total for 2110 North Carolina Department of Revenue Payable |                     |        |     |                  |                                               |                                | \$0.00       |            |
| 2120 Out Of Scope Agency Payable                            |                     |        |     |                  |                                               |                                |              |            |
| 01/03/2026                                                  | Invoice             | BTD20  | No  | Meehan, Lori     |                                               | 1100 Accounts Receivable (A/R) | 0.00         | 0.00       |
| Total for 2120 Out Of Scope Agency Payable                  |                     |        |     |                  |                                               |                                | \$0.00       |            |
| Total for 2100 Sales Tax Payable                            |                     |        |     |                  |                                               |                                | \$0.00       |            |
| 2200 Deferred Revenue                                       |                     |        |     |                  |                                               |                                |              |            |
| 2240 Deferred Revenue - Transient                           |                     |        |     |                  |                                               |                                |              |            |
| Beginning Balance                                           |                     |        |     |                  |                                               |                                |              | 27,269.75  |
| 01/19/2026                                                  | Journal Entry       | 14     | No  |                  | JAN-26: RECLASS MOON CROSSMAN PPD TRANSIENT   | -Split-                        | 5,043.00     | 32,312.75  |
| 01/30/2026                                                  | Journal Entry       | 13     | No  |                  | FEB-26: RECLASS KARL WEAVER PPD TRANSIENT     | -Split-                        | 10,200.00    | 42,512.75  |
| 01/31/2026                                                  | Journal Entry       | 15     | No  |                  | JAN-26: RECLASS CHARLESON SMITH PPD TRANSIENT | -Split-                        | 3,937.50     | 46,450.25  |
| 01/31/2026                                                  | Journal Entry       | 6      | No  |                  | JAN-26: DOCKWA - DR TRANSIENT                 | -Split-                        | 91,975.65    | 138,425.90 |
| 01/31/2026                                                  | Journal Entry       | 6      | No  |                  | JAN-26: RECOGNIZE DR-TRANSIENT                | -Split-                        | -8,808.70    | 129,617.20 |
| Total for 2240 Deferred Revenue - Transient                 |                     |        |     |                  |                                               |                                | \$102,347.45 |            |
| 2280 Deferred Revenue - Electricity                         |                     |        |     |                  |                                               |                                |              |            |
| Beginning Balance                                           |                     |        |     |                  |                                               |                                |              | 2,295.00   |
| 01/19/2026                                                  | Journal Entry       | 14     | No  |                  | JAN-26: RECLASS MOON CROSSMAN PPD ELECTRIC    | -Split-                        | 600.00       | 2,895.00   |
| 01/30/2026                                                  | Journal Entry       | 13     | No  |                  | FEB-26: RECLASS KARL WEAVER PPD ELECTRIC      | -Split-                        | 1,440.00     | 4,335.00   |
| 01/31/2026                                                  | Journal Entry       | 15     | No  |                  | JAN-26: RECLASS CHARLESON SMITH PPD ELECTRIC  | -Split-                        | 540.00       | 4,875.00   |
| 01/31/2026                                                  | Journal Entry       | 6      | No  |                  | JAN-26: DOCKWA - DR ELECTRICITY               | -Split-                        | 9,150.00     | 14,025.00  |
| 01/31/2026                                                  | Journal Entry       | 6      | No  |                  | JAN-26: RECOGNIZE DR-ELECTRICITY              | -Split-                        | -735.00      | 13,290.00  |
| Total for 2280 Deferred Revenue - Electricity               |                     |        |     |                  |                                               |                                | \$10,995.00  |            |
| 2290 Deferred Revenue - CC Fee                              |                     |        |     |                  |                                               |                                |              |            |
| Beginning Balance                                           |                     |        |     |                  |                                               |                                |              | 438.36     |
| 01/31/2026                                                  | Journal Entry       | 6      | No  |                  | JAN-26: RECOGNIZE DR-CC FEE                   | -Split-                        | -179.84      | 258.52     |
| 01/31/2026                                                  | Journal Entry       | 6      | No  |                  | JAN-26: DOCKWA - CC FEE                       | -Split-                        | 1,315.08     | 1,573.60   |
| Total for 2290 Deferred Revenue - CC Fee                    |                     |        |     |                  |                                               |                                | \$1,135.24   |            |

Beaufort Town Docks

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| DATE                                | TRANSACTION<br>TYPE | NUM   | ADJ | NAME               | MEMO/DESCRIPTION                                                 | SPLIT                          | AMOUNT       | BALANCE   |
|-------------------------------------|---------------------|-------|-----|--------------------|------------------------------------------------------------------|--------------------------------|--------------|-----------|
| Total for 2200 Deferred Revenue     |                     |       |     |                    |                                                                  |                                | \$114,477.69 |           |
| 2410 Accrued Expenses               |                     |       |     |                    |                                                                  |                                |              |           |
| Beginning Balance                   |                     |       |     |                    |                                                                  |                                |              | 1,057.50  |
| 01/01/2026                          | Journal Entry       | 3R    | No  |                    | DEC-25: ACCRUE REGIONAL MANAGER PAYROLL                          | -Split-                        | -1,000.00    | 57.50     |
| 01/01/2026                          | Journal Entry       | 4R    | No  |                    | DEC-25: ACCRUE DEC-25 QBO SUBSCRIPTION PAID VIA CC & BILLED BACK | -Split-                        | -57.50       | 0.00      |
| 01/31/2026                          | Journal Entry       | 19    | No  |                    | JAN-26: ACCRUE 3 LAPTOPS PURCHASED                               | -Split-                        | 4,507.16     | 4,507.16  |
| 01/31/2026                          | Journal Entry       | 16    | No  |                    | JAN-26: ACCRUE MONTHLY MANAGEMENT FEE - 3% OF GROSS REVENUES     | -Split-                        | 1,221.44     | 5,728.60  |
| 01/31/2026                          | Journal Entry       | 10    | No  |                    | JAN-26: ACCRUE DEC-25 QBO SUBSCRIPTION PAID VIA CC & BILLED BACK | -Split-                        | 57.50        | 5,786.10  |
| 01/31/2026                          | Journal Entry       | 17    | No  |                    | JAN-26: ACCRUE DUKE ENERGY BILLS (1.1.26 - 2.3.26)               | -Split-                        | 7,513.90     | 13,300.00 |
| 01/31/2026                          | Journal Entry       | 18    | No  |                    | JAN-26: ACCRUE TOWN OF BEAUFORT WATER BILLS FOR DEC-25           | -Split-                        | 175.60       | 13,475.60 |
| Total for 2410 Accrued Expenses     |                     |       |     |                    |                                                                  |                                | \$12,418.10  |           |
| 3110 Contributions                  |                     |       |     |                    |                                                                  |                                |              |           |
| Beginning Balance                   |                     |       |     |                    |                                                                  |                                |              | 54,745.81 |
| 01/12/2026                          | Invoice             | 1005  | No  | Town of Beaufort   | C&T Larsh & Sons, Inc - Platinum Peristaltic Pump & Parts        | 1100 Accounts Receivable (A/R) | 20,491.00    | 75,236.81 |
| Total for 3110 Contributions        |                     |       |     |                    |                                                                  |                                | \$20,491.00  |           |
| 4000 Sales - Rentals                |                     |       |     |                    |                                                                  |                                |              |           |
| 4010 Slip Rental - Annual           |                     |       |     |                    |                                                                  |                                |              |           |
| 01/03/2026                          | Invoice             | BTD28 | No  | Mills, James       | (Town Dock West T-Head 1) 1/1/2026 - 2/1/2026                    | 1100 Accounts Receivable (A/R) | 756.00       | 756.00    |
| 01/08/2026                          | Invoice             | BTD51 | No  | Brady, Doug        | (Town Dock East 05) 1/1/2026 - 2/1/2026                          | 1100 Accounts Receivable (A/R) | 560.00       | 1,316.00  |
| 01/08/2026                          | Invoice             | BTD50 | No  | Brady, Doug        | (Town Dock East 06) 1/1/2026 - 2/1/2026                          | 1100 Accounts Receivable (A/R) | 560.00       | 1,876.00  |
| Total for 4010 Slip Rental - Annual |                     |       |     |                    |                                                                  |                                | \$1,876.00   |           |
| 4020 Slip Rental - Monthly          |                     |       |     |                    |                                                                  |                                |              |           |
| 01/01/2026                          | Invoice             | BTD13 | No  | Honig, Murray      | (Dock C 01) 1/1/2026 - 2/1/2026                                  | 1100 Accounts Receivable (A/R) | 525.00       | 525.00    |
| 01/01/2026                          | Invoice             | BTD12 | No  | Schmitt, Michael   | (Dock A 02) 1/1/2026 - 2/1/2026                                  | 1100 Accounts Receivable (A/R) | 525.00       | 1,050.00  |
| 01/01/2026                          | Invoice             | BTD10 | No  | Re, John           | (Dock B 06) 1/1/2026 - 2/1/2026                                  | 1100 Accounts Receivable (A/R) | 525.00       | 1,575.00  |
| 01/01/2026                          | Invoice             | BTD11 | No  | Cunningham, Arthur | (Dock B 01) 1/1/2026 - 2/1/2026                                  | 1100 Accounts Receivable (A/R) | 525.00       | 2,100.00  |
| 01/01/2026                          | Invoice             | BTD7  | No  | Cunningham, Arthur | (Dock B 05) 1/1/2026 - 2/1/2026                                  | 1100 Accounts Receivable (A/R) | 525.00       | 2,625.00  |
| 01/01/2026                          | Invoice             | BTD4  | No  | Schmitt, Michael   | (Dock B 02) 1/1/2026 - 2/1/2026                                  | 1100 Accounts Receivable (A/R) | 525.00       | 3,150.00  |
| 01/01/2026                          | Credit Memo         |       | No  | Cunningham, Arthur | (Dock B 05) 1/1/2026 - 2/1/2026                                  | 1100 Accounts Receivable (A/R) | -525.00      | 2,625.00  |
| 01/01/2026                          | Credit Memo         |       | No  | Schmitt, Michael   | (Dock B 02) 1/1/2026 - 2/1/2026                                  | 1100 Accounts Receivable (A/R) | -525.00      | 2,100.00  |
| 01/01/2026                          | Invoice             | BTD2  | No  | Gentzkow, Rick     | (Dock C 04) 1/1/2026 - 2/1/2026                                  | 1100 Accounts Receivable (A/R) | 525.00       | 2,625.00  |
| 01/01/2026                          | Invoice             | BTD3  | No  | Teal, Tim          | (Dock A 02) 1/1/2026 - 2/1/2026                                  | 1100 Accounts Receivable (A/R) | 525.00       | 3,150.00  |

# Beaufort Town Docks

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## General Ledger

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| DATE                                        | TRANSACTION<br>TYPE | NUM   | ADJ | NAME                    | MEMO/DESCRIPTION                            | SPLIT                          | AMOUNT             | BALANCE   |
|---------------------------------------------|---------------------|-------|-----|-------------------------|---------------------------------------------|--------------------------------|--------------------|-----------|
| 01/01/2026                                  | Invoice             | BTD17 | No  | Wendt, Peter            | (Dock C 03) 1/1/2026 - 2/1/2026             | 1100 Accounts Receivable (A/R) | 525.00             | 3,675.00  |
| 01/01/2026                                  | Invoice             | BTD59 | No  | Shackleford, Buzz       | (Dock B 02) 1/1/2026 - 2/1/2026             | 1100 Accounts Receivable (A/R) | 525.00             | 4,200.00  |
| 01/01/2026                                  | Invoice             | BTD14 | No  | Crowell, Andy           | (Dock D 10) 1/1/2026 - 2/1/2026             | 1100 Accounts Receivable (A/R) | 535.50             | 4,735.50  |
| 01/03/2026                                  | Invoice             | BTD20 | No  | Meehan, Lori            | (Dock D T-Head 9) 1/1/2026 - 2/1/2026       | 1100 Accounts Receivable (A/R) | 756.00             | 5,491.50  |
| 01/03/2026                                  | Invoice             | BTD27 | No  | Peterson, Thomas        | (Dock A 01) 1/1/2026 - 2/1/2026             | 1100 Accounts Receivable (A/R) | 525.00             | 6,016.50  |
| 01/03/2026                                  | Invoice             | BTD26 | No  | Romaine, Steve          | (Dock C 08) 1/1/2026 - 2/1/2026             | 1100 Accounts Receivable (A/R) | 630.00             | 6,646.50  |
| 01/03/2026                                  | Invoice             | BTD25 | No  | Layman, Jamie           | (Dock D 09) 1/1/2026 - 2/1/2026             | 1100 Accounts Receivable (A/R) | 525.00             | 7,171.50  |
| 01/03/2026                                  | Invoice             | BTD24 | No  | Small, Jeff             | (Dock A 07) 1/1/2026 - 2/1/2026             | 1100 Accounts Receivable (A/R) | 525.00             | 7,696.50  |
| 01/03/2026                                  | Invoice             | BTD22 | No  | Simmons, Jason          | (Dock B T-Head 6) 1/1/2026 - 2/1/2026       | 1100 Accounts Receivable (A/R) | 441.00             | 8,137.50  |
| 01/04/2026                                  | Invoice             | BTD30 | No  | Brown, Maria            | (Dock B 03) 1/1/2026 - 2/1/2026             | 1100 Accounts Receivable (A/R) | 525.00             | 8,662.50  |
| 01/05/2026                                  | Invoice             | BTD32 | No  | Cunningham, Arthur      | (Town Dock West 11) 1/1/2026 - 2/1/2026     | 1100 Accounts Receivable (A/R) | 430.50             | 9,093.00  |
| 01/05/2026                                  | Credit Memo         |       | No  | Cunningham, Arthur      | (Dock B 01) 1/1/2026 - 2/1/2026             | 1100 Accounts Receivable (A/R) | -525.00            | 8,568.00  |
| 01/06/2026                                  | Invoice             | BTD33 | No  | Cummins, Greg           | (Dock C 06) 1/1/2026 - 2/1/2026             | 1100 Accounts Receivable (A/R) | 525.00             | 9,093.00  |
| 01/07/2026                                  | Invoice             | BTD41 | No  | Tebbetts, John          | (Town Dock West 05) 1/7/2026 - 2/7/2026     | 1100 Accounts Receivable (A/R) | 367.50             | 9,460.50  |
| 01/07/2026                                  | Invoice             | BTD37 | No  | Sutherland, Kelly       | (Dock B 01) 1/7/2026 - 2/7/2026             | 1100 Accounts Receivable (A/R) | 525.00             | 9,985.50  |
| 01/07/2026                                  | Invoice             | BTD39 | No  | Archambault,<br>Michael | (Dock D 01) 1/1/2026 - 2/1/2026             | 1100 Accounts Receivable (A/R) | 525.00             | 10,510.50 |
| 01/07/2026                                  | Invoice             | BTD40 | No  | Bragg, Phill            | (Dock D 08) 1/1/2026 - 2/1/2026             | 1100 Accounts Receivable (A/R) | 525.00             | 11,035.50 |
| 01/08/2026                                  | Invoice             | BTD46 | No  | Ruscitto, Brandon       | (Dock A 08) 1/1/2026 - 2/1/2026             | 1100 Accounts Receivable (A/R) | 588.00             | 11,623.50 |
| 01/08/2026                                  | Invoice             | BTD45 | No  | Stinson, Kimberly       | (Dock A 06) 1/1/2026 - 2/1/2026             | 1100 Accounts Receivable (A/R) | 535.50             | 12,159.00 |
| 01/08/2026                                  | Invoice             | BTD48 | No  | Wanamaker, Greg         | (Dock D T-Head 9) 1/1/2026 - 2/1/2026       | 1100 Accounts Receivable (A/R) | 714.00             | 12,873.00 |
| 01/08/2026                                  | Invoice             | BTD49 | No  | Herndl, Chris           | (Dock C 05) 1/1/2026 - 2/1/2026             | 1100 Accounts Receivable (A/R) | 525.00             | 13,398.00 |
| 01/08/2026                                  | Invoice             | BTD47 | No  | Mitiguy, Daniel         | (Town Dock West 09) 1/1/2026 - 2/1/2026     | 1100 Accounts Receivable (A/R) | 367.50             | 13,765.50 |
| 01/08/2026                                  | Invoice             | BTD44 | No  | Cleary, Pete            | (Dock D 06) 1/1/2026 - 2/1/2026             | 1100 Accounts Receivable (A/R) | 525.00             | 14,290.50 |
| 01/22/2026                                  | Invoice             | BTD71 | No  | Gimma, Joseph           | (Dock D 03) 2/1/2026 - 3/1/2026             | 1100 Accounts Receivable (A/R) | 525.00             | 14,815.50 |
| 01/22/2026                                  | Invoice             | BTD70 | No  | Dinnebeil, Gary         | (Dock A 05) 2/1/2026 - 3/1/2026             | 1100 Accounts Receivable (A/R) | 525.00             | 15,340.50 |
| <b>Total for 4020 Slip Rental - Monthly</b> |                     |       |     |                         |                                             |                                | <b>\$15,340.50</b> |           |
| 4040 Slip Rental - Transient                |                     |       |     |                         |                                             |                                |                    |           |
| 01/03/2026                                  | Invoice             | BTD21 | No  | Pushee, Jesse           | (Town Dock West 01) 1/1/2026 - 1/3/2026     | 1100 Accounts Receivable (A/R) | 136.50             | 136.50    |
| 01/07/2026                                  | Invoice             | P3    | No  | Dziepak, Jeffrey        | 37' transient stay                          | 1100 Accounts Receivable (A/R) | 138.75             | 275.25    |
| 01/07/2026                                  | Invoice             | P2    | No  | Dziepak, Jeffrey        | 37' vessel transient stay one night         | 1100 Accounts Receivable (A/R) | 0.00               | 275.25    |
| 01/07/2026                                  | Invoice             | P2    | No  | Dziepak, Jeffrey        | 37' Vessel transient stay 1 night           | 1100 Accounts Receivable (A/R) | 0.00               | 275.25    |
| 01/07/2026                                  | Invoice             | P1    | No  | Walk-In                 |                                             | 1100 Accounts Receivable (A/R) | 0.00               | 275.25    |
| 01/07/2026                                  | Invoice             | P1    | No  | Walk-In                 |                                             | 1100 Accounts Receivable (A/R) | 0.00               | 275.25    |
| 01/07/2026                                  | Invoice             | P3    | No  | Dziepak, Jeffrey        | 37' transient stay                          | 1100 Accounts Receivable (A/R) | 138.75             | 414.00    |
| 01/13/2026                                  | Invoice             | BTD57 | No  | Gerbase,<br>Christopher | (Dock A T-Head 4) 1/10/2026 - 1/13/2026     | 1100 Accounts Receivable (A/R) | 0.00               | 414.00    |
| 01/19/2026                                  | Journal Entry       | 14    | No  |                         | JAN-26: RECLASS MOON CROSSMAN PPD TRANSIENT | -Split-                        | -5,643.00          | -5,229.00 |

# Beaufort Town Docks

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## General Ledger

January 2026

| DATE                                           | TRANSACTION<br>TYPE | NUM    | ADJ | NAME               | MEMO/DESCRIPTION                                          | SPLIT                          | AMOUNT             | BALANCE   |
|------------------------------------------------|---------------------|--------|-----|--------------------|-----------------------------------------------------------|--------------------------------|--------------------|-----------|
|                                                |                     |        |     |                    | RESERVATION                                               |                                |                    |           |
| 01/19/2026                                     | Invoice             | BTD61  | No  | Crossman, Moon     | Prepaid Reservation (6/4/26 - 6/14/26)                    | 1100 Accounts Receivable (A/R) | 5,643.00           | 414.00    |
| 01/21/2026                                     | Invoice             | BTD63  | No  | Adkins, Jake       | (Dock A T-Head 4) 1/20/2026 - 1/21/2026                   | 1100 Accounts Receivable (A/R) | 217.80             | 631.80    |
| 01/29/2026                                     | Invoice             | BTD109 | No  | Watkins, Donald    | (Dock B T-Head 5) 1/29/2026 - 1/30/2026                   | 1100 Accounts Receivable (A/R) | 0.00               | 631.80    |
| 01/30/2026                                     | Invoice             | BTD113 | No  | Weaver, Karl       | Prepaid Transient Reservations (6/4/26 - 6/28/26)         | 1100 Accounts Receivable (A/R) | 11,640.00          | 12,271.80 |
| 01/30/2026                                     | Journal Entry       | 13     | No  |                    | JAN-26: RECLASS KARL WEAVER PPD TRANSIENT RESERVATION     | -Split-                        | -11,640.00         | 631.80    |
| 01/31/2026                                     | Invoice             | BTD114 | No  | Smith, Charleson   | Prepaid Transient Reservations (6/5/26 - 6/14/26)         | 1100 Accounts Receivable (A/R) | 4,477.50           | 5,109.30  |
| 01/31/2026                                     | Journal Entry       | 15     | No  |                    | JAN-26: RECLASS CHARLESON SMITH PPD TRANSIENT RESERVATION | -Split-                        | -4,477.50          | 631.80    |
| 01/31/2026                                     | Journal Entry       | 6      | No  |                    | JAN-26: RECOGNIZE DR-TRANSIENT                            | -Split-                        | 8,808.70           | 9,440.50  |
| <b>Total for 4040 Slip Rental - Transient</b>  |                     |        |     |                    |                                                           |                                | <b>\$9,440.50</b>  |           |
| 4050 Slip Rental - Commercial                  |                     |        |     |                    |                                                           |                                |                    |           |
| 01/01/2026                                     | Invoice             | BTD5   | No  | Crystal Coast Lady | (Town Dock East T-Dock 11) 1/1/2026 - 2/1/2026            | 1100 Accounts Receivable (A/R) | 1,350.00           | 1,350.00  |
| 01/01/2026                                     | Invoice             | BTD16  | No  | Avolis, John       | (Dock D T-Head 9) 1/1/2026 - 2/1/2026                     | 1100 Accounts Receivable (A/R) | 777.00             | 2,127.00  |
| 01/01/2026                                     | Invoice             | BTD6   | No  | Pirates Revenge    | (Town Dock East T-Dock 12) 1/1/2026 - 2/1/2026            | 1100 Accounts Receivable (A/R) | 675.00             | 2,802.00  |
| 01/05/2026                                     | Invoice             | BTD31  | No  | Morris, Robert     | (Town Dock East 01) 1/1/2026 - 2/1/2026                   | 1100 Accounts Receivable (A/R) | 891.00             | 3,693.00  |
| 01/25/2026                                     | Invoice             | BTD73  | No  | Barrow, Perry      | (Town Dock East 10) 1/1/2026 - 2/1/2026                   | 1100 Accounts Receivable (A/R) | 472.50             | 4,165.50  |
| 01/25/2026                                     | Invoice             | BTD74  | No  | Barrow, Perry      | (Town Dock East 09) 1/1/2026 - 2/1/2026                   | 1100 Accounts Receivable (A/R) | 472.50             | 4,638.00  |
| 01/27/2026                                     | Invoice             | BTD105 | No  | Austin, Daryl      | (Town Dock East 03) 1/1/2026 - 2/1/2026                   | 1100 Accounts Receivable (A/R) | 472.50             | 5,110.50  |
| 01/28/2026                                     | Invoice             | BTD107 | No  | Dickinson, John    | (Town Dock East 08) 1/1/2026 - 2/1/2026                   | 1100 Accounts Receivable (A/R) | 472.50             | 5,583.00  |
| <b>Total for 4050 Slip Rental - Commercial</b> |                     |        |     |                    |                                                           |                                | <b>\$5,583.00</b>  |           |
| <b>Total for 4000 Sales - Rentals</b>          |                     |        |     |                    |                                                           |                                | <b>\$32,240.00</b> |           |
| 4200 Sales - Services                          |                     |        |     |                    |                                                           |                                |                    |           |
| 4210 Electricity Reimbursement                 |                     |        |     |                    |                                                           |                                |                    |           |
| 01/01/2026                                     | Invoice             | BTD2   | No  | Gentzkow, Rick     | Power 30 amp                                              | 1100 Accounts Receivable (A/R) | 125.00             | 125.00    |
| 01/01/2026                                     | Invoice             | BTD7   | No  | Cunningham, Arthur | Power 50 amp                                              | 1100 Accounts Receivable (A/R) | 250.00             | 375.00    |
| 01/01/2026                                     | Invoice             | BTD4   | No  | Schmitt, Michael   | Power 30 amp                                              | 1100 Accounts Receivable (A/R) | 125.00             | 500.00    |
| 01/01/2026                                     | Credit Memo         |        | No  | Cunningham, Arthur | Power 50 amp                                              | 1100 Accounts Receivable (A/R) | -250.00            | 250.00    |
| 01/01/2026                                     | Invoice             | BTD11  | No  | Cunningham, Arthur | Power 50 amp                                              | 1100 Accounts Receivable (A/R) | 250.00             | 500.00    |
| 01/01/2026                                     | Invoice             | BTD12  | No  | Schmitt, Michael   | Power 30 amp                                              | 1100 Accounts Receivable (A/R) | 125.00             | 625.00    |
| 01/01/2026                                     | Invoice             | BTD59  | No  | Shackelford, Buzz  | Power 50 amp                                              | 1100 Accounts Receivable (A/R) | 250.00             | 875.00    |
| 01/01/2026                                     | Invoice             | BTD13  | No  | Honig, Murray      | Power 30 amp                                              | 1100 Accounts Receivable (A/R) | 125.00             | 1,000.00  |
| 01/01/2026                                     | Credit Memo         |        | No  | Schmitt, Michael   | Power 30 amp                                              | 1100 Accounts Receivable (A/R) | -125.00            | 875.00    |
| 01/01/2026                                     | Invoice             | BTD14  | No  | Crowell, Andy      | Power 50 amp                                              | 1100 Accounts Receivable (A/R) | 250.00             | 1,125.00  |
| 01/01/2026                                     | Invoice             | BTD3   | No  | Teal, Tim          | Power 50 amp                                              | 1100 Accounts Receivable (A/R) | 250.00             | 1,375.00  |
| 01/01/2026                                     | Invoice             | BTD17  | No  | Wendt, Peter       | Power 30 amp                                              | 1100 Accounts Receivable (A/R) | 125.00             | 1,500.00  |
| 01/01/2026                                     | Invoice             | BTD5   | No  | Crystal Coast Lady | Power 50 amp                                              | 1100 Accounts Receivable (A/R) | 250.00             | 1,750.00  |

Beaufort Town Docks

General Ledger  
January 2026

| DATE                                     | TRANSACTION<br>TYPE | NUM   | ADJ | NAME                    | MEMO/DESCRIPTION                 | SPLIT                          | AMOUNT     | BALANCE  |
|------------------------------------------|---------------------|-------|-----|-------------------------|----------------------------------|--------------------------------|------------|----------|
| 01/01/2026                               | Invoice             | BTD16 | No  | Avolis, John            | Power 100 amp single-phase       | 1100 Accounts Receivable (A/R) | 500.00     | 2,250.00 |
| 01/01/2026                               | Invoice             | BTD10 | No  | Re, John                | Power 30 amp                     | 1100 Accounts Receivable (A/R) | 125.00     | 2,375.00 |
| 01/03/2026                               | Invoice             | BTD28 | No  | Mills, James            | Power 30 amp                     | 1100 Accounts Receivable (A/R) | 125.00     | 2,500.00 |
| 01/03/2026                               | Invoice             | BTD27 | No  | Peterson, Thomas        | Power 30 amp                     | 1100 Accounts Receivable (A/R) | 125.00     | 2,625.00 |
| 01/03/2026                               | Invoice             | BTD26 | No  | Romaine, Steve          | Power 50 amp                     | 1100 Accounts Receivable (A/R) | 250.00     | 2,875.00 |
| 01/03/2026                               | Invoice             | BTD22 | No  | Simmons, Jason          | Power 50 amp                     | 1100 Accounts Receivable (A/R) | 250.00     | 3,125.00 |
| 01/03/2026                               | Invoice             | BTD25 | No  | Layman, Jamie           | Power 50 amp                     | 1100 Accounts Receivable (A/R) | 250.00     | 3,375.00 |
| 01/03/2026                               | Invoice             | BTD20 | No  | Meehan, Lori            | Power 100 amp single-phase       | 1100 Accounts Receivable (A/R) | 500.00     | 3,875.00 |
| 01/03/2026                               | Invoice             | BTD24 | No  | Small, Jeff             | Power 30 amp                     | 1100 Accounts Receivable (A/R) | 125.00     | 4,000.00 |
| 01/04/2026                               | Invoice             | BTD30 | No  | Brown, Maria            |                                  | 1100 Accounts Receivable (A/R) | 250.00     | 4,250.00 |
| 01/05/2026                               | Credit Memo         |       | No  | Cunningham, Arthur      | Power 50 amp                     | 1100 Accounts Receivable (A/R) | -250.00    | 4,000.00 |
| 01/05/2026                               | Invoice             | BTD32 | No  | Cunningham, Arthur      | 30 Amp                           | 1100 Accounts Receivable (A/R) | 125.00     | 4,125.00 |
| 01/06/2026                               | Invoice             | BTD33 | No  | Cummins, Greg           | Power 30 amp                     | 1100 Accounts Receivable (A/R) | 125.00     | 4,250.00 |
| 01/07/2026                               | Invoice             | BTD41 | No  | Tebbetts, John          | Power 30 amp                     | 1100 Accounts Receivable (A/R) | 125.00     | 4,375.00 |
| 01/07/2026                               | Invoice             | BTD39 | No  | Archambault,<br>Michael | Power 30 amp                     | 1100 Accounts Receivable (A/R) | 125.00     | 4,500.00 |
| 01/07/2026                               | Invoice             | BTD40 | No  | Bragg, Phill            | Power 30 amp                     | 1100 Accounts Receivable (A/R) | 125.00     | 4,625.00 |
| 01/07/2026                               | Invoice             | BTD37 | No  | Sutherland, Kelly       | Power 50 amp                     | 1100 Accounts Receivable (A/R) | 250.00     | 4,875.00 |
| 01/08/2026                               | Invoice             | BTD49 | No  | Herndl, Chris           | Power 30 amp                     | 1100 Accounts Receivable (A/R) | 125.00     | 5,000.00 |
| 01/08/2026                               | Invoice             | BTD48 | No  | Wanamaker, Greg         | Power 100 amp single-phase       | 1100 Accounts Receivable (A/R) | 500.00     | 5,500.00 |
| 01/08/2026                               | Invoice             | BTD47 | No  | Mitiguy, Daniel         | Power 30 amp                     | 1100 Accounts Receivable (A/R) | 125.00     | 5,625.00 |
| 01/08/2026                               | Invoice             | BTD46 | No  | Ruscitto, Brandon       | Power 50 amp                     | 1100 Accounts Receivable (A/R) | 250.00     | 5,875.00 |
| 01/08/2026                               | Invoice             | BTD45 | No  | Stinson, Kimberly       | Power 50 amp                     | 1100 Accounts Receivable (A/R) | 250.00     | 6,125.00 |
| 01/08/2026                               | Invoice             | BTD44 | No  | Cleary, Pete            | Power 30 amp                     | 1100 Accounts Receivable (A/R) | 125.00     | 6,250.00 |
| 01/22/2026                               | Invoice             | BTD71 | No  | Gimma, Joseph           | Power 50 amp                     | 1100 Accounts Receivable (A/R) | 250.00     | 6,500.00 |
| 01/22/2026                               | Invoice             | BTD70 | No  | Dinnebeil, Gary         | Power 50 amp                     | 1100 Accounts Receivable (A/R) | 250.00     | 6,750.00 |
| 01/31/2026                               | Journal Entry       | 6     | No  |                         | JAN-26: RECOGNIZE DR-ELECTRICITY | -Split-                        | 735.00     | 7,485.00 |
| Total for 4210 Electricity Reimbursement |                     |       |     |                         |                                  |                                | \$7,485.00 |          |

Total for 4200 Sales - Services

\$7,485.00

4300 Sales - Other

4330 Credit Card Surcharge Fees

|            |         |       |    |               |                                                                                                                 |                                |       |       |
|------------|---------|-------|----|---------------|-----------------------------------------------------------------------------------------------------------------|--------------------------------|-------|-------|
| 01/01/2026 | Invoice | BTD15 | No | Honig, Murray | Payment Date: 1/1/2026 4:24:59 PM, Payment Method: Credit Card,<br>Payment Amount: \$650.00, Credit Card: 7130  | 1100 Accounts Receivable (A/R) | 22.75 | 22.75 |
| 01/01/2026 | Invoice | BTD9  | No | Re, John      | Payment Date: 1/1/2026 12:23:48 PM, Payment Method: Credit Card,<br>Payment Amount: \$650.00, Credit Card: 9336 | 1100 Accounts Receivable (A/R) | 22.75 | 45.50 |
| 01/01/2026 | Invoice | BTD8  | No | Teal, Tim     | Payment Date: 1/1/2026 9:10:41 AM, Payment Method: Credit Card,<br>Payment Amount: \$775.00, Credit Card: 0202  | 1100 Accounts Receivable (A/R) | 27.13 | 72.63 |
| 01/02/2026 | Invoice | BTD18 | No | Wendt, Peter  | Payment Date: 1/2/2026 3:37:25 AM, Payment Method: Credit Card,                                                 | 1100 Accounts Receivable (A/R) | 22.75 | 95.38 |

# Beaufort Town Docks

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## General Ledger

January 2026

| DATE       | TRANSACTION<br>TYPE | NUM    | ADJ | NAME               | MEMO/DESCRIPTION                                                                                                                                               | SPLIT                          | AMOUNT | BALANCE |
|------------|---------------------|--------|-----|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------|---------|
| 01/03/2026 | Invoice             | BTD23  | No  | Simmons, Jason     | Payment Amount: \$650.00, Credit Card: 4009<br>Payment Date: 1/3/2026 11:41:17 AM, Payment Method: Credit Card,<br>Payment Amount: \$691.00, Credit Card: 8690 | 1100 Accounts Receivable (A/R) | 24.19  | 119.57  |
| 01/04/2026 | Invoice             | BTD29  | No  | Pushee, Jesse      | Payment Date: 1/4/2026 3:29:13 PM, Payment Method: Credit Card,<br>Payment Amount: \$136.50, Credit Card: 4740                                                 | 1100 Accounts Receivable (A/R) | 4.78   | 124.35  |
| 01/07/2026 | Invoice             | P3     | No  | Dziepak, Jeffrey   | Non-Cash Adjustment                                                                                                                                            | 1100 Accounts Receivable (A/R) | 9.71   | 134.06  |
| 01/07/2026 | Invoice             | BTD38  | No  | Sutherland, Kelly  | Payment Date: 1/7/2026 2:54:07 PM, Payment Method: Credit Card,<br>Payment Amount: \$775.00, Credit Card: 0863                                                 | 1100 Accounts Receivable (A/R) | 27.13  | 161.19  |
| 01/08/2026 | Invoice             | BTD52  | No  | Wanamaker, Greg    | Payment Date: 1/8/2026 8:50:09 PM, Payment Method: Credit Card,<br>Payment Amount: \$1,214.00, Credit Card: 0191                                               | 1100 Accounts Receivable (A/R) | 42.49  | 203.68  |
| 01/08/2026 | Invoice             | BTD42  | No  | Cummins, Greg      | Payment Date: 1/8/2026 9:57:29 AM, Payment Method: Credit Card,<br>Payment Amount: \$650.00, Credit Card: 2515                                                 | 1100 Accounts Receivable (A/R) | 22.75  | 226.43  |
| 01/08/2026 | Invoice             | BTD43  | No  | Bragg, Phill       | Payment Date: 1/8/2026 10:18:36 AM, Payment Method: Credit Card,<br>Payment Amount: \$650.00, Credit Card: 6925                                                | 1100 Accounts Receivable (A/R) | 22.75  | 249.18  |
| 01/09/2026 | Invoice             | BTD55  | No  | Crystal Coast Lady | Payment Date: 1/9/2026 5:09:28 PM, Payment Method: Credit Card,<br>Payment Amount: \$1,600.00, Credit Card: 0012                                               | 1100 Accounts Receivable (A/R) | 56.00  | 305.18  |
| 01/09/2026 | Invoice             | BTD54  | No  | Tebbetts, John     | Payment Date: 1/9/2026 1:24:08 PM, Payment Method: Credit Card,<br>Payment Amount: \$492.50, Credit Card: 6436                                                 | 1100 Accounts Receivable (A/R) | 17.24  | 322.42  |
| 01/09/2026 | Invoice             | BTD56  | No  | Pirates Revenge    | Payment Date: 1/9/2026 5:16:38 PM, Payment Method: Credit Card,<br>Payment Amount: \$675.00, Credit Card: 8490                                                 | 1100 Accounts Receivable (A/R) | 23.63  | 346.05  |
| 01/09/2026 | Invoice             | BTD53  | No  | Herndl, Chris      | Payment Date: 1/9/2026 7:42:22 AM, Payment Method: Credit Card,<br>Payment Amount: \$650.00, Credit Card: 2187                                                 | 1100 Accounts Receivable (A/R) | 22.75  | 368.80  |
| 01/15/2026 | Invoice             | BTD58  | No  | Meehan, Lori       | Payment Date: 1/15/2026 8:40:37 AM, Payment Method: Credit Card,<br>Payment Amount: \$1,256.00, Credit Card: 2405                                              | 1100 Accounts Receivable (A/R) | 43.96  | 412.76  |
| 01/19/2026 | Invoice             | BTD62  | No  | Crossman, Moon     | Payment Date: 1/19/2026 4:17:02 PM, Payment Method: Credit Card,<br>Payment Amount: \$5,643.00, Credit Card: 6710                                              | 1100 Accounts Receivable (A/R) | 197.51 | 610.27  |
| 01/21/2026 | Invoice             | BTD65  | No  | Ruscitto, Brandon  | Payment Date: 1/21/2026 9:27:41 AM, Payment Method: Credit Card,<br>Payment Amount: \$838.00, Credit Card: 3219                                                | 1100 Accounts Receivable (A/R) | 29.33  | 639.60  |
| 01/21/2026 | Invoice             | BTD68  | No  | Morris, Robert     | Payment Date: 1/21/2026 10:28:18 AM, Payment Method: Credit<br>Card, Payment Amount: \$891.00, Credit Card: 4651                                               | 1100 Accounts Receivable (A/R) | 31.19  | 670.79  |
| 01/21/2026 | Invoice             | BTD64  | No  | Adkins, Jake       | Payment Date: 1/21/2026 8:56:01 AM, Payment Method: Credit Card,<br>Payment Amount: \$217.80, Credit Card: 9035                                                | 1100 Accounts Receivable (A/R) | 7.62   | 678.41  |
| 01/21/2026 | Invoice             | BTD69  | No  | Crowell, Andy      | Payment Date: 1/21/2026 1:54:42 PM, Payment Method: Credit Card,<br>Payment Amount: \$785.50, Credit Card: 4008                                                | 1100 Accounts Receivable (A/R) | 27.49  | 705.90  |
| 01/23/2026 | Invoice             | BTD72  | No  | Dinnebeil, Gary    | Payment Date: 1/23/2026 11:24:09 AM, Payment Method: Credit<br>Card, Payment Amount: \$775.00, Credit Card: 1006                                               | 1100 Accounts Receivable (A/R) | 27.13  | 733.03  |
| 01/26/2026 | Invoice             | BTD104 | No  | Shackleford, Buzz  | Payment Date: 1/26/2026 1:16:25 PM, Payment Method: Credit Card,<br>Payment Amount: \$775.00, Credit Card: 3007                                                | 1100 Accounts Receivable (A/R) | 27.13  | 760.16  |
| 01/26/2026 | Invoice             | BTD102 | No  | Barrow, Perry      | Payment Date: 1/26/2026 12:02:15 PM, Payment Method: Credit<br>Card, Payment Amount: \$472.50, Credit Card: 9991                                               | 1100 Accounts Receivable (A/R) | 16.54  | 776.70  |

Beaufort Town Docks

General Ledger  
January 2026

| DATE                                      | TRANSACTION<br>TYPE | NUM                 | ADJ | NAME                          | MEMO/DESCRIPTION                                                                                              | SPLIT                          | AMOUNT      | BALANCE   |
|-------------------------------------------|---------------------|---------------------|-----|-------------------------------|---------------------------------------------------------------------------------------------------------------|--------------------------------|-------------|-----------|
| 01/26/2026                                | Invoice             | BTD103              | No  | Barrow, Perry                 | Payment Date: 1/26/2026 12:06:09 PM, Payment Method: Credit Card, Payment Amount: \$472.50, Credit Card: 9991 | 1100 Accounts Receivable (A/R) | 16.54       | 793.24    |
| 01/28/2026                                | Invoice             | BTD106              | No  | Austin, Daryl                 | Payment Date: 1/28/2026 9:55:32 AM, Payment Method: Credit Card, Payment Amount: \$472.50, Credit Card: 5950  | 1100 Accounts Receivable (A/R) | 16.54       | 809.78    |
| 01/31/2026                                | Journal Entry       | 6                   | No  |                               | JAN-26: RECOGNIZE DR-CC FEE                                                                                   | -Split-                        | 179.84      | 989.62    |
| Total for 4330 Credit Card Surcharge Fees |                     |                     |     |                               |                                                                                                               |                                | \$989.62    |           |
| Total for 4300 Sales - Other              |                     |                     |     |                               |                                                                                                               |                                | \$989.62    |           |
| 6000 Payroll Expenses                     |                     |                     |     |                               |                                                                                                               |                                |             |           |
| 6010 Payroll - Regional Manager           |                     |                     |     |                               |                                                                                                               |                                |             |           |
| Beginning Balance                         |                     |                     |     |                               |                                                                                                               |                                |             | 1,957.00  |
| 01/01/2026                                | Bill                | 0156289-IN          | No  | Founders 3 Management Company | Regional Manager - 10% per month - December 2025                                                              | 2000 Accounts Payable (A/P)    | 886.38      | 2,843.38  |
| 01/01/2026                                | Journal Entry       | 3R                  | No  |                               | DEC-25: ACCRUE REGIONAL MANAGER PAYROLL                                                                       | -Split-                        | -1,000.00   | 1,843.38  |
| 01/31/2026                                | Bill                | 0157270-IN          | No  | Founders 3 Management Company | Regional Manager - 10% per month - January 2026                                                               | 2000 Accounts Payable (A/P)    | 888.81      | 2,732.19  |
| Total for 6010 Payroll - Regional Manager |                     |                     |     |                               |                                                                                                               |                                | \$775.19    |           |
| 6020 Payroll - General Manager            |                     |                     |     |                               |                                                                                                               |                                |             |           |
| 01/31/2026                                | Bill                | 0157270-IN          | No  | Founders 3 Management Company | GM Coverage (Hunter/Lori) - January 2026                                                                      | 2000 Accounts Payable (A/P)    | 10,500.00   | 10,500.00 |
| Total for 6020 Payroll - General Manager  |                     |                     |     |                               |                                                                                                               |                                | \$10,500.00 |           |
| Total for 6000 Payroll Expenses           |                     |                     |     |                               |                                                                                                               |                                | \$11,275.19 |           |
| 6100 Utilities                            |                     |                     |     |                               |                                                                                                               |                                |             |           |
| 6110 Electricity                          |                     |                     |     |                               |                                                                                                               |                                |             |           |
| 01/06/2026                                | Bill                | 910194711125 1.6.26 | No  | Duke Energy - Auto Pay        | Service 1.1.26 to 1.1.26 - Final Bill                                                                         | 2000 Accounts Payable (A/P)    | 9.84        | 9.84      |
| 01/06/2026                                | Bill                | 910194695114 1.6.26 | No  | Duke Energy - Auto Pay        | Service 1.1.26 to 1.1.26 - Final Bill                                                                         | 2000 Accounts Payable (A/P)    | 10.07       | 19.91     |
| 01/31/2026                                | Journal Entry       | 17                  | No  |                               | JAN-26: ACCRUE DUKE ENERGY BILLS (1.1.26 - 2.3.26)                                                            | -Split-                        | 7,513.90    | 7,533.81  |
| Total for 6110 Electricity                |                     |                     |     |                               |                                                                                                               |                                | \$7,533.81  |           |
| 6130 Water                                |                     |                     |     |                               |                                                                                                               |                                |             |           |
| 01/31/2026                                | Bill                | 18480-0.0126        | No  | Town of Beaufort - Auto Pay   | Dock                                                                                                          | 2000 Accounts Payable (A/P)    | 34.53       | 34.53     |
| 01/31/2026                                | Bill                | 18481-0.0126        | No  | Town of Beaufort - Auto Pay   | L Dock - Meter 16672381/98295864                                                                              | 2000 Accounts Payable (A/P)    | 51.85       | 86.38     |

Beaufort Town Docks

General Ledger  
January 2026

| DATE                             | TRANSACTION<br>TYPE | NUM           | ADJ | NAME                           | MEMO/DESCRIPTION                                           | SPLIT                       | AMOUNT     | BALANCE  |
|----------------------------------|---------------------|---------------|-----|--------------------------------|------------------------------------------------------------|-----------------------------|------------|----------|
| 01/31/2026                       | Bill                | 18476-0.0126  | No  | Town of Beaufort -<br>Auto Pay | 500-ABC                                                    | 2000 Accounts Payable (A/P) | 17.32      | 103.70   |
| 01/31/2026                       | Bill                | 18475-0.0126  | No  | Town of Beaufort -<br>Auto Pay | Meters 16160766/16159801/251630484                         | 2000 Accounts Payable (A/P) | 45.01      | 148.71   |
| 01/31/2026                       | Bill                | 18477-0.0126  | No  | Town of Beaufort -<br>Auto Pay | Dock 3                                                     | 2000 Accounts Payable (A/P) | 17.32      | 166.03   |
| 01/31/2026                       | Bill                | 18479-0.0126  | No  | Town of Beaufort -<br>Auto Pay | 500C Dock                                                  | 2000 Accounts Payable (A/P) | 17.32      | 183.35   |
| 01/31/2026                       | Journal Entry       | 18            | No  |                                | JAN-26: ACCRUE TOWN OF BEAUFORT WATER BILLS FOR DEC-<br>25 | -Split-                     | 175.60     | 358.95   |
| Total for 6130 Water             |                     |               |     |                                |                                                            |                             | \$358.95   |          |
| 6140 Sewer                       |                     |               |     |                                |                                                            |                             |            |          |
| 01/31/2026                       | Bill                | 18475-0.0126  | No  | Town of Beaufort -<br>Auto Pay | Meter 16160766                                             | 2000 Accounts Payable (A/P) | 21.17      | 21.17    |
| Total for 6140 Sewer             |                     |               |     |                                |                                                            |                             | \$21.17    |          |
| 6150 Trash & Recycling           |                     |               |     |                                |                                                            |                             |            |          |
| 01/31/2026                       | Bill                | 18476-0.0126  | No  | Town of Beaufort -<br>Auto Pay | 5 Carts - 3x Weekly - 500 ABC                              | 2000 Accounts Payable (A/P) | 253.35     | 253.35   |
| Total for 6150 Trash & Recycling |                     |               |     |                                |                                                            |                             | \$253.35   |          |
| 6160 Internet                    |                     |               |     |                                |                                                            |                             |            |          |
| 01/17/2026                       | Bill                | 0050326011726 | No  | Spectrum Business<br>x0326     | Service 1.17.26 to 2.16.26                                 | 2000 Accounts Payable (A/P) | 93.57      | 93.57    |
| Total for 6160 Internet          |                     |               |     |                                |                                                            |                             | \$93.57    |          |
| 6170 Telephone                   |                     |               |     |                                |                                                            |                             |            |          |
| 01/17/2026                       | Bill                | 0050326011726 | No  | Spectrum Business<br>x0326     | Service 1.17.26 to 2.16.26                                 | 2000 Accounts Payable (A/P) | 43.57      | 43.57    |
| Total for 6170 Telephone         |                     |               |     |                                |                                                            |                             | \$43.57    |          |
| 6180 Cable                       |                     |               |     |                                |                                                            |                             |            |          |
| 01/17/2026                       | Bill                | 0050326011726 | No  | Spectrum Business<br>x0326     | Service 1.17.26 to 2.16.26                                 | 2000 Accounts Payable (A/P) | 85.57      | 85.57    |
| Total for 6180 Cable             |                     |               |     |                                |                                                            |                             | \$85.57    |          |
| Total for 6100 Utilities         |                     |               |     |                                |                                                            |                             | \$8,389.99 |          |
| 6200 Insurance                   |                     |               |     |                                |                                                            |                             |            |          |
| 01/01/2026                       | Journal Entry       | 8             | No  |                                | JAN-26: RECOGNIZE PREPAID INSURANCE EXPENSE                | -Split-                     | 4,264.54   | 4,264.54 |
| Total for 6200 Insurance         |                     |               |     |                                |                                                            |                             | \$4,264.54 |          |
| 6500 General & Administrative    |                     |               |     |                                |                                                            |                             |            |          |
| 6520 Credit Card Processing Fees |                     |               |     |                                |                                                            |                             |            |          |

Beaufort Town Docks

General Ledger  
January 2026

| DATE                                       | TRANSACTION<br>TYPE                          | NUM        | ADJ | NAME                                | MEMO/DESCRIPTION                                                    | SPLIT                       | AMOUNT      | BALANCE  |
|--------------------------------------------|----------------------------------------------|------------|-----|-------------------------------------|---------------------------------------------------------------------|-----------------------------|-------------|----------|
|                                            | Beginning<br>Balance                         |            |     |                                     |                                                                     |                             |             | 7.05     |
| 01/31/2026                                 | Journal Entry                                | 6          | No  |                                     | JAN-26: DOCKWA - PROCESSING FEE                                     | -Split-                     | 4,357.66    | 4,364.71 |
| Total for 6520 Credit Card Processing Fees |                                              |            |     |                                     |                                                                     |                             | \$4,357.66  |          |
|                                            | 6530 Software<br>Beginning<br>Balance        |            |     |                                     |                                                                     |                             |             | 1,698.61 |
| 01/01/2026                                 | Bill                                         | 0156935-IN | No  | Founders 3<br>Management<br>Company | CC Charges thru 10.31.25 - December 2025 - QBO Subscription         | 2000 Accounts Payable (A/P) | 57.50       | 1,756.11 |
| 01/01/2026                                 | Journal Entry                                | 7          | No  |                                     | JAN-26: RECOGNIZE PPD SCRIBBLE INVOICE (1.23.26-1.22.27)            | -Split-                     | 36.22       | 1,792.33 |
| 01/01/2026                                 | Journal Entry                                | 4R         | No  |                                     | DEC-25: ACCRUE DEC-25 QBO SUBSCRIPTION PAID VIA CC &<br>BILLED BACK | -Split-                     | -57.50      | 1,734.83 |
| 01/01/2026                                 | Journal Entry                                | 7          | No  |                                     | JAN-26: RECOGNIZE PPD SCRIBBLE INVOICE (1.1.26-1.23.26)             | -Split-                     | 397.64      | 2,132.47 |
| 01/01/2026                                 | Journal Entry                                | 7          | No  |                                     | JAN-26: RECOGNIZE PPD DOCKWA INVOICE (9.1.25-1.31.26)               | -Split-                     | 1,095.00    | 3,227.47 |
| 01/31/2026                                 | Bill                                         | 0157293-IN | No  | Founders 3<br>Management<br>Company | CC Charges thru 12.31.25 - January 2026 - Scribble                  | 2000 Accounts Payable (A/P) | 57.50       | 3,284.97 |
| 01/31/2026                                 | Journal Entry                                | 10         | No  |                                     | JAN-26: ACCRUE DEC-25 QBO SUBSCRIPTION PAID VIA CC &<br>BILLED BACK | -Split-                     | 57.50       | 3,342.47 |
| Total for 6530 Software                    |                                              |            |     |                                     |                                                                     |                             | \$1,643.86  |          |
|                                            | 6570 Uniforms<br>Beginning<br>Balance        |            |     |                                     |                                                                     |                             |             | 25.00    |
| 01/31/2026                                 | Bill                                         | 0157293-IN | No  | Founders 3<br>Management<br>Company | CC Charges thru 12.31.25 - January 2026                             | 2000 Accounts Payable (A/P) | 705.07      | 730.07   |
| Total for 6570 Uniforms                    |                                              |            |     |                                     |                                                                     |                             | \$705.07    |          |
|                                            | 6590 Office Supplies<br>Beginning<br>Balance |            |     |                                     |                                                                     |                             |             | 350.56   |
| 01/31/2026                                 | Journal Entry                                | 19         | No  |                                     | JAN-26: ACCRUE 3 LAPTOPS PURCHASED                                  | -Split-                     | 4,507.16    | 4,857.72 |
| Total for 6590 Office Supplies             |                                              |            |     |                                     |                                                                     |                             | \$4,507.16  |          |
| Total for 6500 General & Administrative    |                                              |            |     |                                     |                                                                     |                             | \$11,213.75 |          |
|                                            | 6600 Marketing                               |            |     |                                     |                                                                     |                             |             |          |
| 01/20/2026                                 | Bill                                         | 16444      | No  | Waterway Guide<br>Media, LLC        | Digital Ads - Mobile/Website - January 2026 - Payment 1 of 12       | 2000 Accounts Payable (A/P) | 595.83      | 595.83   |
| Total for 6600 Marketing                   |                                              |            |     |                                     |                                                                     |                             | \$595.83    |          |

Beaufort Town Docks

General Ledger  
January 2026

| DATE                                               | TRANSACTION<br>TYPE | NUM        | ADJ | NAME                                | MEMO/DESCRIPTION                                             | SPLIT                       | AMOUNT     | BALANCE  |
|----------------------------------------------------|---------------------|------------|-----|-------------------------------------|--------------------------------------------------------------|-----------------------------|------------|----------|
| 6620 Advertising                                   |                     |            |     |                                     |                                                              |                             |            |          |
| 01/26/2026                                         | Journal Entry       | 5          | No  |                                     | JAN-26: CONSTANT CONTACT - MONTHLY SUBSCRIPTION              | -Split-                     | 55.00      | 55.00    |
| Total for 6620 Advertising                         |                     |            |     |                                     |                                                              |                             | \$55.00    |          |
| 6630 Social Media                                  |                     |            |     |                                     |                                                              |                             |            |          |
| 01/23/2026                                         | Bill                | 0157134-IN | No  | Founders 3<br>Management<br>Company | Social Media - Monica Matheson - January 2026                | 2000 Accounts Payable (A/P) | 500.00     | 500.00   |
| Total for 6630 Social Media                        |                     |            |     |                                     |                                                              |                             | \$500.00   |          |
| 6650 Constant Contact                              |                     |            |     |                                     |                                                              |                             |            |          |
| 01/31/2026                                         | Bill                | 0157293-IN | No  | Founders 3<br>Management<br>Company | CC Charges thru 12.31.25 - January 2026                      | 2000 Accounts Payable (A/P) | 57.75      | 57.75    |
| Total for 6650 Constant Contact                    |                     |            |     |                                     |                                                              |                             | \$57.75    |          |
| Total for 6600 Marketing with subs                 |                     |            |     |                                     |                                                              |                             | \$1,208.58 |          |
| 6700 Legal & Professional Fees                     |                     |            |     |                                     |                                                              |                             |            |          |
| Beginning Balance                                  |                     |            |     |                                     |                                                              |                             |            | 599.96   |
| Total for 6700 Legal & Professional Fees           |                     |            |     |                                     |                                                              |                             |            |          |
| 6740 Management Fees                               |                     |            |     |                                     |                                                              |                             |            |          |
| 01/31/2026                                         | Journal Entry       | 16         | No  |                                     | JAN-26: ACCRUE MONTHLY MANAGEMENT FEE - 3% OF GROSS REVENUES | -Split-                     | 1,221.44   | 1,221.44 |
| Total for 6740 Management Fees                     |                     |            |     |                                     |                                                              |                             | \$1,221.44 |          |
| 6790 Legal & Professional - Other                  |                     |            |     |                                     |                                                              |                             |            |          |
| 01/31/2026                                         | Bill                | 0157261-IN | No  | Founders 3<br>Management<br>Company | State Records Search - S Bell - January 2026                 | 2000 Accounts Payable (A/P) | 152.49     | 152.49   |
| Total for 6790 Legal & Professional - Other        |                     |            |     |                                     |                                                              |                             | \$152.49   |          |
| Total for 6700 Legal & Professional Fees with subs |                     |            |     |                                     |                                                              |                             | \$1,373.93 |          |
| 8100 Capital Expenditures                          |                     |            |     |                                     |                                                              |                             |            |          |
| 8110 CAPEX - WIFI                                  |                     |            |     |                                     |                                                              |                             |            |          |
| 01/23/2026                                         | Bill                | 1009       | No  | Pro Audio Video<br>Services, Inc    | WiFi Install & Security Cameras - 50% Down Payment           | 2000 Accounts Payable (A/P) | 8,563.00   | 8,563.00 |
| Total for 8110 CAPEX - WIFI                        |                     |            |     |                                     |                                                              |                             | \$8,563.00 |          |
| 8120 CAPEX - WEBSITE                               |                     |            |     |                                     |                                                              |                             |            |          |
| 01/05/2026                                         | Bill                | 690970     | No  | First Station Media                 | Website Design & Development                                 | 2000 Accounts Payable (A/P) | 1,975.00   | 1,975.00 |
| Total for 8120 CAPEX - WEBSITE                     |                     |            |     |                                     |                                                              |                             | \$1,975.00 |          |
| 8190 CAPEX - OTHER                                 |                     |            |     |                                     |                                                              |                             |            |          |

Beaufort Town Docks

General Ledger  
January 2026

| DATE                                | TRANSACTION<br>TYPE | NUM   | ADJ | NAME                        | MEMO/DESCRIPTION         | SPLIT                          | AMOUNT      | BALANCE   |
|-------------------------------------|---------------------|-------|-----|-----------------------------|--------------------------|--------------------------------|-------------|-----------|
| 01/12/2026                          | Bill                | 2344  | No  | C & T Larsh & Sons,<br>Inc. | Docks - Replacement Pump | 2000 Accounts Payable (A/P)    | 20,491.00   | 20,491.00 |
| Total for 8190 CAPEX - OTHER        |                     |       |     |                             |                          |                                | \$20,491.00 |           |
| Total for 8100 Capital Expenditures |                     |       |     |                             |                          |                                | \$31,029.00 |           |
| Not Specified                       |                     |       |     |                             |                          |                                |             |           |
| 01/01/2026                          | Payment             |       | No  | Cunningham, Arthur          |                          | 1100 Accounts Receivable (A/R) |             |           |
| 01/01/2026                          | Payment             |       | No  | Schmitt, Michael            |                          | 1100 Accounts Receivable (A/R) |             |           |
| 01/03/2026                          | Invoice             | BTD20 | No  | Meehan, Lori                | Subtotal                 | 1100 Accounts Receivable (A/R) |             |           |
| 01/03/2026                          | Invoice             | BTD22 | No  | Simmons, Jason              | Subtotal                 | 1100 Accounts Receivable (A/R) |             |           |
| 01/05/2026                          | Payment             |       | No  | Cunningham, Arthur          |                          | 1100 Accounts Receivable (A/R) |             |           |
| 01/22/2026                          | Invoice             | BTD71 | No  | Gimma, Joseph               | Subtotal                 | 1100 Accounts Receivable (A/R) |             |           |
| 01/22/2026                          | Invoice             | BTD70 | No  | Dinnebeil, Gary             | Subtotal                 | 1100 Accounts Receivable (A/R) |             |           |
| 01/31/2026                          | Payment             |       | No  | Dockwa                      |                          | 1100 Accounts Receivable (A/R) | 0.00        | 0.00      |
| Total for Not Specified             |                     |       |     |                             |                          |                                | \$0.00      |           |



# BEAUFORT TOWN DOCKS

500 Front St.  
Beaufort, NC 28516

PREPARED FOR:

Beaufort Town Docks

PREPARED BY:

J.J. Flor  
F3 Marina

February  
2026

MONTHLY  
FINANCIAL  
REPORT



# Beaufort Town Docks

3.

## Balance Sheet As of February 28, 2026

|                                                   | TOTAL               |
|---------------------------------------------------|---------------------|
| <b>ASSETS</b>                                     |                     |
| Current Assets                                    |                     |
| Bank Accounts                                     |                     |
| 1000 Cash                                         |                     |
| 1010 Truist Bank - Operating                      | 207,019.03          |
| 1020 Truist Bank - Petty Cash                     | 1,000.00            |
| <b>Total 1000 Cash</b>                            | <b>208,019.03</b>   |
| <b>Total Bank Accounts</b>                        | <b>\$208,019.03</b> |
| Accounts Receivable                               |                     |
| 1100 Accounts Receivable (A/R)                    | 13,078.45           |
| <b>Total Accounts Receivable</b>                  | <b>\$13,078.45</b>  |
| Other Current Assets                              |                     |
| 1090 Payments to deposit                          | 0.00                |
| 1310 Prepaid Expenses                             | 2,900.76            |
| 1320 Prepaid Insurance                            | 42,645.42           |
| <b>Total Other Current Assets</b>                 | <b>\$45,546.18</b>  |
| <b>Total Current Assets</b>                       | <b>\$266,643.66</b> |
| <b>TOTAL ASSETS</b>                               | <b>\$266,643.66</b> |
| <b>LIABILITIES AND EQUITY</b>                     |                     |
| Liabilities                                       |                     |
| Current Liabilities                               |                     |
| Accounts Payable                                  |                     |
| 2000 Accounts Payable (A/P)                       | 31,225.92           |
| <b>Total Accounts Payable</b>                     | <b>\$31,225.92</b>  |
| Other Current Liabilities                         |                     |
| 2100 Sales Tax Payable                            |                     |
| 2110 North Carolina Department of Revenue Payable | 0.00                |
| 2120 Out Of Scope Agency Payable                  | 0.00                |
| <b>Total 2100 Sales Tax Payable</b>               | <b>0.00</b>         |
| 2200 Deferred Revenue                             |                     |
| 2210 Deferred Revenue - Annual                    | 1,823.00            |
| 2240 Deferred Revenue - Transient                 | 175,876.85          |
| 2280 Deferred Revenue - Electricity               | 17,655.00           |
| 2290 Deferred Revenue - CC Fee                    | 2,247.68            |
| <b>Total 2200 Deferred Revenue</b>                | <b>197,602.53</b>   |
| 2410 Accrued Expenses                             | 13,230.76           |
| <b>Total Other Current Liabilities</b>            | <b>\$210,833.29</b> |
| <b>Total Current Liabilities</b>                  | <b>\$242,059.21</b> |
| <b>Total Liabilities</b>                          | <b>\$242,059.21</b> |

|                                     |  |                     |
|-------------------------------------|--|---------------------|
|                                     |  | TO 3.               |
| Equity                              |  |                     |
| 3110 Contributions                  |  | 75,236.81           |
| 3900 Retained Earnings              |  |                     |
| Net Income                          |  | -50,652.36          |
| <b>Total Equity</b>                 |  | <b>\$24,584.45</b>  |
| <b>TOTAL LIABILITIES AND EQUITY</b> |  | <b>\$266,643.66</b> |

# Beaufort Town Docks

3.

## Profit and Loss by Month

July 2025 - February 2026

|                                         | JUL 2025      | AUG 2025      | SEP 2025      | OCT 2025      | NOV 2025      | DEC 2025        | JAN 2026           | FEB 2026           | TOTAL              |
|-----------------------------------------|---------------|---------------|---------------|---------------|---------------|-----------------|--------------------|--------------------|--------------------|
| Income                                  |               |               |               |               |               |                 |                    |                    |                    |
| 4000 Sales - Rentals                    |               |               |               |               |               |                 |                    |                    | \$0.00             |
| 4010 Slip Rental - Annual               |               |               |               |               |               |                 | 1,876.00           | 2,436.00           | \$4,312.00         |
| 4020 Slip Rental - Monthly              |               |               |               |               |               |                 | 15,340.50          | 11,739.00          | \$27,079.50        |
| 4040 Slip Rental - Transient            |               |               |               |               |               |                 | 9,440.50           | 3,397.03           | \$12,837.53        |
| 4050 Slip Rental - Commercial           |               |               |               |               |               |                 | 5,583.00           | 5,583.00           | \$11,166.00        |
| <b>Total 4000 Sales - Rentals</b>       |               |               |               |               |               |                 | <b>32,240.00</b>   | <b>23,155.03</b>   | <b>\$55,395.03</b> |
| 4200 Sales - Services                   |               |               |               |               |               |                 |                    |                    | \$0.00             |
| 4210 Electricity Reimbursement          |               |               |               |               |               |                 | 7,485.00           | 5,830.00           | \$13,315.00        |
| <b>Total 4200 Sales - Services</b>      |               |               |               |               |               |                 | <b>7,485.00</b>    | <b>5,830.00</b>    | <b>\$13,315.00</b> |
| 4300 Sales - Other                      |               |               |               |               |               |                 |                    |                    | \$0.00             |
| 4330 Credit Card Surcharge Fees         |               |               |               |               |               |                 | 989.62             | 778.36             | \$1,767.98         |
| <b>Total 4300 Sales - Other</b>         |               |               |               |               |               |                 | <b>989.62</b>      | <b>778.36</b>      | <b>\$1,767.98</b>  |
| <b>Total Income</b>                     | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b>   | <b>\$40,714.62</b> | <b>\$29,763.39</b> | <b>\$70,478.01</b> |
| GROSS PROFIT                            | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b>   | <b>\$40,714.62</b> | <b>\$29,763.39</b> | <b>\$70,478.01</b> |
| Expenses                                |               |               |               |               |               |                 |                    |                    |                    |
| 6000 Payroll Expenses                   |               |               |               |               |               |                 |                    |                    | \$0.00             |
| 6010 Payroll - Regional Manager         |               |               |               |               |               | 1,957.00        | 775.19             | 1,112.68           | \$3,844.87         |
| 6020 Payroll - General Manager          |               |               |               |               |               |                 | 10,500.00          | 9,212.71           | \$19,712.71        |
| 6040 Payroll - Administrative Assistant |               |               |               |               |               |                 |                    | 4,679.09           | \$4,679.09         |
| 6050 Payroll - Dockhands                |               |               |               |               |               |                 |                    | 11,492.19          | \$11,492.19        |
| <b>Total 6000 Payroll Expenses</b>      |               |               |               |               |               | <b>1,957.00</b> | <b>11,275.19</b>   | <b>26,496.67</b>   | <b>\$39,728.86</b> |
| 6100 Utilities                          |               |               |               |               |               |                 |                    |                    | \$0.00             |
| 6110 Electricity                        |               |               |               |               |               |                 | 7,533.81           | 7,600.00           | \$15,133.81        |
| 6130 Water                              |               |               |               |               |               |                 | 358.95             | 346.07             | \$705.02           |
| 6140 Sewer                              |               |               |               |               |               |                 | 21.17              | 21.17              | \$42.34            |
| 6150 Trash & Recycling                  |               |               |               |               |               |                 | 253.35             | 478.35             | \$731.70           |
| 6160 Internet                           |               |               |               |               |               |                 | 93.57              | 100.00             | \$193.57           |
| 6170 Telephone                          |               |               |               |               |               |                 | 43.57              | 50.01              | \$93.58            |

|                                                 | JUL 2025      | AUG 2025      | SEP 2025      | OCT 2025      | NOV 2025      | DEC 2025            | JAN 2026             | FEB 2026             | TOTAL                |
|-------------------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------------|----------------------|----------------------|----------------------|
| 6180 Cable                                      |               |               |               |               |               |                     | 85.57                | 96.00                | \$181.57             |
| <b>Total 6100 Utilities</b>                     |               |               |               |               |               |                     | <b>8,389.99</b>      | <b>8,691.60</b>      | <b>\$17,081.59</b>   |
| 6200 Insurance                                  |               |               |               |               |               |                     | 4,264.54             | 4,264.54             | \$8,529.08           |
| 6300 Repairs & Maintenance                      |               |               |               |               |               |                     |                      |                      | \$0.00               |
| 6310 R&M - Docks                                |               |               |               |               |               |                     |                      | 1,997.48             | \$1,997.48           |
| <b>Total 6300 Repairs &amp; Maintenance</b>     |               |               |               |               |               |                     |                      | <b>1,997.48</b>      | <b>\$1,997.48</b>    |
| 6500 General & Administrative                   |               |               |               |               |               |                     |                      |                      | \$0.00               |
| 6520 Credit Card Processing Fees                |               |               |               |               |               | 7.05                | 4,357.66             | 3,346.03             | \$7,710.74           |
| 6530 Software                                   |               |               |               |               |               | 1,698.61            | 1,643.86             | 504.19               | \$3,846.66           |
| 6570 Uniforms                                   |               |               |               |               |               | 25.00               | 705.07               |                      | \$730.07             |
| 6580 Travel                                     |               |               |               |               |               |                     |                      | 70.92                | \$70.92              |
| 6590 Office Supplies                            |               |               |               |               |               | 350.56              | 4,507.16             | 84.00                | \$4,941.72           |
| <b>Total 6500 General &amp; Administrative</b>  |               |               |               |               |               | <b>2,081.22</b>     | <b>11,213.75</b>     | <b>4,005.14</b>      | <b>\$17,300.11</b>   |
| 6600 Marketing                                  |               |               |               |               |               |                     | 595.83               | 1,233.33             | \$1,829.16           |
| 6620 Advertising                                |               |               |               |               |               |                     | 55.00                |                      | \$55.00              |
| 6630 Social Media                               |               |               |               |               |               |                     | 500.00               | 500.00               | \$1,000.00           |
| 6650 Constant Contact                           |               |               |               |               |               |                     | 57.75                | 55.00                | \$112.75             |
| <b>Total 6600 Marketing</b>                     |               |               |               |               |               |                     | <b>1,208.58</b>      | <b>1,788.33</b>      | <b>\$2,996.91</b>    |
| 6700 Legal & Professional Fees                  |               |               |               |               |               | 599.96              |                      |                      | \$599.96             |
| 6740 Management Fees                            |               |               |               |               |               |                     | 1,221.44             | 493.45               | \$1,714.89           |
| 6790 Legal & Professional - Other               |               |               |               |               |               |                     | 152.49               |                      | \$152.49             |
| <b>Total 6700 Legal &amp; Professional Fees</b> |               |               |               |               |               | <b>599.96</b>       | <b>1,373.93</b>      | <b>493.45</b>        | <b>\$2,467.34</b>    |
| <b>Total Expenses</b>                           | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$4,638.18</b>   | <b>\$37,725.98</b>   | <b>\$47,737.21</b>   | <b>\$90,101.37</b>   |
| NET OPERATING INCOME                            | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$ -4,638.18</b> | <b>\$2,988.64</b>    | <b>\$ -17,973.82</b> | <b>\$ -19,623.36</b> |
| Other Expenses                                  |               |               |               |               |               |                     |                      |                      |                      |
| 8100 Capital Expenditures                       |               |               |               |               |               |                     |                      |                      | \$0.00               |
| 8110 CAPEX - WIFI                               |               |               |               |               |               |                     | 8,563.00             |                      | \$8,563.00           |
| 8120 CAPEX - WEBSITE                            |               |               |               |               |               |                     | 1,975.00             |                      | \$1,975.00           |
| 8190 CAPEX - OTHER                              |               |               |               |               |               |                     | 20,491.00            |                      | \$20,491.00          |
| <b>Total 8100 Capital Expenditures</b>          |               |               |               |               |               |                     | <b>31,029.00</b>     |                      | <b>\$31,029.00</b>   |
| <b>Total Other Expenses</b>                     | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b>       | <b>\$31,029.00</b>   | <b>\$0.00</b>        | <b>\$31,029.00</b>   |
| NET OTHER INCOME                                | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b>       | <b>\$ -31,029.00</b> | <b>\$0.00</b>        | <b>\$ -31,029.00</b> |
| NET INCOME                                      | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$ -4,638.18</b> | <b>\$ -28,040.36</b> | <b>\$ -17,973.82</b> | <b>\$ -50,652.36</b> |

# Beaufort Town Docks

## Budget vs. Actuals

February 2026

|                                      | FEB 2026           |                    |                     |                | TOTAL              |                    |                     |                |
|--------------------------------------|--------------------|--------------------|---------------------|----------------|--------------------|--------------------|---------------------|----------------|
|                                      | ACTUAL             | BUDGET             | OVER BUDGET         | % OF BUDGET    | ACTUAL             | BUDGET             | OVER BUDGET         | % OF BUDGET    |
| Income                               |                    |                    |                     |                |                    |                    |                     |                |
| 4000 Sales - Rentals                 |                    |                    |                     |                | \$0.00             | \$0.00             | \$0.00              | 0.00%          |
| 4010 Slip Rental - Annual            | 2,436.00           | 3,360.00           | -924.00             | 72.50 %        | \$2,436.00         | \$3,360.00         | \$ -924.00          | 72.50 %        |
| 4020 Slip Rental - Monthly           | 11,739.00          | 15,750.00          | -4,011.00           | 74.53 %        | \$11,739.00        | \$15,750.00        | \$ -4,011.00        | 74.53 %        |
| 4040 Slip Rental - Transient         | 3,397.03           | 0.00               | 3,397.03            |                | \$3,397.03         | \$0.00             | \$3,397.03          | 0.00%          |
| 4050 Slip Rental - Commercial        | 5,583.00           | 7,741.25           | -2,158.25           | 72.12 %        | \$5,583.00         | \$7,741.25         | \$ -2,158.25        | 72.12 %        |
| <b>Total 4000 Sales - Rentals</b>    | <b>23,155.03</b>   | <b>26,851.25</b>   | <b>-3,696.22</b>    | <b>86.23 %</b> | <b>\$23,155.03</b> | <b>\$26,851.25</b> | <b>\$ -3,696.22</b> | <b>86.23 %</b> |
| 4100 Sales - Retail                  |                    |                    |                     |                | \$0.00             | \$0.00             | \$0.00              | 0.00%          |
| 4120 Fuel Sales - Diesel             |                    | 0.00               | 0.00                |                | \$0.00             | \$0.00             | \$0.00              | 0.00%          |
| 4140 Ice Sales                       |                    | 150.00             | -150.00             |                | \$0.00             | \$150.00           | \$ -150.00          | 0.00%          |
| <b>Total 4100 Sales - Retail</b>     |                    | <b>150.00</b>      | <b>-150.00</b>      |                | <b>\$0.00</b>      | <b>\$150.00</b>    | <b>\$ -150.00</b>   | <b>0.00%</b>   |
| 4200 Sales - Services                |                    |                    |                     |                | \$0.00             | \$0.00             | \$0.00              | 0.00%          |
| 4210 Electricity Reimbursement       | 5,830.00           | 9,391.66           | -3,561.66           | 62.08 %        | \$5,830.00         | \$9,391.66         | \$ -3,561.66        | 62.08 %        |
| <b>Total 4200 Sales - Services</b>   | <b>5,830.00</b>    | <b>9,391.66</b>    | <b>-3,561.66</b>    | <b>62.08 %</b> | <b>\$5,830.00</b>  | <b>\$9,391.66</b>  | <b>\$ -3,561.66</b> | <b>62.08 %</b> |
| 4300 Sales - Other                   |                    |                    |                     |                | \$0.00             | \$0.00             | \$0.00              | 0.00%          |
| 4330 Credit Card Surcharge Fees      | 778.36             | 1,091.79           | -313.43             | 71.29 %        | \$778.36           | \$1,091.79         | \$ -313.43          | 71.29 %        |
| <b>Total 4300 Sales - Other</b>      | <b>778.36</b>      | <b>1,091.79</b>    | <b>-313.43</b>      | <b>71.29 %</b> | <b>\$778.36</b>    | <b>\$1,091.79</b>  | <b>\$ -313.43</b>   | <b>71.29 %</b> |
| <b>Total Income</b>                  | <b>\$29,763.39</b> | <b>\$37,484.70</b> | <b>\$ -7,721.31</b> | <b>79.40 %</b> | <b>\$29,763.39</b> | <b>\$37,484.70</b> | <b>\$ -7,721.31</b> | <b>79.40 %</b> |
| Cost of Goods Sold                   |                    |                    |                     |                |                    |                    |                     |                |
| 5000 Cost of Goods Sold              |                    |                    |                     |                | \$0.00             | \$0.00             | \$0.00              | 0.00%          |
| 5020 COGS - Fuel Sales - Diesel      |                    | 0.00               | 0.00                |                | \$0.00             | \$0.00             | \$0.00              | 0.00%          |
| 5040 COGS - Ice Sales                |                    | 75.00              | -75.00              |                | \$0.00             | \$75.00            | \$ -75.00           | 0.00%          |
| <b>Total 5000 Cost of Goods Sold</b> |                    | <b>75.00</b>       | <b>-75.00</b>       |                | <b>\$0.00</b>      | <b>\$75.00</b>     | <b>\$ -75.00</b>    | <b>0.00%</b>   |
| <b>Total Cost of Goods Sold</b>      | <b>\$0.00</b>      | <b>\$75.00</b>     | <b>\$ -75.00</b>    | <b>0.00%</b>   | <b>\$0.00</b>      | <b>\$75.00</b>     | <b>\$ -75.00</b>    | <b>0.00%</b>   |
| <b>GROSS PROFIT</b>                  | <b>\$29,763.39</b> | <b>\$37,409.70</b> | <b>\$ -7,646.31</b> | <b>79.56 %</b> | <b>\$29,763.39</b> | <b>\$37,409.70</b> | <b>\$ -7,646.31</b> | <b>79.56 %</b> |
| Expenses                             |                    |                    |                     |                |                    |                    |                     |                |
| 6000 Payroll Expenses                |                    |                    |                     |                | \$0.00             | \$0.00             | \$0.00              | 0.00%          |
| 6010 Payroll - Regional Manager      | 1,112.68           | 945.02             | 167.66              | 117.74 %       | \$1,112.68         | \$945.02           | \$167.66            | 117.74 %       |
| 6020 Payroll - General Manager       | 9,212.71           | 10,500.00          | -1,287.29           | 87.74 %        | \$9,212.71         | \$10,500.00        | \$ -1,287.29        | 87.74 %        |

Beaufort Town Docks

Budget vs. Actuals

February 2026

|                                                | FEB 2026         |                  |                  |                | TOTAL              |                    |                     |                |
|------------------------------------------------|------------------|------------------|------------------|----------------|--------------------|--------------------|---------------------|----------------|
|                                                | ACTUAL           | BUDGET           | OVER BUDGET      | % OF BUDGET    | ACTUAL             | BUDGET             | OVER BUDGET         | % OF BUDGET    |
| 6030 Payroll - Maintenance Supervisor          |                  | 5,896.80         | -5,896.80        |                | \$0.00             | \$5,896.80         | \$ -5,896.80        | 0.00%          |
| 6040 Payroll - Administrative Assistant        | 4,679.09         | 2,184.00         | 2,495.09         | 214.24 %       | \$4,679.09         | \$2,184.00         | \$2,495.09          | 214.24 %       |
| 6050 Payroll - Dockhands                       | 11,492.19        | 9,282.00         | 2,210.19         | 123.81 %       | \$11,492.19        | \$9,282.00         | \$2,210.19          | 123.81 %       |
| <b>Total 6000 Payroll Expenses</b>             | <b>26,496.67</b> | <b>28,807.82</b> | <b>-2,311.15</b> | <b>91.98 %</b> | <b>\$26,496.67</b> | <b>\$28,807.82</b> | <b>\$ -2,311.15</b> | <b>91.98 %</b> |
| 6100 Utilities                                 |                  |                  |                  |                | \$0.00             | \$0.00             | \$0.00              | 0.00%          |
| 6110 Electricity                               | 7,600.00         | 8,166.66         | -566.66          | 93.06 %        | \$7,600.00         | \$8,166.66         | \$ -566.66          | 93.06 %        |
| 6130 Water                                     | 346.07           | 1,000.00         | -653.93          | 34.61 %        | \$346.07           | \$1,000.00         | \$ -653.93          | 34.61 %        |
| 6140 Sewer                                     | 21.17            | 250.00           | -228.83          | 8.47 %         | \$21.17            | \$250.00           | \$ -228.83          | 8.47 %         |
| 6150 Trash & Recycling                         | 478.35           | 1,000.00         | -521.65          | 47.84 %        | \$478.35           | \$1,000.00         | \$ -521.65          | 47.84 %        |
| 6160 Internet                                  | 100.00           | 700.00           | -600.00          | 14.29 %        | \$100.00           | \$700.00           | \$ -600.00          | 14.29 %        |
| 6170 Telephone                                 | 50.01            | 250.00           | -199.99          | 20.00 %        | \$50.01            | \$250.00           | \$ -199.99          | 20.00 %        |
| 6180 Cable                                     | 96.00            |                  | 96.00            |                | \$96.00            | \$0.00             | \$96.00             | 0.00%          |
| <b>Total 6100 Utilities</b>                    | <b>8,691.60</b>  | <b>11,366.66</b> | <b>-2,675.06</b> | <b>76.47 %</b> | <b>\$8,691.60</b>  | <b>\$11,366.66</b> | <b>\$ -2,675.06</b> | <b>76.47 %</b> |
| 6200 Insurance                                 | 4,264.54         | 13,333.34        | -9,068.80        | 31.98 %        | \$4,264.54         | \$13,333.34        | \$ -9,068.80        | 31.98 %        |
| 6300 Repairs & Maintenance                     |                  |                  |                  |                | \$0.00             | \$0.00             | \$0.00              | 0.00%          |
| 6310 R&M - Docks                               | 1,997.48         | 4,166.67         | -2,169.19        | 47.94 %        | \$1,997.48         | \$4,166.67         | \$ -2,169.19        | 47.94 %        |
| 6360 Grounds / Landscaping                     |                  | 500.00           | -500.00          |                | \$0.00             | \$500.00           | \$ -500.00          | 0.00%          |
| 6390 R&M - Other                               |                  | 0.00             | 0.00             |                | \$0.00             | \$0.00             | \$0.00              | 0.00%          |
| <b>Total 6300 Repairs &amp; Maintenance</b>    | <b>1,997.48</b>  | <b>4,666.67</b>  | <b>-2,669.19</b> | <b>42.80 %</b> | <b>\$1,997.48</b>  | <b>\$4,666.67</b>  | <b>\$ -2,669.19</b> | <b>42.80 %</b> |
| 6500 General & Administrative                  |                  |                  |                  |                | \$0.00             | \$0.00             | \$0.00              | 0.00%          |
| 6520 Credit Card Processing Fees               | 3,346.03         | 1,091.79         | 2,254.24         | 306.47 %       | \$3,346.03         | \$1,091.79         | \$2,254.24          | 306.47 %       |
| 6530 Software                                  | 504.19           | 275.00           | 229.19           | 183.34 %       | \$504.19           | \$275.00           | \$229.19            | 183.34 %       |
| 6540 Licenses & Permits                        |                  | 166.67           | -166.67          |                | \$0.00             | \$166.67           | \$ -166.67          | 0.00%          |
| 6550 Membership Dues                           |                  | 83.33            | -83.33           |                | \$0.00             | \$83.33            | \$ -83.33           | 0.00%          |
| 6570 Uniforms                                  |                  | 0.00             | 0.00             |                | \$0.00             | \$0.00             | \$0.00              | 0.00%          |
| 6580 Travel                                    | 70.92            | 3,000.00         | -2,929.08        | 2.36 %         | \$70.92            | \$3,000.00         | \$ -2,929.08        | 2.36 %         |
| 6590 Office Supplies                           | 84.00            | 0.00             | 84.00            |                | \$84.00            | \$0.00             | \$84.00             | 0.00%          |
| <b>Total 6500 General &amp; Administrative</b> | <b>4,005.14</b>  | <b>4,616.79</b>  | <b>-611.65</b>   | <b>86.75 %</b> | <b>\$4,005.14</b>  | <b>\$4,616.79</b>  | <b>\$ -611.65</b>   | <b>86.75 %</b> |
| 6600 Marketing                                 | 1,233.33         | 5,000.00         | -3,766.67        | 24.67 %        | \$1,233.33         | \$5,000.00         | \$ -3,766.67        | 24.67 %        |
| 6630 Social Media                              | 500.00           |                  | 500.00           |                | \$500.00           | \$0.00             | \$500.00            | 0.00%          |

# Beaufort Town Docks

3.

## Budget vs. Actuals

February 2026

|                                                 | FEB 2026           |                    |                      |                | TOTAL              |                    |                      |                |
|-------------------------------------------------|--------------------|--------------------|----------------------|----------------|--------------------|--------------------|----------------------|----------------|
|                                                 | ACTUAL             | BUDGET             | OVER BUDGET          | % OF BUDGET    | ACTUAL             | BUDGET             | OVER BUDGET          | % OF BUDGET    |
| 6650 Constant Contact                           | 55.00              |                    | 55.00                |                | \$55.00            | \$0.00             | \$55.00              | 0.00%          |
| <b>Total 6600 Marketing</b>                     | <b>1,788.33</b>    | <b>5,000.00</b>    | <b>-3,211.67</b>     | <b>35.77 %</b> | <b>\$1,788.33</b>  | <b>\$5,000.00</b>  | <b>\$ -3,211.67</b>  | <b>35.77 %</b> |
| 6700 Legal & Professional Fees                  |                    |                    |                      |                | \$0.00             | \$0.00             | \$0.00               | 0.00%          |
| 6740 Management Fees                            | 493.45             | 1,124.54           | -631.09              | 43.88 %        | \$493.45           | \$1,124.54         | \$ -631.09           | 43.88 %        |
| <b>Total 6700 Legal &amp; Professional Fees</b> | <b>493.45</b>      | <b>1,124.54</b>    | <b>-631.09</b>       | <b>43.88 %</b> | <b>\$493.45</b>    | <b>\$1,124.54</b>  | <b>\$ -631.09</b>    | <b>43.88 %</b> |
| <b>Total Expenses</b>                           | <b>\$47,737.21</b> | <b>\$68,915.82</b> | <b>\$ -21,178.61</b> | <b>69.27 %</b> | <b>\$47,737.21</b> | <b>\$68,915.82</b> | <b>\$ -21,178.61</b> | <b>69.27 %</b> |
| NET OPERATING INCOME                            | \$ -17,973.82      | \$ -31,506.12      | \$13,532.30          | 57.05 %        | \$ -17,973.82      | \$ -31,506.12      | \$13,532.30          | 57.05 %        |
| Other Expenses                                  |                    |                    |                      |                |                    |                    |                      |                |
| 8100 Capital Expenditures                       |                    |                    |                      |                | \$0.00             | \$0.00             | \$0.00               | 0.00%          |
| 8110 CAPEX - WIFI                               |                    | 0.00               | 0.00                 |                | \$0.00             | \$0.00             | \$0.00               | 0.00%          |
| 8120 CAPEX - WEBSITE                            |                    | 0.00               | 0.00                 |                | \$0.00             | \$0.00             | \$0.00               | 0.00%          |
| 8130 CAPEX - DREDGING                           |                    | 0.00               | 0.00                 |                | \$0.00             | \$0.00             | \$0.00               | 0.00%          |
| 8190 CAPEX - OTHER                              |                    | 0.00               | 0.00                 |                | \$0.00             | \$0.00             | \$0.00               | 0.00%          |
| <b>Total 8100 Capital Expenditures</b>          |                    | <b>0.00</b>        | <b>0.00</b>          |                | <b>\$0.00</b>      | <b>\$0.00</b>      | <b>\$0.00</b>        | <b>0.00%</b>   |
| 8200 Debt Service                               |                    | 0.00               | 0.00                 |                | \$0.00             | \$0.00             | \$0.00               | 0.00%          |
| <b>Total Other Expenses</b>                     | <b>\$0.00</b>      | <b>\$0.00</b>      | <b>\$0.00</b>        | <b>0.00%</b>   | <b>\$0.00</b>      | <b>\$0.00</b>      | <b>\$0.00</b>        | <b>0.00%</b>   |
| NET OTHER INCOME                                | \$0.00             | \$0.00             | \$0.00               | 0.00%          | \$0.00             | \$0.00             | \$0.00               | 0.00%          |
| NET INCOME                                      | \$ -17,973.82      | \$ -31,506.12      | \$13,532.30          | 57.05 %        | \$ -17,973.82      | \$ -31,506.12      | \$13,532.30          | 57.05 %        |

Beaufort Town Docks  
12 Month - Budget + Actuals  
July 2025 - June 2026

|                                         | Jul-25<br>Actual | Aug-25<br>Actual | Sep-25<br>Actual | Oct-25<br>Actual | Nov-25<br>Actual | Dec-25<br>Actual | Jan-26<br>Actual | Feb-26<br>Actual | Mar-26<br>Budget | Apr-26<br>Budget | May-26<br>Budget | Jun-26<br>Budget | Jul-25 - Jun-26<br>Budget + Actual | 2025-2026<br>Budget | \$ Variance   | % Variance |
|-----------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------------------------|---------------------|---------------|------------|
| Income                                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                                    |                     |               |            |
| 4000 Sales - Rentals                    |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                                    |                     |               |            |
| 4010 Slip Rental - Annual               |                  |                  |                  |                  |                  |                  | 1,876.00         | 2,436.00         | 3,360.00         | 3,360.00         | 3,360.00         | 3,360.00         | 17,752.00                          | 20,160.00           | -2,408.00     | -11.9%     |
| 4020 Slip Rental - Monthly              |                  |                  |                  |                  |                  |                  | 15,340.50        | 11,739.00        | 15,750.00        | 0.00             | 0.00             | 0.00             | 42,829.50                          | 47,250.00           | -4,420.50     | -9.4%      |
| 4040 Slip Rental - Transient            |                  |                  |                  |                  |                  |                  | 9,440.50         | 3,397.03         | 0.00             | 203,729.17       | 203,729.17       | 203,729.17       | 624,025.04                         | 611,187.51          | 12,837.53     | 2.1%       |
| 4050 Slip Rental - Commercial           |                  |                  |                  |                  |                  |                  | 5,583.00         | 5,583.00         | 7,741.25         | 7,741.25         | 7,741.25         | 7,741.25         | 42,131.00                          | 46,447.50           | -4,316.50     | -9.3%      |
| Total 4000 Sales - Rentals              | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 32,240.00     | \$ 23,155.03     | \$ 26,851.25     | \$ 214,830.42    | \$ 214,830.42    | \$ 214,830.42    | \$ 726,737.54                      | \$ 725,045.01       | \$ 1,692.53   | 0.2%       |
| 4100 Sales - Retail                     |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                                    |                     |               |            |
| 4120 Fuel Sales - Diesel                |                  |                  |                  |                  |                  |                  | -                | -                | 0.00             | 400,000.00       | 400,000.00       | 400,000.00       | 1,200,000.00                       | 1,200,000.00        | 0.00          | 0.0%       |
| 4140 Ice Sales                          |                  |                  |                  |                  |                  |                  | -                | -                | 200.00           | 200.00           | 500.00           | 600.00           | 1,500.00                           | 1,750.00            | -250.00       | -14.3%     |
| Total 4100 Sales - Retail               | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 200.00        | \$ 400,200.00    | \$ 400,500.00    | \$ 400,600.00    | \$ 1,201,500.00                    | \$ 1,201,750.00     | -\$ 250.00    | 0.0%       |
| 4200 Sales - Services                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                                    |                     |               |            |
| 4210 Electricity Reimbursement          |                  |                  |                  |                  |                  |                  | 7,485.00         | 5,830.00         | 9,391.67         | 9,391.67         | 9,391.67         | 9,391.67         | 50,881.68                          | 56,350.00           | -5,468.32     | -9.7%      |
| Total 4200 Sales - Services             | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 7,485.00      | \$ 5,830.00      | \$ 9,391.67      | \$ 9,391.67      | \$ 9,391.67      | \$ 9,391.67      | \$ 50,881.68                       | \$ 56,350.00        | -\$ 5,468.32  | -9.7%      |
| 4300 Sales - Other                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                                    |                     |               |            |
| 4330 Credit Card Surcharge Fees         |                  |                  |                  |                  |                  |                  | 989.62           | 778.36           | 1,093.29         | 18,732.66        | 18,741.66        | 18,744.66        | 59,080.25                          | 59,494.35           | -414.10       | -0.7%      |
| Total 4300 Sales - Other                | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 989.62        | \$ 778.36        | \$ 1,093.29      | \$ 18,732.66     | \$ 18,741.66     | \$ 18,744.66     | \$ 59,080.25                       | \$ 59,494.35        | -\$ 414.10    | -0.7%      |
| Total Income                            | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 40,714.62     | \$ 29,763.39     | \$ 37,536.21     | \$ 643,154.75    | \$ 643,463.75    | \$ 643,566.75    | \$ 2,038,199.47                    | \$ 2,042,639.36     | -\$ 4,439.89  | -0.2%      |
| Cost of Goods Sold                      |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                                    |                     |               |            |
| 5000 Cost of Goods Sold                 |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                                    |                     |               |            |
| 5020 COGS - Fuel Sales - Diesel         |                  |                  |                  |                  |                  |                  | -                | -                | 0.00             | 300,000.00       | 300,000.00       | 300,000.00       | 900,000.00                         | 900,000.00          | 0.00          | 0.0%       |
| 5040 COGS - Ice Sales                   |                  |                  |                  |                  |                  |                  | -                | -                | 100.00           | 100.00           | 250.00           | 300.00           | 750.00                             | 875.00              | -125.00       | -14.3%     |
| Total 5000 Cost of Goods Sold           | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 100.00        | \$ 300,100.00    | \$ 300,250.00    | \$ 300,300.00    | \$ 900,750.00                      | \$ 900,875.00       | -\$ 125.00    | 0.0%       |
| Total Cost of Goods Sold                | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 100.00        | \$ 300,100.00    | \$ 300,250.00    | \$ 300,300.00    | \$ 900,750.00                      | \$ 900,875.00       | -\$ 125.00    | 0.0%       |
| Gross Profit                            | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 40,714.62     | \$ 29,763.39     | \$ 37,436.21     | \$ 343,054.75    | \$ 343,213.75    | \$ 343,266.75    | \$ 1,137,449.47                    | \$ 1,141,764.36     | -\$ 4,314.89  | -0.4%      |
| Expenses                                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                                    |                     |               |            |
| 6000 Payroll Expenses                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                                    |                     |               |            |
| 6010 Payroll - Regional Manager         |                  |                  |                  |                  |                  | 1,957.00         | 775.19           | 1,112.68         | 945.02           | 945.02           | 945.02           | 945.02           | 7,624.95                           | 5,670.10            | 1,954.85      | 34.5%      |
| 6020 Payroll - General Manager          |                  |                  |                  |                  |                  |                  | 10,500.00        | 9,212.71         | 10,500.00        | 10,500.00        | 10,500.00        | 10,500.00        | 61,712.71                          | 63,000.00           | -1,287.29     | -2.0%      |
| 6030 Payroll - Maintenance Supervisor   |                  |                  |                  |                  |                  |                  | -                | -                | 5,896.80         | 5,896.80         | 5,896.80         | 5,896.80         | 23,587.20                          | 35,380.80           | -11,793.60    | -33.3%     |
| 6040 Payroll - Administrative Assistant |                  |                  |                  |                  |                  |                  | -                | 4,679.09         | 2,184.00         | 4,368.00         | 4,368.00         | 4,368.00         | 19,967.09                          | 19,656.00           | 311.09        | 1.6%       |
| 6050 Payroll - Dockhands                |                  |                  |                  |                  |                  |                  | -                | 11,492.19        | 9,282.00         | 18,564.00        | 18,564.00        | 18,564.00        | 76,466.19                          | 83,538.00           | -7,071.81     | -8.5%      |
| Total 6000 Payroll Expenses             | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 1,957.00      | \$ 11,275.19     | \$ 26,496.67     | \$ 28,807.82     | \$ 40,273.82     | \$ 40,273.82     | \$ 40,273.82     | \$ 189,358.14                      | \$ 207,244.90       | -\$ 17,886.76 | -8.6%      |
| 6100 Utilities                          |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                                    |                     |               |            |
| 6110 Electricity                        |                  |                  |                  |                  |                  |                  | 7,533.81         | 7,600.00         | 8,166.67         | 8,166.67         | 8,166.67         | 8,166.67         | 47,800.49                          | 49,000.00           | -1,199.51     | -2.4%      |
| 6130 Water                              |                  |                  |                  |                  |                  |                  | 358.95           | 346.07           | 1,000.00         | 1,000.00         | 1,000.00         | 1,000.00         | 4,705.02                           | 6,000.00            | -1,294.98     | -21.6%     |
| 6140 Sewer                              |                  |                  |                  |                  |                  |                  | 21.17            | 21.17            | 250.00           | 250.00           | 250.00           | 250.00           | 1,042.34                           | 1,500.00            | -457.66       | -30.5%     |
| 6150 Trash & Recycling                  |                  |                  |                  |                  |                  |                  | 253.35           | 478.35           | 1,000.00         | 1,000.00         | 1,000.00         | 1,000.00         | 4,731.70                           | 6,000.00            | -1,268.30     | -21.1%     |
| 6160 Internet                           |                  |                  |                  |                  |                  |                  | 93.57            | 100.00           | 700.00           | 700.00           | 700.00           | 700.00           | 2,993.57                           | 4,200.00            | -1,206.43     | -28.7%     |
| 6170 Telephone                          |                  |                  |                  |                  |                  |                  | 43.57            | 50.01            | 250.00           | 250.00           | 250.00           | 250.00           | 1,093.58                           | 1,500.00            | -406.42       | -27.1%     |
| 6180 Cable                              |                  |                  |                  |                  |                  |                  | 85.57            | 96.00            |                  |                  |                  |                  | 181.57                             | 0.00                | 181.57        | N/A        |
| Total 6100 Utilities                    | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 8,389.99      | \$ 8,691.60      | \$ 11,366.67     | \$ 11,366.67     | \$ 11,366.67     | \$ 11,366.67     | \$ 62,548.27                       | \$ 68,200.00        | -\$ 5,651.73  | -8.3%      |
| 6200 Insurance                          |                  |                  |                  |                  |                  |                  | 4,264.54         | 4,264.54         | 13,333.33        | 13,333.33        | 13,333.33        | 13,333.33        | 61,862.40                          | 80,000.00           | -18,137.60    | -22.7%     |
| 6300 Repairs & Maintenance              |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                                    |                     |               |            |
| 6310 R&M - Docks                        |                  |                  |                  |                  |                  |                  | -                | 1,997.48         | 4,166.67         | 4,166.67         | 4,166.66         | 4,166.66         | 18,664.14                          | 25,000.00           | -6,335.86     | -25.3%     |
| 6360 Grounds / Landscaping              |                  |                  |                  |                  |                  |                  | -                | -                | 500.00           | 500.00           | 500.00           | 500.00           | 2,000.00                           | 3,000.00            | -1,000.00     | -33.3%     |
| 6390 R&M - Other                        |                  |                  |                  |                  |                  |                  | -                | -                | 0.00             | 0.00             | 0.00             | 8,621.74         | 8,621.74                           | 8,621.74            | 0.00          | 0.0%       |
| Total 6300 Repairs & Maintenance        | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 0.00          | \$ 1,997.48      | \$ 4,666.67      | \$ 4,666.67      | \$ 4,666.66      | \$ 13,288.40     | \$ 29,285.88                       | \$ 36,621.74        | -\$ 7,335.86  | -20.0%     |
| 6500 General & Administrative           |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                                    |                     |               |            |

|                                      |         |         |         |         |         |              |               |               |               |               |               |                |                |                |               |                 |
|--------------------------------------|---------|---------|---------|---------|---------|--------------|---------------|---------------|---------------|---------------|---------------|----------------|----------------|----------------|---------------|-----------------|
| 6520 Credit Card Processing Fees     |         |         |         |         |         | 7.05         | 4,357.66      | 3,346.03      | 1,093.29      | 18,732.66     | 18,741.66     | 18,744.66      | 65,023.01      | 59,494.35      | 5,528.66      | <div>3.</div> % |
| 6530 Software                        |         |         |         |         |         | 1,698.61     | 1,643.86      | 504.19        | 275.00        | 275.00        | 275.00        | 275.00         | 4,946.66       | 7,850.67       | -2,904.01     | -37.0%          |
| 6540 Licenses & Permits              |         |         |         |         |         |              | -             | -             | 166.67        | 166.67        | 166.67        | 166.65         | 666.66         | 1,000.00       | -333.34       | -33.3%          |
| 6550 Membership Dues                 |         |         |         |         |         |              | -             | -             | 83.33         | 83.33         | 83.33         | 83.33          | 333.32         | 499.98         | -166.66       | -33.3%          |
| 6570 Uniforms                        |         |         |         |         |         | 25.00        | 705.07        | -             | 0.00          | 0.00          | 0.00          | 0.00           | 730.07         | 900.00         | -169.93       | -18.9%          |
| 6580 Travel                          |         |         |         |         |         |              | -             | 70.92         | 0.00          | 0.00          | 0.00          | 0.00           | 70.92          | 3,000.00       | -2,929.08     | -97.6%          |
| 6590 Office Supplies                 |         |         |         |         |         | 350.56       | 4,507.16      | 84.00         | 0.00          | 0.00          | 0.00          | 0.00           | 4,941.72       | 6,000.00       | -1,058.28     | -17.6%          |
| Total 6500 General & Administrative  | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 2,081.22  | \$ 11,213.75  | \$ 4,005.14   | \$ 1,618.29   | \$ 19,257.66  | \$ 19,266.66  | \$ 19,269.64   | \$ 76,712.36   | \$ 78,745.00   | -\$ 2,032.64  | -2.6%           |
| 6600 Marketing                       |         |         |         |         |         |              | 595.83        | 1,233.33      | 4,166.67      | 4,166.67      | 4,166.67      | 4,166.65       | 18,495.82      | 28,833.33      | -10,337.51    | -35.9%          |
| 6610 Website                         |         |         |         |         |         |              | -             | -             |               |               |               |                | 0.00           | 0.00           | 0.00          | N/A             |
| 6620 Advertising                     |         |         |         |         |         |              | 55.00         | -             |               |               |               |                | 55.00          | 0.00           | 55.00         | N/A             |
| 6630 Social Media                    |         |         |         |         |         |              | 500.00        | 500.00        |               |               |               |                | 1,000.00       | 0.00           | 1,000.00      | N/A             |
| 6650 Constant Contact                |         |         |         |         |         |              | 57.75         | 55.00         |               |               |               |                | 112.75         | 0.00           | 112.75        | N/A             |
| Total 6600 Marketing                 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00      | \$ 1,208.58   | \$ 1,788.33   | \$ 4,166.67   | \$ 4,166.67   | \$ 4,166.67   | \$ 4,166.65    | \$ 19,663.57   | \$ 28,833.33   | -\$ 9,169.76  | -31.8%          |
| 6700 Legal & Professional Fees       |         |         |         |         |         | 599.96       | -             | -             |               |               |               |                | 599.96         | 0.00           | 599.96        | N/A             |
| 6740 Management Fees                 |         |         |         |         |         |              | 1,221.44      | 493.45        | 1,126.09      | 19,294.64     | 19,303.91     | 19,307.00      | 60,746.53      | 61,279.18      | -532.65       | -0.9%           |
| 6790 Legal & Professional - Other    |         |         |         |         |         |              | 152.49        | -             |               |               |               |                | 152.49         | 0.00           | 152.49        | N/A             |
| Total 6700 Legal & Professional Fees | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 599.96    | \$ 1,373.93   | \$ 493.45     | \$ 1,126.09   | \$ 19,294.64  | \$ 19,303.91  | \$ 19,307.00   | \$ 61,498.98   | \$ 61,279.18   | \$ 219.80     | 0.4%            |
| Total Expenses                       | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 4,638.18  | \$ 37,725.98  | \$ 47,737.21  | \$ 65,085.54  | \$ 112,359.46 | \$ 112,377.72 | \$ 121,005.51  | \$ 500,929.60  | \$ 560,924.15  | -\$ 59,994.55 | -10.7%          |
| Net Operating Income                 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | -\$ 4,638.18 | \$ 2,988.64   | -\$ 17,973.82 | -\$ 27,649.33 | \$ 230,695.29 | \$ 230,836.03 | \$ 222,261.24  | \$ 636,519.87  | \$ 580,840.21  | \$ 55,679.66  | 9.6%            |
| Other Expenses                       |         |         |         |         |         |              |               |               |               |               |               |                |                |                |               |                 |
| 8100 Capital Expenditures            |         |         |         |         |         |              |               |               |               |               |               |                |                |                |               |                 |
| 8110 CAPEX - WIFI                    |         |         |         |         |         |              | 8,563.00      | -             | 0.00          | 0.00          | 0.00          | 0.00           | 8,563.00       | 10,000.00      | -1,437.00     | -14.4%          |
| 8120 CAPEX - WEBSITE                 |         |         |         |         |         |              | 1,975.00      | -             | 0.00          | 0.00          | 0.00          | 0.00           | 1,975.00       | 10,000.00      | -8,025.00     | -80.3%          |
| 8130 CAPEX - DREDGING                |         |         |         |         |         |              | -             | -             | 0.00          | 0.00          | 0.00          | 0.00           | 0.00           | 50,000.00      | -50,000.00    | -100.0%         |
| 8190 CAPEX - OTHER                   |         |         |         |         |         |              | 20,491.00     | -             | 0.00          | 0.00          | 0.00          | 0.00           | 20,491.00      | 50,000.00      | -29,509.00    | -59.0%          |
| Total 8100 Capital Expenditures      | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00      | \$ 31,029.00  | \$ 0.00       | \$ 0.00       | \$ 0.00       | \$ 0.00       | \$ 0.00        | \$ 31,029.00   | \$ 120,000.00  | -\$ 88,971.00 | -74.1%          |
| 8200 Debt Service                    |         |         |         |         |         |              | -             | -             | 0.00          | 0.00          | 0.00          | 143,000.00     | 143,000.00     | 143,000.00     | 0.00          | 0.0%            |
| Total Other Expenses                 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00      | \$ 31,029.00  | \$ 0.00       | \$ 0.00       | \$ 0.00       | \$ 0.00       | \$ 143,000.00  | \$ 174,029.00  | \$ 263,000.00  | -\$ 88,971.00 | -33.8%          |
| Net Other Income                     | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00      | -\$ 31,029.00 | \$ 0.00       | \$ 0.00       | \$ 0.00       | \$ 0.00       | -\$ 143,000.00 | -\$ 174,029.00 | -\$ 263,000.00 | \$ 88,971.00  | -33.8%          |
| Net Income                           | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | -\$ 4,638.18 | -\$ 28,040.36 | -\$ 17,973.82 | -\$ 27,649.33 | \$ 230,695.29 | \$ 230,836.03 | \$ 79,261.24   | \$ 462,490.87  | \$ 317,840.21  | \$ 144,650.66 | 45.5%           |

Beaufort Town Docks

2025-2026 - Budget Overview

July 2025 - June 2026

|                                         | JUL 2025 | AUG 2025 | SEP 2025 | OCT 2025 | NOV 2025 | DEC 2025 | JAN 2026    | FEB 2026    | MAR 2026    | APR 2026     | MAY 2026     | JUN 2026     | TOTAL          |
|-----------------------------------------|----------|----------|----------|----------|----------|----------|-------------|-------------|-------------|--------------|--------------|--------------|----------------|
| Income                                  |          |          |          |          |          |          |             |             |             |              |              |              |                |
| 4000 Sales - Rentals                    |          |          |          |          |          |          |             |             |             |              |              |              | \$0.00         |
| 4010 Slip Rental - Annual               | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 3,360.00    | 3,360.00    | 3,360.00    | 3,360.00     | 3,360.00     | 3,360.00     | \$20,160.00    |
| 4020 Slip Rental - Monthly              | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 15,750.00   | 15,750.00   | 15,750.00   | 0.00         | 0.00         | 0.00         | \$47,250.00    |
| 4040 Slip Rental - Transient            | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00        | 0.00        | 0.00        | 203,729.17   | 203,729.17   | 203,729.17   | \$611,187.51   |
| 4050 Slip Rental - Commercial           | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 7,741.25    | 7,741.25    | 7,741.25    | 7,741.25     | 7,741.25     | 7,741.25     | \$46,447.50    |
| Total 4000 Sales - Rentals              | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 26,851.25   | 26,851.25   | 26,851.25   | 214,830.42   | 214,830.42   | 214,830.42   | \$725,045.01   |
| 4100 Sales - Retail                     |          |          |          |          |          |          |             |             |             |              |              |              | \$0.00         |
| 4120 Fuel Sales - Diesel                | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00        | 0.00        | 0.00        | 400,000.00   | 400,000.00   | 400,000.00   | \$1,200,000.00 |
| 4140 Ice Sales                          | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 100.00      | 150.00      | 200.00      | 200.00       | 500.00       | 600.00       | \$1,750.00     |
| Total 4100 Sales - Retail               | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 100.00      | 150.00      | 200.00      | 400,200.00   | 400,500.00   | 400,600.00   | \$1,201,750.00 |
| 4200 Sales - Services                   |          |          |          |          |          |          |             |             |             |              |              |              | \$0.00         |
| 4210 Electricity Reimbursement          | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 9,391.66    | 9,391.66    | 9,391.67    | 9,391.67     | 9,391.67     | 9,391.67     | \$56,350.00    |
| Total 4200 Sales - Services             | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 9,391.66    | 9,391.66    | 9,391.67    | 9,391.67     | 9,391.67     | 9,391.67     | \$56,350.00    |
| 4300 Sales - Other                      |          |          |          |          |          |          |             |             |             |              |              |              | \$0.00         |
| 4330 Credit Card Surcharge Fees         | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 1,090.29    | 1,091.79    | 1,093.29    | 18,732.66    | 18,741.66    | 18,744.66    | \$59,494.35    |
| Total 4300 Sales - Other                | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 1,090.29    | 1,091.79    | 1,093.29    | 18,732.66    | 18,741.66    | 18,744.66    | \$59,494.35    |
| Total Income                            | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$37,433.20 | \$37,484.70 | \$37,536.21 | \$643,154.75 | \$643,463.75 | \$643,566.75 | \$2,042,639.36 |
| Cost of Goods Sold                      |          |          |          |          |          |          |             |             |             |              |              |              |                |
| 5000 Cost of Goods Sold                 |          |          |          |          |          |          |             |             |             |              |              |              | \$0.00         |
| 5020 COGS - Fuel Sales - Diesel         | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00        | 0.00        | 0.00        | 300,000.00   | 300,000.00   | 300,000.00   | \$900,000.00   |
| 5040 COGS - Ice Sales                   | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 50.00       | 75.00       | 100.00      | 100.00       | 250.00       | 300.00       | \$875.00       |
| Total 5000 Cost of Goods Sold           | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 50.00       | 75.00       | 100.00      | 300,100.00   | 300,250.00   | 300,300.00   | \$900,875.00   |
| Total Cost of Goods Sold                | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$50.00     | \$75.00     | \$100.00    | \$300,100.00 | \$300,250.00 | \$300,300.00 | \$900,875.00   |
| GROSS PROFIT                            | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$37,383.20 | \$37,409.70 | \$37,436.21 | \$343,054.75 | \$343,213.75 | \$343,266.75 | \$1,141,764.36 |
| Expenses                                |          |          |          |          |          |          |             |             |             |              |              |              |                |
| 6000 Payroll Expenses                   |          |          |          |          |          |          |             |             |             |              |              |              | \$0.00         |
| 6010 Payroll - Regional Manager         | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 945.00      | 945.02      | 945.02      | 945.02       | 945.02       | 945.02       | \$5,670.10     |
| 6020 Payroll - General Manager          | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 10,500.00   | 10,500.00   | 10,500.00   | 10,500.00    | 10,500.00    | 10,500.00    | \$63,000.00    |
| 6030 Payroll - Maintenance Supervisor   | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 5,896.80    | 5,896.80    | 5,896.80    | 5,896.80     | 5,896.80     | 5,896.80     | \$35,380.80    |
| 6040 Payroll - Administrative Assistant | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 2,184.00    | 2,184.00    | 2,184.00    | 4,368.00     | 4,368.00     | 4,368.00     | \$19,656.00    |
| 6050 Payroll - Dockhands                | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 9,282.00    | 9,282.00    | 9,282.00    | 18,564.00    | 18,564.00    | 18,564.00    | \$83,538.00    |
| Total 6000 Payroll Expenses             | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 28,807.80   | 28,807.82   | 28,807.82   | 40,273.82    | 40,273.82    | 40,273.82    | \$207,244.90   |
| 6100 Utilities                          |          |          |          |          |          |          |             |             |             |              |              |              | \$0.00         |
| 6110 Electricity                        | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 8,166.66    | 8,166.66    | 8,166.67    | 8,166.67     | 8,166.67     | 8,166.67     | \$49,000.00    |
| 6130 Water                              | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 1,000.00    | 1,000.00    | 1,000.00    | 1,000.00     | 1,000.00     | 1,000.00     | \$6,000.00     |
| 6140 Sewer                              | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 250.00      | 250.00      | 250.00      | 250.00       | 250.00       | 250.00       | \$1,500.00     |
| 6150 Trash & Recycling                  | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 1,000.00    | 1,000.00    | 1,000.00    | 1,000.00     | 1,000.00     | 1,000.00     | \$6,000.00     |

Beaufort Town Docks

2025-2026 - Budget Overview

July 2025 - June 2026

|                                                 | JUL 2025      | AUG 2025      | SEP 2025      | OCT 2025      | NOV 2025      | DEC 2025      | JAN 2026              | FEB 2026             | MAR 2026             | APR 2026            | MAY 2026            | JUN 2026              | TOTAL                 |
|-------------------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|-----------------------|----------------------|----------------------|---------------------|---------------------|-----------------------|-----------------------|
| 6160 Internet                                   | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 700.00                | 700.00               | 700.00               | 700.00              | 700.00              | 700.00                | \$4,200.00            |
| 6170 Telephone                                  | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 250.00                | 250.00               | 250.00               | 250.00              | 250.00              | 250.00                | \$1,500.00            |
| <b>Total 6100 Utilities</b>                     | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>11,366.66</b>      | <b>11,366.66</b>     | <b>11,366.67</b>     | <b>11,366.67</b>    | <b>11,366.67</b>    | <b>11,366.67</b>      | <b>\$68,200.00</b>    |
| 6200 Insurance                                  | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 13,333.34             | 13,333.34            | 13,333.33            | 13,333.33           | 13,333.33           | 13,333.33             | \$80,000.00           |
| 6300 Repairs & Maintenance                      |               |               |               |               |               |               |                       |                      |                      |                     |                     |                       | \$0.00                |
| 6310 R&M - Docks                                | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 4,166.67              | 4,166.67             | 4,166.67             | 4,166.67            | 4,166.66            | 4,166.66              | \$25,000.00           |
| 6360 Grounds / Landscaping                      | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 500.00                | 500.00               | 500.00               | 500.00              | 500.00              | 500.00                | \$3,000.00            |
| 6390 R&M - Other                                | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00                  | 0.00                 | 0.00                 | 0.00                | 0.00                | 8,621.74              | \$8,621.74            |
| <b>Total 6300 Repairs &amp; Maintenance</b>     | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>4,666.67</b>       | <b>4,666.67</b>      | <b>4,666.67</b>      | <b>4,666.67</b>     | <b>4,666.66</b>     | <b>13,288.40</b>      | <b>\$36,621.74</b>    |
| 6500 General & Administrative                   |               |               |               |               |               |               |                       |                      |                      |                     |                     |                       | \$0.00                |
| 6520 Credit Card Processing Fees                | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 1,090.29              | 1,091.79             | 1,093.29             | 18,732.66           | 18,741.66           | 18,744.66             | \$59,494.35           |
| 6530 Software                                   | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 6,475.67              | 275.00               | 275.00               | 275.00              | 275.00              | 275.00                | \$7,850.67            |
| 6540 Licenses & Permits                         | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 166.67                | 166.67               | 166.67               | 166.67              | 166.67              | 166.65                | \$1,000.00            |
| 6550 Membership Dues                            | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 83.33                 | 83.33                | 83.33                | 83.33               | 83.33               | 83.33                 | \$499.98              |
| 6570 Uniforms                                   | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 900.00                | 0.00                 | 0.00                 | 0.00                | 0.00                | 0.00                  | \$900.00              |
| 6580 Travel                                     | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00                  | 3,000.00             | 0.00                 | 0.00                | 0.00                | 0.00                  | \$3,000.00            |
| 6590 Office Supplies                            | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 6,000.00              | 0.00                 | 0.00                 | 0.00                | 0.00                | 0.00                  | \$6,000.00            |
| <b>Total 6500 General &amp; Administrative</b>  | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>14,715.96</b>      | <b>4,616.79</b>      | <b>1,618.29</b>      | <b>19,257.66</b>    | <b>19,266.66</b>    | <b>19,269.64</b>      | <b>\$78,745.00</b>    |
| 6600 Marketing                                  | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 7,166.67              | 5,000.00             | 4,166.67             | 4,166.67            | 4,166.67            | 4,166.65              | \$28,833.33           |
| 6700 Legal & Professional Fees                  |               |               |               |               |               |               |                       |                      |                      |                     |                     |                       | \$0.00                |
| 6740 Management Fees                            | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 1,123.00              | 1,124.54             | 1,126.09             | 19,294.64           | 19,303.91           | 19,307.00             | \$61,279.18           |
| <b>Total 6700 Legal &amp; Professional Fees</b> | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>1,123.00</b>       | <b>1,124.54</b>      | <b>1,126.09</b>      | <b>19,294.64</b>    | <b>19,303.91</b>    | <b>19,307.00</b>      | <b>\$61,279.18</b>    |
| <b>Total Expenses</b>                           | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$81,180.10</b>    | <b>\$68,915.82</b>   | <b>\$65,085.54</b>   | <b>\$112,359.46</b> | <b>\$112,377.72</b> | <b>\$121,005.51</b>   | <b>\$560,924.15</b>   |
| NET OPERATING INCOME                            | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$ -43,796.90</b>  | <b>\$ -31,506.12</b> | <b>\$ -27,649.33</b> | <b>\$230,695.29</b> | <b>\$230,836.03</b> | <b>\$222,261.24</b>   | <b>\$580,840.21</b>   |
| Other Expenses                                  |               |               |               |               |               |               |                       |                      |                      |                     |                     |                       |                       |
| 8100 Capital Expenditures                       |               |               |               |               |               |               |                       |                      |                      |                     |                     |                       | \$0.00                |
| 8110 CAPEX - WIFI                               | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 10,000.00             | 0.00                 | 0.00                 | 0.00                | 0.00                | 0.00                  | \$10,000.00           |
| 8120 CAPEX - WEBSITE                            | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 10,000.00             | 0.00                 | 0.00                 | 0.00                | 0.00                | 0.00                  | \$10,000.00           |
| 8130 CAPEX - DREDGING                           | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 50,000.00             | 0.00                 | 0.00                 | 0.00                | 0.00                | 0.00                  | \$50,000.00           |
| 8190 CAPEX - OTHER                              | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 50,000.00             | 0.00                 | 0.00                 | 0.00                | 0.00                | 0.00                  | \$50,000.00           |
| <b>Total 8100 Capital Expenditures</b>          | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>0.00</b>   | <b>120,000.00</b>     | <b>0.00</b>          | <b>0.00</b>          | <b>0.00</b>         | <b>0.00</b>         | <b>0.00</b>           | <b>\$120,000.00</b>   |
| 8200 Debt Service                               | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00          | 0.00                  | 0.00                 | 0.00                 | 0.00                | 0.00                | 143,000.00            | \$143,000.00          |
| <b>Total Other Expenses</b>                     | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$120,000.00</b>   | <b>\$0.00</b>        | <b>\$0.00</b>        | <b>\$0.00</b>       | <b>\$0.00</b>       | <b>\$143,000.00</b>   | <b>\$263,000.00</b>   |
| NET OTHER INCOME                                | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$ -120,000.00</b> | <b>\$0.00</b>        | <b>\$0.00</b>        | <b>\$0.00</b>       | <b>\$0.00</b>       | <b>\$ -143,000.00</b> | <b>\$ -263,000.00</b> |
| NET INCOME                                      | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$ -163,796.90</b> | <b>\$ -31,506.12</b> | <b>\$ -27,649.33</b> | <b>\$230,695.29</b> | <b>\$230,836.03</b> | <b>\$79,261.24</b>    | <b>\$317,840.21</b>   |

# Beaufort Town Docks

3.

## Statement of Cash Flows

February 2026

|                                                                                      | TOTAL               |
|--------------------------------------------------------------------------------------|---------------------|
| <b>OPERATING ACTIVITIES</b>                                                          |                     |
| Net Income                                                                           | -17,973.82          |
| Adjustments to reconcile Net Income to Net Cash provided by operations:              |                     |
| 1100 Accounts Receivable (A/R)                                                       | 20,721.12           |
| 1310 Prepaid Expenses                                                                | 65.02               |
| 1320 Prepaid Insurance                                                               | 4,264.54            |
| 2000 Accounts Payable (A/P)                                                          | 14,309.43           |
| 2110 Sales Tax Payable:North Carolina Department of Revenue Payable                  | 0.00                |
| 2120 Sales Tax Payable:Out Of Scope Agency Payable                                   | 0.00                |
| 2210 Deferred Revenue:Deferred Revenue - Annual                                      | 1,823.00            |
| 2240 Deferred Revenue:Deferred Revenue - Transient                                   | 46,259.65           |
| 2280 Deferred Revenue:Deferred Revenue - Electricity                                 | 4,365.00            |
| 2290 Deferred Revenue:Deferred Revenue - CC Fee                                      | 674.08              |
| 2410 Accrued Expenses                                                                | -244.84             |
| <b>Total Adjustments to reconcile Net Income to Net Cash provided by operations:</b> | <b>92,237.00</b>    |
| <b>Net cash provided by operating activities</b>                                     | <b>\$74,263.18</b>  |
| <b>NET CASH INCREASE FOR PERIOD</b>                                                  | <b>\$74,263.18</b>  |
| Cash at beginning of period                                                          | 133,755.85          |
| <b>CASH AT END OF PERIOD</b>                                                         | <b>\$208,019.03</b> |

# Beaufort Town Docks

## A/R Aging Summary

As of February 28, 2026

|                   | CURRENT | 1 - 30     | 31 - 60    | 61 - 90 | 91 AND OVER | TOTAL        |
|-------------------|---------|------------|------------|---------|-------------|--------------|
| Brady, Doug       |         | -1,120.00  |            |         |             | \$ -1,120.00 |
| Dickinson, John   |         | 472.50     | 472.50     |         |             | \$945.00     |
| Dockwa            |         |            | 5,538.20   |         |             | \$5,538.20   |
| Gimma, Joseph     |         | 775.00     |            |         |             | \$775.00     |
| M4 Sport Fish     |         | 6,177.50   |            |         |             | \$6,177.50   |
| Stinson, Kimberly |         |            | 785.50     |         |             | \$785.50     |
| Wendt, Peter      |         | -22.75     |            |         |             | \$ -22.75    |
| TOTAL             | \$0.00  | \$6,282.25 | \$6,796.20 | \$0.00  | \$0.00      | \$13,078.45  |

Beaufort Town Docks

A/P Aging Summary  
As of February 28, 2026

|                               | CURRENT     | 1 - 30 | 31 - 60 | 61 - 90 | 91 AND OVER | TOTAL       |
|-------------------------------|-------------|--------|---------|---------|-------------|-------------|
| Duke Energy - Auto Pay        | 7,513.90    |        |         |         |             | \$7,513.90  |
| Finished Works, Inc.          | 700.00      |        |         |         |             | \$700.00    |
| Founders 3 Management Company | 22,145.42   |        |         |         |             | \$22,145.42 |
| Spectrum Business x0326       | 246.01      |        |         |         |             | \$246.01    |
| Town of Beaufort - Auto Pay   | 620.59      |        |         |         |             | \$620.59    |
| TOTAL                         | \$31,225.92 | \$0.00 | \$0.00  | \$0.00  | \$0.00      | \$31,225.92 |

# Beaufort Town Docks

3.

## Sales Tax Liability Report

February 2026

| TAX NAME                                              | GROSS TOTAL | NON-TAXABLE | TAXABLE AMOUNT | TAX AMOUNT    |
|-------------------------------------------------------|-------------|-------------|----------------|---------------|
| North Carolina Department of Revenue                  |             |             |                |               |
| North Carolina State                                  | 48,576.75   | 48,576.75   | 0.00           | 0.00          |
| North Carolina, Carteret County                       | 48,576.75   | 48,576.75   | 0.00           | 0.00          |
| <b>Total for North Carolina Department of Revenue</b> |             |             |                | <b>\$0.00</b> |
| No Tax Agency                                         |             |             |                |               |
| NO TAX SALES                                          | 1,299.96    | 1,299.96    | 0.00           | 0.00          |
| <b>Total for No Tax Agency</b>                        |             |             |                | <b>\$0.00</b> |

# Beaufort Town Docks

3.

## General Ledger

February 2026

| DATE                         | TRANSACTION<br>TYPE     | NUM         | ADJ | NAME                                | MEMO/DESCRIPTION                          | SPLIT                       | AMOUNT     | BALANCE    |
|------------------------------|-------------------------|-------------|-----|-------------------------------------|-------------------------------------------|-----------------------------|------------|------------|
| 1000 Cash                    |                         |             |     |                                     |                                           |                             |            |            |
| 1010 Truist Bank - Operating |                         |             |     |                                     |                                           |                             |            |            |
| Beginning                    |                         |             |     |                                     |                                           |                             |            | 133,655.85 |
| Balance                      |                         |             |     |                                     |                                           |                             |            |            |
| 02/01/2026                   | Deposit                 |             | No  |                                     |                                           | -Split-                     | 0.00       | 133,655.85 |
| 02/01/2026                   | Deposit                 |             | No  | Archambault, Michael                |                                           | 1090 Payments to deposit    | 0.00       | 133,655.85 |
| 02/03/2026                   | Deposit                 |             | No  | Schmitt, Michael                    |                                           | 1090 Payments to deposit    | 650.00     | 134,305.85 |
| 02/03/2026                   | Deposit                 |             | No  | Layman, Jamie                       |                                           | 1090 Payments to deposit    | 775.00     | 135,080.85 |
| 02/03/2026                   | Deposit                 |             | No  | Wanamaker, Greg                     |                                           | 1090 Payments to deposit    | 1,214.00   | 136,294.85 |
| 02/03/2026                   | Deposit                 |             | No  | Peterson, Thomas                    |                                           | 1090 Payments to deposit    | 650.00     | 136,944.85 |
| 02/03/2026                   | Deposit                 |             | No  |                                     |                                           | -Split-                     | 4,156.57   | 141,101.42 |
| 02/04/2026                   | Deposit                 |             | No  |                                     |                                           | -Split-                     | 7,107.87   | 148,209.29 |
| 02/05/2026                   | Deposit                 |             | No  |                                     |                                           | -Split-                     | 1,247.69   | 149,456.98 |
| 02/05/2026                   | Deposit                 |             | No  | Mills, James                        |                                           | 1090 Payments to deposit    | 882.00     | 150,338.98 |
| 02/05/2026                   | Deposit                 |             | No  | Brown, Maria                        |                                           | 1090 Payments to deposit    | 775.00     | 151,113.98 |
| 02/06/2026                   | Deposit                 |             | No  | Romaine, Steve                      |                                           | 1090 Payments to deposit    | 880.00     | 151,993.98 |
| 02/06/2026                   | Deposit                 |             | No  | Barrow, Perry                       |                                           | 1090 Payments to deposit    | 978.08     | 152,972.06 |
| 02/06/2026                   | Bill Payment<br>(Check) | 10010       | No  | Founders 3<br>Management<br>Company |                                           | 2000 Accounts Payable (A/P) | -16,458.62 | 136,513.44 |
| 02/06/2026                   | Deposit                 |             | No  | Archambault, Michael                |                                           | 1090 Payments to deposit    | 650.00     | 137,163.44 |
| 02/09/2026                   | Deposit                 |             | No  | Gentzkow, Rick                      |                                           | 1090 Payments to deposit    | 650.00     | 137,813.44 |
| 02/09/2026                   | Journal Entry           | 23          | No  |                                     | FEB-26: CLEARENT - MONTHLY PROCESSING FEE | -Split-                     | -792.06    | 137,021.38 |
| 02/09/2026                   | Deposit                 |             | No  | Simmons, Jason                      |                                           | 1090 Payments to deposit    | 450.23     | 137,471.61 |
| 02/09/2026                   | Deposit                 |             | No  | Morris, Robert                      |                                           | 1090 Payments to deposit    | 891.00     | 138,362.61 |
| 02/09/2026                   | Deposit                 |             | No  | Cleary, Pete                        |                                           | 1090 Payments to deposit    | 650.00     | 139,012.61 |
| 02/10/2026                   | Deposit                 |             | No  | Hague, Barry                        |                                           | 1090 Payments to deposit    | 244.52     | 139,257.13 |
| 02/10/2026                   | Deposit                 |             | No  | Gimma, Joseph                       |                                           | 1090 Payments to deposit    | 775.00     | 140,032.13 |
| 02/10/2026                   | Deposit                 |             | No  | Ruscitto, Brandon                   |                                           | 1090 Payments to deposit    | 867.33     | 140,899.46 |
| 02/10/2026                   | Bill Payment<br>(Check) | ACH02102026 | No  | Town of Beaufort -<br>Auto Pay      | Auto Pay was processed 2.10.26            | 2000 Accounts Payable (A/P) | -457.87    | 140,441.59 |
| 02/10/2026                   | Journal Entry           | 25          | No  |                                     | FEB-26: REPLENISH PETTY CASH ACCOUNT      | -Split-                     | -900.00    | 139,541.59 |
| 02/11/2026                   | Deposit                 |             | No  | Pirates Revenge                     |                                           | 1090 Payments to deposit    | 698.63     | 140,240.22 |
| 02/11/2026                   | Deposit                 |             | No  | Brady, Doug                         |                                           | 1090 Payments to deposit    | 2,240.00   | 142,480.22 |
| 02/12/2026                   | Deposit                 |             | No  | Crystal Coast Lady                  |                                           | 1090 Payments to deposit    | 1,656.00   | 144,136.22 |
| 02/13/2026                   | Deposit                 |             | No  | Weaver, Karl                        |                                           | 1090 Payments to deposit    | 11,640.00  | 155,776.22 |
| 02/13/2026                   | Bill Payment<br>(Check) | 10012       | No  | Founders 3<br>Management<br>Company |                                           | 2000 Accounts Payable (A/P) | -84.00     | 155,692.22 |

# Beaufort Town Docks

3.

## General Ledger

February 2026

| DATE                                           | TRANSACTION<br>TYPE     | NUM   | ADJ | NAME                                | MEMO/DESCRIPTION                                                   | SPLIT                       | AMOUNT             | BALANCE    |
|------------------------------------------------|-------------------------|-------|-----|-------------------------------------|--------------------------------------------------------------------|-----------------------------|--------------------|------------|
| 02/13/2026                                     | Deposit                 |       | No  | Mitiguy, Daniel                     |                                                                    | 1090 Payments to deposit    | 1,019.48           | 156,711.70 |
| 02/17/2026                                     | Journal Entry           | 26    | No  |                                     | FEB-26: BEAUFORT HARDWARE & PAINTPURCHASE - SUPPLIES               | -Split-                     | -377.09            | 156,334.61 |
| 02/17/2026                                     | Journal Entry           | 27    | No  |                                     | FEB-26: BEAUFORT HOME SHOPPE PURCHASE - FLAG                       | -Split-                     | -88.82             | 156,245.79 |
| 02/17/2026                                     | Deposit                 |       | No  | Teal, Tim                           |                                                                    | 1090 Payments to deposit    | 802.13             | 157,047.92 |
| 02/18/2026                                     | Journal Entry           | 28    | No  |                                     | FEB-26: ALMOST SOUTHERN MARINE PURCHASE - SUPPLIES                 | -Split-                     | -23.61             | 157,024.31 |
| 02/18/2026                                     | Deposit                 |       | No  | Mothershed, Robb                    |                                                                    | 1090 Payments to deposit    | 3,190.39           | 160,214.70 |
| 02/19/2026                                     | Deposit                 |       | No  | David, Thomas                       |                                                                    | 1090 Payments to deposit    | 217.50             | 160,432.20 |
| 02/19/2026                                     | Deposit                 |       | No  |                                     |                                                                    | -Split-                     | 3,012.63           | 163,444.83 |
| 02/20/2026                                     | Bill Payment<br>(Check) | 10014 | No  | First Station Media                 |                                                                    | 2000 Accounts Payable (A/P) | -800.00            | 162,644.83 |
| 02/20/2026                                     | Journal Entry           | 29    | No  |                                     | FEB-26: ALMOST SOUTHERN MARINE PURCHASE - 30 AMP TO 110<br>ADAPTER | -Split-                     | -50.00             | 162,594.83 |
| 02/20/2026                                     | Bill Payment<br>(Check) | 10013 | No  | F3 Marina, LLC                      |                                                                    | 2000 Accounts Payable (A/P) | -996.89            | 161,597.94 |
| 02/20/2026                                     | Bill Payment<br>(Check) | 10015 | No  | Founders 3<br>Management<br>Company |                                                                    | 2000 Accounts Payable (A/P) | -4,351.25          | 157,246.69 |
| 02/23/2026                                     | Deposit                 |       | No  | Parker, Dale                        |                                                                    | 1090 Payments to deposit    | 4,610.93           | 161,857.62 |
| 02/23/2026                                     | Journal Entry           | 30    | No  |                                     | FEB-26: EAST 70 FUEL MARKET PRUCHASE - GAS                         | -Split-                     | -48.90             | 161,808.72 |
| 02/24/2026                                     | Journal Entry           | 31    | No  |                                     | FEB-26: HUDDLE HOUSE PURCHASE - LUNCH                              | -Split-                     | -22.02             | 161,786.70 |
| 02/24/2026                                     | Deposit                 |       | No  | Armstrong, John                     |                                                                    | 1090 Payments to deposit    | 450.23             | 162,236.93 |
| 02/25/2026                                     | Journal Entry           | 24    | No  |                                     | FEB-26: CONSTANT CONTACT - MONTHLY SUBSCRIPTION                    | -Split-                     | -55.00             | 162,181.93 |
| 02/27/2026                                     | Bill Payment<br>(Check) | 10019 | No  | Sani-Cans                           | Beaufort Town Docks                                                | 2000 Accounts Payable (A/P) | -225.00            | 161,956.93 |
| 02/27/2026                                     | Bill Payment<br>(Check) | 10017 | No  | Arkansas Flag and<br>Banner, Inc.   | Acct B068397                                                       | 2000 Accounts Payable (A/P) | -1,071.37          | 160,885.56 |
| 02/27/2026                                     | Bill Payment<br>(Check) | 10016 | No  | Ace Marine Rigging &<br>Supply      | Account 2116                                                       | 2000 Accounts Payable (A/P) | -386.59            | 160,498.97 |
| 02/27/2026                                     | Bill Payment<br>(Check) | 10018 | No  | Founders 3<br>Management<br>Company |                                                                    | 2000 Accounts Payable (A/P) | -500.00            | 159,998.97 |
| 02/28/2026                                     | Journal Entry           | 22    | No  |                                     | FEB-26: DOCKWA - DEPOSIT                                           | -Split-                     | 47,020.06          | 207,019.03 |
| <b>Total for 1010 Truist Bank - Operating</b>  |                         |       |     |                                     |                                                                    |                             | <b>\$73,363.18</b> |            |
| 1020 Truist Bank - Petty Cash                  |                         |       |     |                                     |                                                                    |                             |                    |            |
| Beginning Balance                              |                         |       |     |                                     |                                                                    |                             |                    | 100.00     |
| 02/10/2026                                     | Journal Entry           | 25    | No  |                                     | FEB-26: REPLENISH PETTY CASH ACCOUNT                               | -Split-                     | 900.00             | 1,000.00   |
| <b>Total for 1020 Truist Bank - Petty Cash</b> |                         |       |     |                                     |                                                                    |                             | <b>\$900.00</b>    |            |
| <b>Total for 1000 Cash</b>                     |                         |       |     |                                     |                                                                    |                             | <b>\$74,263.18</b> |            |

# Beaufort Town Docks

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## General Ledger

February 2026

| DATE                           | TRANSACTION<br>TYPE | NUM    | ADJ | NAME               | MEMO/DESCRIPTION | SPLIT                                         | AMOUNT    | BALANCE   |
|--------------------------------|---------------------|--------|-----|--------------------|------------------|-----------------------------------------------|-----------|-----------|
| 1100 Accounts Receivable (A/R) |                     |        |     |                    |                  |                                               |           |           |
|                                | Beginning Balance   |        |     |                    |                  |                                               |           | 33,799.57 |
| 02/01/2026                     | Invoice             | BTD81  | No  | Teal, Tim          |                  | -Split-                                       | 775.00    | 34,574.57 |
| 02/01/2026                     | Invoice             | BTD97  | No  | Brown, Maria       |                  | -Split-                                       | 775.00    | 35,349.57 |
| 02/01/2026                     | Invoice             | BTD122 | No  | Honig, Murray      |                  | 4330 Sales - Other:Credit Card Surcharge Fees | 22.75     | 35,372.32 |
| 02/01/2026                     | Payment             |        | No  | Honig, Murray      |                  | 1090 Payments to deposit                      | -672.75   | 34,699.57 |
| 02/01/2026                     | Invoice             | BTD86  | No  | Honig, Murray      |                  | -Split-                                       | 650.00    | 35,349.57 |
| 02/01/2026                     | Invoice             | BTD120 | No  | Davis, Jeremy      |                  | 4330 Sales - Other:Credit Card Surcharge Fees | 23.98     | 35,373.55 |
| 02/01/2026                     | Payment             |        | No  | Davis, Jeremy      |                  | 1090 Payments to deposit                      | -708.98   | 34,664.57 |
| 02/01/2026                     | Invoice             | BTD112 | No  | Davis, Jeremy      |                  | -Split-                                       | 685.00    | 35,349.57 |
| 02/01/2026                     | Invoice             | BTD116 | No  | Shackleford, Buzz  | Voided           | -Split-                                       | 0.00      | 35,349.57 |
| 02/01/2026                     | Invoice             | BTD115 | No  | Simmons, Jason     |                  | -Split-                                       | 435.00    | 35,784.57 |
| 02/01/2026                     | Invoice             | BTD117 | No  | Cunningham, Arthur |                  | -Split-                                       | 555.50    | 36,340.07 |
| 02/01/2026                     | Invoice             | BTD118 | No  | Meehan, Lori       |                  | 4330 Sales - Other:Credit Card Surcharge Fees | 43.96     | 36,384.03 |
| 02/01/2026                     | Payment             |        | No  | Meehan, Lori       |                  | 1090 Payments to deposit                      | -1,299.96 | 35,084.07 |
| 02/01/2026                     | Invoice             | BTD78  | No  | Meehan, Lori       |                  | -Split-                                       | 1,256.00  | 36,340.07 |
| 02/01/2026                     | Payment             |        | No  | Wendt, Peter       |                  | 1090 Payments to deposit                      | -672.75   | 35,667.32 |
| 02/01/2026                     | Invoice             | BTD90  | No  | Wendt, Peter       |                  | -Split-                                       | 650.00    | 36,317.32 |
| 02/01/2026                     | Invoice             | BTD110 | No  | Austin, Daryl      |                  | -Split-                                       | 472.50    | 36,789.82 |
| 02/01/2026                     | Invoice             | BTD95  | No  | Tebbetts, John     |                  | -Split-                                       | 492.50    | 37,282.32 |
| 02/01/2026                     | Invoice             | BTD121 | No  | Sutherland, Kelly  |                  | 4330 Sales - Other:Credit Card Surcharge Fees | 27.13     | 37,309.45 |
| 02/01/2026                     | Payment             |        | No  | Sutherland, Kelly  |                  | 1090 Payments to deposit                      | -802.13   | 36,507.32 |
| 02/01/2026                     | Invoice             | BTD94  | No  | Herndl, Chris      |                  | -Split-                                       | 650.00    | 37,157.32 |
| 02/01/2026                     | Invoice             | BTD92  | No  | Mills, James       |                  | -Split-                                       | 881.00    | 38,038.32 |
| 02/01/2026                     | Invoice             | BTD75  | No  | Pirates Revenge    |                  | -Split-                                       | 675.00    | 38,713.32 |
| 02/01/2026                     | Invoice             | BTD88  | No  | Avolis, John       |                  | -Split-                                       | 1,277.00  | 39,990.32 |
| 02/01/2026                     | Invoice             | BTD80  | No  | Crystal Coast Lady |                  | -Split-                                       | 1,600.00  | 41,590.32 |
| 02/01/2026                     | Invoice             | BTD77  | No  | Barrow, Perry      |                  | -Split-                                       | 945.00    | 42,535.32 |
| 02/01/2026                     | Invoice             | BTD98  | No  | Morris, Robert     |                  | -Split-                                       | 891.00    | 43,426.32 |
| 02/01/2026                     | Invoice             | BTD111 | No  | Dickinson, John    |                  | -Split-                                       | 472.50    | 43,898.82 |
| 02/01/2026                     | Invoice             | BTD83  | No  | Layman, Jamie      |                  | -Split-                                       | 775.00    | 44,673.82 |
| 02/01/2026                     | Invoice             | BTD79  | No  | Gentzkow, Rick     |                  | -Split-                                       | 650.00    | 45,323.82 |
| 02/01/2026                     | Invoice             | BTD101 | No  | Mitiguy, Daniel    |                  | -Split-                                       | 492.50    | 45,816.32 |
| 02/01/2026                     | Invoice             | BTD76  | No  | Brady, Doug        |                  | -Split-                                       | 1,120.00  | 46,936.32 |

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## General Ledger

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| DATE       | TRANSACTION<br>TYPE | NUM    | ADJ | NAME                 | MEMO/DESCRIPTION | SPLIT                                            | AMOUNT    | BALANCE   |
|------------|---------------------|--------|-----|----------------------|------------------|--------------------------------------------------|-----------|-----------|
| 02/01/2026 | Invoice             | BTD87  | No  | Crowell, Andy        |                  | -Split-                                          | 785.50    | 47,721.82 |
| 02/01/2026 | Invoice             | BTD82  | No  | Peterson, Thomas     |                  | -Split-                                          | 650.00    | 48,371.82 |
| 02/01/2026 | Invoice             | BTD84  | No  | Small, Jeff          |                  | -Split-                                          | 650.00    | 49,021.82 |
| 02/01/2026 | Invoice             | BTD85  | No  | Schmitt, Michael     |                  | -Split-                                          | 650.00    | 49,671.82 |
| 02/01/2026 | Invoice             | BTD89  | No  | Romaine, Steve       |                  | -Split-                                          | 880.00    | 50,551.82 |
| 02/01/2026 | Invoice             | BTD91  | No  | Cleary, Pete         |                  | -Split-                                          | 650.00    | 51,201.82 |
| 02/01/2026 | Invoice             | BTD100 | No  | Wanamaker, Greg      |                  | -Split-                                          | 1,214.00  | 52,415.82 |
| 02/01/2026 | Invoice             | BTD99  | No  | Sutherland, Kelly    |                  | -Split-                                          | 775.00    | 53,190.82 |
| 02/01/2026 | Invoice             | BTD93  | No  | Ruscitto, Brandon    |                  | -Split-                                          | 838.00    | 54,028.82 |
| 02/01/2026 | Invoice             | BTD96  | No  | Archambault, Michael |                  | -Split-                                          | 650.00    | 54,678.82 |
| 02/02/2026 | Payment             |        | No  | Tebbetts, John       |                  | 1090 Payments to deposit                         | -509.74   | 54,169.08 |
| 02/02/2026 | Invoice             | BTD125 | No  | Herndl, Chris        |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 22.75     | 54,191.83 |
| 02/02/2026 | Invoice             | BTD128 | No  | Austin, Daryl        |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 16.54     | 54,208.37 |
| 02/02/2026 | Payment             |        | No  | Austin, Daryl        |                  | 1090 Payments to deposit                         | -489.04   | 53,719.33 |
| 02/02/2026 | Payment             |        | No  | Smith, Charleson     |                  | 1090 Payments to deposit                         | -4,634.21 | 49,085.12 |
| 02/02/2026 | Invoice             | BTD124 | No  | Smith, Charleson     |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 156.71    | 49,241.83 |
| 02/02/2026 | Invoice             | BTD123 | No  | Tebbetts, John       |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 17.24     | 49,259.07 |
| 02/02/2026 | Invoice             | BTD129 | No  | Gettier, Scott       |                  | 4040 Sales - Rentals:Slip Rental -<br>Transient  | 5,671.25  | 54,930.32 |
| 02/02/2026 | Payment             | 1146   | No  | Wanamaker, Greg      |                  | 1090 Payments to deposit                         | -1,214.00 | 53,716.32 |
| 02/02/2026 | Payment             |        | No  | Jones, Glen          |                  | 1090 Payments to deposit                         | -802.13   | 52,914.19 |
| 02/02/2026 | Invoice             | BTD127 | No  | Jones, Glen          |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 27.13     | 52,941.32 |
| 02/02/2026 | Invoice             | BTD126 | No  | Jones, Glen          |                  | -Split-                                          | 775.00    | 53,716.32 |
| 02/02/2026 | Payment             |        | No  | Herndl, Chris        |                  | 1090 Payments to deposit                         | -672.75   | 53,043.57 |
| 02/03/2026 | Payment             |        | No  | Small, Jeff          |                  | 1090 Payments to deposit                         | -672.75   | 52,370.82 |
| 02/03/2026 | Payment             |        | No  | Cunningham, Arthur   |                  | 1090 Payments to deposit                         | -574.94   | 51,795.88 |
| 02/03/2026 | Payment             | 116    | No  | Peterson, Thomas     |                  | 1090 Payments to deposit                         | -650.00   | 51,145.88 |
| 02/03/2026 | Payment             |        | No  | Layman, Jamie        |                  | 1090 Payments to deposit                         | -775.00   | 50,370.88 |
| 02/03/2026 | Payment             |        | No  | Schmitt, Michael     |                  | 1090 Payments to deposit                         | -650.00   | 49,720.88 |
| 02/03/2026 | Payment             |        | No  | Archambault, Michael |                  | 1090 Payments to deposit                         | 0.00      | 49,720.88 |
| 02/04/2026 | Payment             |        | No  | Barrow, Perry        |                  | 1090 Payments to deposit                         | -978.08   | 48,742.80 |
| 02/04/2026 | Invoice             | BTD132 | No  | Barrow, Perry        |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 33.08     | 48,775.88 |
| 02/04/2026 | Payment             | 3207   | No  | Brown, Maria         |                  | 1090 Payments to deposit                         | -775.00   | 48,000.88 |

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| DATE       | TRANSACTION<br>TYPE | NUM        | ADJ | NAME                 | MEMO/DESCRIPTION | SPLIT                                            | AMOUNT    | BALANCE   |
|------------|---------------------|------------|-----|----------------------|------------------|--------------------------------------------------|-----------|-----------|
| 02/04/2026 | Invoice             | BTD131     | No  | Small, Jeff          |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 22.75     | 48,023.63 |
| 02/04/2026 | Invoice             | BTD130     | No  | Cunningham, Arthur   |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 19.44     | 48,043.07 |
| 02/04/2026 | Payment             |            | No  | Mills, James         |                  | 1090 Payments to deposit                         | -882.00   | 47,161.07 |
| 02/05/2026 | Invoice             | BTD134     | No  | Hague, Barry         |                  | -Split-                                          | 236.25    | 47,397.32 |
| 02/05/2026 | Invoice             | BTD133     | No  | Simmons, Jason       |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 15.23     | 47,412.55 |
| 02/05/2026 | Payment             |            | No  | Simmons, Jason       |                  | 1090 Payments to deposit                         | -450.23   | 46,962.32 |
| 02/06/2026 | Payment             |            | No  | Hague, Barry         |                  | 1090 Payments to deposit                         | -244.52   | 46,717.80 |
| 02/06/2026 | Payment             |            | No  | Archambault, Michael |                  | 1090 Payments to deposit                         | -650.00   | 46,067.80 |
| 02/06/2026 | Payment             | 0231848262 | No  | Romaine, Steve       |                  | 1090 Payments to deposit                         | -880.00   | 45,187.80 |
| 02/06/2026 | Invoice             | BTD135     | No  | Hague, Barry         |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 8.27      | 45,196.07 |
| 02/07/2026 | Invoice             | BTD136     | No  | Ruscitto, Brandon    |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 29.33     | 45,225.40 |
| 02/07/2026 | Payment             |            | No  | Ruscitto, Brandon    |                  | 1090 Payments to deposit                         | -867.33   | 44,358.07 |
| 02/08/2026 | Invoice             | BTD137     | No  | Pirates Revenge      |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 23.63     | 44,381.70 |
| 02/08/2026 | Payment             |            | No  | Pirates Revenge      |                  | 1090 Payments to deposit                         | -698.63   | 43,683.07 |
| 02/09/2026 | Invoice             | BTD138     | No  | M4 Sport Fish        |                  | 4040 Sales - Rentals:Slip Rental -<br>Transient  | 6,177.50  | 49,860.57 |
| 02/09/2026 | Payment             | 104        | No  | Cleary, Pete         |                  | 1090 Payments to deposit                         | -650.00   | 49,210.57 |
| 02/09/2026 | Payment             |            | No  | Gentzkow, Rick       |                  | 1090 Payments to deposit                         | -650.00   | 48,560.57 |
| 02/09/2026 | Payment             | 0301364387 | No  | Morris, Robert       |                  | 1090 Payments to deposit                         | -891.00   | 47,669.57 |
| 02/10/2026 | Invoice             | BTD139     | No  | Crystal Coast Lady   |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 56.00     | 47,725.57 |
| 02/10/2026 | Payment             | 913173362  | No  | Gimma, Joseph        |                  | 1090 Payments to deposit                         | -775.00   | 46,950.57 |
| 02/10/2026 | Payment             |            | No  | Crystal Coast Lady   |                  | 1090 Payments to deposit                         | -1,656.00 | 45,294.57 |
| 02/11/2026 | Payment             | 113        | No  | Brady, Doug          |                  | 1090 Payments to deposit                         | -2,240.00 | 43,054.57 |
| 02/11/2026 | Payment             |            | No  | Mitiguy, Daniel      |                  | 1090 Payments to deposit                         | -1,019.48 | 42,035.09 |
| 02/11/2026 | Invoice             | BTD141     | No  | Mitiguy, Daniel      |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 34.48     | 42,069.57 |
| 02/11/2026 | Invoice             | BTD140     | No  | Mothershed, Robb     |                  | 4040 Sales - Rentals:Slip Rental -<br>Transient  | 3,082.50  | 45,152.07 |
| 02/12/2026 | Payment             |            | No  | Mothershed, Robb     |                  | 1090 Payments to deposit                         | -3,190.39 | 41,961.68 |
| 02/12/2026 | Invoice             | BTD142     | No  | Teal, Tim            |                  | 4330 Sales - Other:Credit Card<br>Surcharge Fees | 27.13     | 41,988.81 |
| 02/12/2026 | Payment             |            | No  | Teal, Tim            |                  | 1090 Payments to deposit                         | -802.13   | 41,186.68 |
| 02/12/2026 | Invoice             | BTD143     | No  | Mothershed, Robb     |                  | 4330 Sales - Other:Credit Card                   | 107.89    | 41,294.57 |

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| DATE       | TRANSACTION<br>TYPE | NUM        | ADJ | NAME             | MEMO/DESCRIPTION | SPLIT                                                          | AMOUNT     | BALANCE   |
|------------|---------------------|------------|-----|------------------|------------------|----------------------------------------------------------------|------------|-----------|
|            |                     |            |     |                  |                  | Surcharge Fees                                                 |            |           |
| 02/13/2026 | Payment             | 0000995005 | No  | Weaver, Karl     |                  | 1090 Payments to deposit                                       | -11,640.00 | 29,654.57 |
| 02/16/2026 | Invoice             | BTD146     | No  | Fallon, Brian    |                  | 4040 Sales - Rentals:Slip Rental -<br>Transient                | 0.00       | 29,654.57 |
| 02/16/2026 | Invoice             | BTD149     | No  | Ohara, Tom       | Voided           | 4040 Sales - Rentals:Slip Rental -<br>Transient                | 0.00       | 29,654.57 |
| 02/16/2026 | Invoice             | BTD148     | No  | Parker, Dale     |                  | 4040 Sales - Rentals:Slip Rental -<br>Transient                | 4,455.00   | 34,109.57 |
| 02/16/2026 | Invoice             | BTD147     | No  | Klar, Neal       |                  | 4040 Sales - Rentals:Slip Rental -<br>Transient                | 0.00       | 34,109.57 |
| 02/17/2026 | Invoice             | BTD156     | No  | Falgout, Roy     |                  | 4330 Sales - Other:Credit Card                                 | 24.19      | 34,133.76 |
| 02/17/2026 | Invoice             | BTD153     | No  | Ohara, Tom       |                  | Surcharge Fees<br>4330 Sales - Other:Credit Card               | 10.58      | 34,144.34 |
| 02/17/2026 | Invoice             | BTD150     | No  | Falgout, Roy     |                  | Surcharge Fees<br>4010 Sales - Rentals:Slip Rental -<br>Annual | 691.00     | 34,835.34 |
| 02/17/2026 | Invoice             | BTD154     | No  | Ohara, Tom       |                  | -Split-                                                        | 302.25     | 35,137.59 |
| 02/17/2026 | Invoice             | BTD151     | No  | Falgout, Roy     |                  | 4010 Sales - Rentals:Slip Rental -<br>Annual                   | 1,132.00   | 36,269.59 |
| 02/17/2026 | Invoice             | BTD152     | No  | Crowell, Andy    |                  | 4330 Sales - Other:Credit Card                                 | 27.49      | 36,297.08 |
| 02/17/2026 | Payment             |            | No  | Falgout, Roy     |                  | Surcharge Fees<br>1090 Payments to deposit                     | -715.19    | 35,581.89 |
| 02/17/2026 | Invoice             | BTD155     | No  | Falgout, Roy     |                  | 4330 Sales - Other:Credit Card                                 | 39.62      | 35,621.51 |
| 02/17/2026 | Payment             |            | No  | Crowell, Andy    |                  | Surcharge Fees<br>1090 Payments to deposit                     | -812.99    | 34,808.52 |
| 02/17/2026 | Payment             |            | No  | Ohara, Tom       |                  | 1090 Payments to deposit                                       | -312.83    | 34,495.69 |
| 02/17/2026 | Payment             |            | No  | Falgout, Roy     |                  | 1090 Payments to deposit                                       | -1,171.62  | 33,324.07 |
| 02/18/2026 | Invoice             | BTD158     | No  | David, Thomas    |                  | 4040 Sales - Rentals:Slip Rental -<br>Transient                | 217.50     | 33,541.57 |
| 02/19/2026 | Payment             | 1097       | No  | David, Thomas    |                  | 1090 Payments to deposit                                       | -217.50    | 33,324.07 |
| 02/19/2026 | Invoice             | BTD159     | No  | Parker, Dale     |                  | 4330 Sales - Other:Credit Card                                 | 155.93     | 33,480.00 |
| 02/19/2026 | Payment             |            | No  | Parker, Dale     |                  | Surcharge Fees<br>1090 Payments to deposit                     | -4,610.93  | 28,869.07 |
| 02/20/2026 | Payment             |            | No  | Armstrong, John  |                  | 1090 Payments to deposit                                       | -450.23    | 28,418.84 |
| 02/20/2026 | Invoice             | BTD161     | No  | Armstrong, John  |                  | 4330 Sales - Other:Credit Card                                 | 15.23      | 28,434.07 |
| 02/20/2026 | Invoice             | BTD162     | No  | Armstrong, John  |                  | Surcharge Fees<br>-Split-                                      | 435.00     | 28,869.07 |
| 02/21/2026 | Invoice             | BTD163     | No  | Tempest, Michael |                  | 4040 Sales - Rentals:Slip Rental -<br>Transient                | 0.00       | 28,869.07 |
| 02/24/2026 | Invoice             | BTD164     | No  | Gimma, Joseph    |                  | 4040 Sales - Rentals:Slip Rental -                             | 775.00     | 29,644.07 |

# Beaufort Town Docks

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| DATE                                            | TRANSACTION<br>TYPE | NUM  | ADJ | NAME                 | MEMO/DESCRIPTION                           | SPLIT                             | AMOUNT                    | BALANCE   |
|-------------------------------------------------|---------------------|------|-----|----------------------|--------------------------------------------|-----------------------------------|---------------------------|-----------|
| 02/28/2026                                      | Journal Entry       | 22   | No  |                      | FEB-26: DOCKWA - ACCRUAL ACCOUNTING REPORT | Transient<br>-Split-              | 33,008.41                 | 62,652.48 |
| 02/28/2026                                      | Journal Entry       | 22   | No  |                      | FEB-26: DOCKWA - AR                        | -Split-                           | -49,574.03                | 13,078.45 |
| 02/28/2026                                      | Payment             |      | No  | Dockwa               |                                            | -Split-                           |                           | 13,078.45 |
| <b>Total for 1100 Accounts Receivable (A/R)</b> |                     |      |     |                      |                                            |                                   | <b>\$ -<br/>20,721.12</b> |           |
| 1090 Payments to deposit                        |                     |      |     |                      |                                            |                                   |                           |           |
| 02/01/2026                                      | Deposit             |      | No  |                      | Voided                                     | 1010 Cash:Truist Bank - Operating | 0.00                      | 0.00      |
| 02/01/2026                                      | Deposit             |      | No  |                      | Voided                                     | 1010 Cash:Truist Bank - Operating | 0.00                      | 0.00      |
| 02/01/2026                                      | Payment             |      | No  | Meehan, Lori         |                                            | 1100 Accounts Receivable (A/R)    | 1,299.96                  | 1,299.96  |
| 02/01/2026                                      | Payment             |      | No  | Wendt, Peter         |                                            | 1100 Accounts Receivable (A/R)    | 672.75                    | 1,972.71  |
| 02/01/2026                                      | Payment             |      | No  | Davis, Jeremy        |                                            | 1100 Accounts Receivable (A/R)    | 708.98                    | 2,681.69  |
| 02/01/2026                                      | Payment             |      | No  | Sutherland, Kelly    |                                            | 1100 Accounts Receivable (A/R)    | 802.13                    | 3,483.82  |
| 02/01/2026                                      | Payment             |      | No  | Honig, Murray        |                                            | 1100 Accounts Receivable (A/R)    | 672.75                    | 4,156.57  |
| 02/01/2026                                      | Deposit             |      | No  | Archambault, Michael | Voided                                     | 1010 Cash:Truist Bank - Operating | 0.00                      | 4,156.57  |
| 02/02/2026                                      | Payment             |      | No  | Smith, Charleson     |                                            | 1100 Accounts Receivable (A/R)    | 4,634.21                  | 8,790.78  |
| 02/02/2026                                      | Payment             | 1146 | No  | Wanamaker, Greg      |                                            | 1100 Accounts Receivable (A/R)    | 1,214.00                  | 10,004.78 |
| 02/02/2026                                      | Payment             |      | No  | Austin, Daryl        |                                            | 1100 Accounts Receivable (A/R)    | 489.04                    | 10,493.82 |
| 02/02/2026                                      | Payment             |      | No  | Jones, Glen          |                                            | 1100 Accounts Receivable (A/R)    | 802.13                    | 11,295.95 |
| 02/02/2026                                      | Payment             |      | No  | Herndl, Chris        |                                            | 1100 Accounts Receivable (A/R)    | 672.75                    | 11,968.70 |
| 02/02/2026                                      | Payment             |      | No  | Tebbetts, John       |                                            | 1100 Accounts Receivable (A/R)    | 509.74                    | 12,478.44 |
| 02/03/2026                                      | Deposit             |      | No  | Wanamaker, Greg      |                                            | 1010 Cash:Truist Bank - Operating | -1,214.00                 | 11,264.44 |
| 02/03/2026                                      | Payment             |      | No  | Cunningham, Arthur   |                                            | 1100 Accounts Receivable (A/R)    | 574.94                    | 11,839.38 |
| 02/03/2026                                      | Payment             |      | No  | Archambault, Michael | Voided                                     | 1100 Accounts Receivable (A/R)    | 0.00                      | 11,839.38 |
| 02/03/2026                                      | Deposit             |      | No  | Schmitt, Michael     |                                            | 1010 Cash:Truist Bank - Operating | -650.00                   | 11,189.38 |
| 02/03/2026                                      | Payment             |      | No  | Schmitt, Michael     |                                            | 1100 Accounts Receivable (A/R)    | 650.00                    | 11,839.38 |
| 02/03/2026                                      | Deposit             |      | No  | Peterson, Thomas     |                                            | 1010 Cash:Truist Bank - Operating | -650.00                   | 11,189.38 |
| 02/03/2026                                      | Payment             | 116  | No  | Peterson, Thomas     |                                            | 1100 Accounts Receivable (A/R)    | 650.00                    | 11,839.38 |
| 02/03/2026                                      | Deposit             |      | No  | Layman, Jamie        |                                            | 1010 Cash:Truist Bank - Operating | -775.00                   | 11,064.38 |
| 02/03/2026                                      | Deposit             |      | No  |                      |                                            | 1010 Cash:Truist Bank - Operating | -672.75                   | 10,391.63 |
| 02/03/2026                                      | Deposit             |      | No  |                      |                                            | 1010 Cash:Truist Bank - Operating | -802.13                   | 9,589.50  |
| 02/03/2026                                      | Deposit             |      | No  |                      |                                            | 1010 Cash:Truist Bank - Operating | -708.98                   | 8,880.52  |
| 02/03/2026                                      | Deposit             |      | No  |                      |                                            | 1010 Cash:Truist Bank - Operating | -672.75                   | 8,207.77  |
| 02/03/2026                                      | Deposit             |      | No  |                      |                                            | 1010 Cash:Truist Bank - Operating | -1,299.96                 | 6,907.81  |
| 02/03/2026                                      | Payment             |      | No  | Small, Jeff          |                                            | 1100 Accounts Receivable (A/R)    | 672.75                    | 7,580.56  |
| 02/03/2026                                      | Payment             |      | No  | Layman, Jamie        |                                            | 1100 Accounts Receivable (A/R)    | 775.00                    | 8,355.56  |
| 02/04/2026                                      | Payment             |      | No  | Mills, James         |                                            | 1100 Accounts Receivable (A/R)    | 882.00                    | 9,237.56  |
| 02/04/2026                                      | Payment             |      | No  | Barrow, Perry        |                                            | 1100 Accounts Receivable (A/R)    | 978.08                    | 10,215.64 |

# Beaufort Town Docks

## General Ledger

February 2026

| DATE       | TRANSACTION<br>TYPE | NUM        | ADJ | NAME                 | MEMO/DESCRIPTION | SPLIT                             | AMOUNT    | BALANCE  |
|------------|---------------------|------------|-----|----------------------|------------------|-----------------------------------|-----------|----------|
| 02/04/2026 | Deposit             |            | No  |                      |                  | 1010 Cash:Truist Bank - Operating | -489.04   | 9,726.60 |
| 02/04/2026 | Deposit             |            | No  |                      |                  | 1010 Cash:Truist Bank - Operating | -4,634.21 | 5,092.39 |
| 02/04/2026 | Deposit             |            | No  |                      |                  | 1010 Cash:Truist Bank - Operating | -509.74   | 4,582.65 |
| 02/04/2026 | Deposit             |            | No  |                      |                  | 1010 Cash:Truist Bank - Operating | -802.13   | 3,780.52 |
| 02/04/2026 | Deposit             |            | No  |                      |                  | 1010 Cash:Truist Bank - Operating | -672.75   | 3,107.77 |
| 02/04/2026 | Payment             | 3207       | No  | Brown, Maria         |                  | 1100 Accounts Receivable (A/R)    | 775.00    | 3,882.77 |
| 02/05/2026 | Deposit             |            | No  | Brown, Maria         |                  | 1010 Cash:Truist Bank - Operating | -775.00   | 3,107.77 |
| 02/05/2026 | Deposit             |            | No  |                      |                  | 1010 Cash:Truist Bank - Operating | -672.75   | 2,435.02 |
| 02/05/2026 | Deposit             |            | No  |                      |                  | 1010 Cash:Truist Bank - Operating | -574.94   | 1,860.08 |
| 02/05/2026 | Payment             |            | No  | Simmons, Jason       |                  | 1100 Accounts Receivable (A/R)    | 450.23    | 2,310.31 |
| 02/05/2026 | Deposit             |            | No  | Mills, James         |                  | 1010 Cash:Truist Bank - Operating | -882.00   | 1,428.31 |
| 02/06/2026 | Deposit             |            | No  | Barrow, Perry        |                  | 1010 Cash:Truist Bank - Operating | -978.08   | 450.23   |
| 02/06/2026 | Deposit             |            | No  | Romaine, Steve       |                  | 1010 Cash:Truist Bank - Operating | -880.00   | -429.77  |
| 02/06/2026 | Payment             |            | No  | Hague, Barry         |                  | 1100 Accounts Receivable (A/R)    | 244.52    | -185.25  |
| 02/06/2026 | Payment             | 0231848262 | No  | Romaine, Steve       |                  | 1100 Accounts Receivable (A/R)    | 880.00    | 694.75   |
| 02/06/2026 | Deposit             |            | No  | Archambault, Michael |                  | 1010 Cash:Truist Bank - Operating | -650.00   | 44.75    |
| 02/06/2026 | Payment             |            | No  | Archambault, Michael |                  | 1100 Accounts Receivable (A/R)    | 650.00    | 694.75   |
| 02/07/2026 | Payment             |            | No  | Ruscitto, Brandon    |                  | 1100 Accounts Receivable (A/R)    | 867.33    | 1,562.08 |
| 02/08/2026 | Payment             |            | No  | Pirates Revenge      |                  | 1100 Accounts Receivable (A/R)    | 698.63    | 2,260.71 |
| 02/09/2026 | Payment             |            | No  | Gentzkow, Rick       |                  | 1100 Accounts Receivable (A/R)    | 650.00    | 2,910.71 |
| 02/09/2026 | Deposit             |            | No  | Gentzkow, Rick       |                  | 1010 Cash:Truist Bank - Operating | -650.00   | 2,260.71 |
| 02/09/2026 | Deposit             |            | No  | Morris, Robert       |                  | 1010 Cash:Truist Bank - Operating | -891.00   | 1,369.71 |
| 02/09/2026 | Payment             | 0301364387 | No  | Morris, Robert       |                  | 1100 Accounts Receivable (A/R)    | 891.00    | 2,260.71 |
| 02/09/2026 | Deposit             |            | No  | Simmons, Jason       |                  | 1010 Cash:Truist Bank - Operating | -450.23   | 1,810.48 |
| 02/09/2026 | Payment             | 104        | No  | Cleary, Pete         |                  | 1100 Accounts Receivable (A/R)    | 650.00    | 2,460.48 |
| 02/09/2026 | Deposit             |            | No  | Cleary, Pete         |                  | 1010 Cash:Truist Bank - Operating | -650.00   | 1,810.48 |
| 02/10/2026 | Deposit             |            | No  | Ruscitto, Brandon    |                  | 1010 Cash:Truist Bank - Operating | -867.33   | 943.15   |
| 02/10/2026 | Payment             |            | No  | Crystal Coast Lady   |                  | 1100 Accounts Receivable (A/R)    | 1,656.00  | 2,599.15 |
| 02/10/2026 | Deposit             |            | No  | Gimma, Joseph        |                  | 1010 Cash:Truist Bank - Operating | -775.00   | 1,824.15 |
| 02/10/2026 | Payment             | 913173362  | No  | Gimma, Joseph        |                  | 1100 Accounts Receivable (A/R)    | 775.00    | 2,599.15 |
| 02/10/2026 | Deposit             |            | No  | Hague, Barry         |                  | 1010 Cash:Truist Bank - Operating | -244.52   | 2,354.63 |
| 02/11/2026 | Deposit             |            | No  | Pirates Revenge      |                  | 1010 Cash:Truist Bank - Operating | -698.63   | 1,656.00 |
| 02/11/2026 | Payment             |            | No  | Mitiguy, Daniel      |                  | 1100 Accounts Receivable (A/R)    | 1,019.48  | 2,675.48 |
| 02/11/2026 | Deposit             |            | No  | Brady, Doug          |                  | 1010 Cash:Truist Bank - Operating | -2,240.00 | 435.48   |
| 02/11/2026 | Payment             | 113        | No  | Brady, Doug          |                  | 1100 Accounts Receivable (A/R)    | 2,240.00  | 2,675.48 |
| 02/12/2026 | Payment             |            | No  | Mothershed, Robb     |                  | 1100 Accounts Receivable (A/R)    | 3,190.39  | 5,865.87 |
| 02/12/2026 | Deposit             |            | No  | Crystal Coast Lady   |                  | 1010 Cash:Truist Bank - Operating | -1,656.00 | 4,209.87 |
| 02/12/2026 | Payment             |            | No  | Teal, Tim            |                  | 1100 Accounts Receivable (A/R)    | 802.13    | 5,012.00 |

# Beaufort Town Docks

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## General Ledger

February 2026

| DATE                                      | TRANSACTION<br>TYPE | NUM        | ADJ | NAME                          | MEMO/DESCRIPTION                            | SPLIT                             | AMOUNT              | BALANCE   |
|-------------------------------------------|---------------------|------------|-----|-------------------------------|---------------------------------------------|-----------------------------------|---------------------|-----------|
| 02/13/2026                                | Deposit             |            | No  | Mitiguy, Daniel               |                                             | 1010 Cash:Truist Bank - Operating | -1,019.48           | 3,992.52  |
| 02/13/2026                                | Payment             | 0000995005 | No  | Weaver, Karl                  |                                             | 1100 Accounts Receivable (A/R)    | 11,640.00           | 15,632.52 |
| 02/13/2026                                | Deposit             |            | No  | Weaver, Karl                  |                                             | 1010 Cash:Truist Bank - Operating | -11,640.00          | 3,992.52  |
| 02/17/2026                                | Payment             |            | No  | Falgout, Roy                  |                                             | 1100 Accounts Receivable (A/R)    | 1,171.62            | 5,164.14  |
| 02/17/2026                                | Payment             |            | No  | Crowell, Andy                 |                                             | 1100 Accounts Receivable (A/R)    | 812.99              | 5,977.13  |
| 02/17/2026                                | Deposit             |            | No  | Teal, Tim                     |                                             | 1010 Cash:Truist Bank - Operating | -802.13             | 5,175.00  |
| 02/17/2026                                | Payment             |            | No  | Falgout, Roy                  |                                             | 1100 Accounts Receivable (A/R)    | 715.19              | 5,890.19  |
| 02/17/2026                                | Payment             |            | No  | Ohara, Tom                    |                                             | 1100 Accounts Receivable (A/R)    | 312.83              | 6,203.02  |
| 02/18/2026                                | Deposit             |            | No  | Mothershed, Robb              |                                             | 1010 Cash:Truist Bank - Operating | -3,190.39           | 3,012.63  |
| 02/19/2026                                | Payment             |            | No  | Parker, Dale                  |                                             | 1100 Accounts Receivable (A/R)    | 4,610.93            | 7,623.56  |
| 02/19/2026                                | Deposit             |            | No  |                               |                                             | 1010 Cash:Truist Bank - Operating | -715.19             | 6,908.37  |
| 02/19/2026                                | Deposit             |            | No  |                               |                                             | 1010 Cash:Truist Bank - Operating | -812.99             | 6,095.38  |
| 02/19/2026                                | Deposit             |            | No  |                               |                                             | 1010 Cash:Truist Bank - Operating | -1,171.62           | 4,923.76  |
| 02/19/2026                                | Deposit             |            | No  |                               |                                             | 1010 Cash:Truist Bank - Operating | -312.83             | 4,610.93  |
| 02/19/2026                                | Deposit             |            | No  | David, Thomas                 |                                             | 1010 Cash:Truist Bank - Operating | -217.50             | 4,393.43  |
| 02/19/2026                                | Payment             | 1097       | No  | David, Thomas                 |                                             | 1100 Accounts Receivable (A/R)    | 217.50              | 4,610.93  |
| 02/20/2026                                | Payment             |            | No  | Armstrong, John               |                                             | 1100 Accounts Receivable (A/R)    | 450.23              | 5,061.16  |
| 02/23/2026                                | Deposit             |            | No  | Parker, Dale                  |                                             | 1010 Cash:Truist Bank - Operating | -4,610.93           | 450.23    |
| 02/24/2026                                | Deposit             |            | No  | Armstrong, John               |                                             | 1010 Cash:Truist Bank - Operating | -450.23             | 0.00      |
| <b>Total for 1090 Payments to deposit</b> |                     |            |     |                               |                                             |                                   | <b>\$0.00</b>       |           |
| 1310 Prepaid Expenses                     |                     |            |     |                               |                                             |                                   |                     |           |
| Beginning Balance                         |                     |            |     |                               |                                             |                                   |                     | 2,965.78  |
| 02/01/2026                                | Journal Entry       | 32         | No  |                               | FEB-26: RECOGNIZE PPD INVOICES              | -Split-                           | -865.02             | 2,100.76  |
| 02/01/2026                                | Bill                | 691063     | No  | First Station Media           | Q1 2026 - Quarterly Billing                 | 2000 Accounts Payable (A/P)       | 800.00              | 2,900.76  |
| <b>Total for 1310 Prepaid Expenses</b>    |                     |            |     |                               |                                             |                                   | <b>\$ -65.02</b>    |           |
| 1320 Prepaid Insurance                    |                     |            |     |                               |                                             |                                   |                     |           |
| Beginning Balance                         |                     |            |     |                               |                                             |                                   |                     | 46,909.96 |
| 02/01/2026                                | Journal Entry       | 33         | No  |                               | FEB-26: RECOGNIZE PREPAID INSURANCE EXPENSE | -Split-                           | -4,264.54           | 42,645.42 |
| <b>Total for 1320 Prepaid Insurance</b>   |                     |            |     |                               |                                             |                                   | <b>\$ -4,264.54</b> |           |
| 2000 Accounts Payable (A/P)               |                     |            |     |                               |                                             |                                   |                     |           |
| Beginning Balance                         |                     |            |     |                               |                                             |                                   |                     | 16,916.49 |
| 02/01/2026                                | Bill                | 0157661-IN | No  | Founders 3 Management Company | January 2026 Payroll                        | -Split-                           | 4,351.25            | 21,267.74 |
| 02/01/2026                                | Bill                | 691063     | No  | First Station Media           | Q1 2026                                     | 1310 Prepaid Expenses             | 800.00              | 22,067.74 |

# Beaufort Town Docks

## General Ledger

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| DATE       | TRANSACTION<br>TYPE     | NUM                    | ADJ | NAME                                | MEMO/DESCRIPTION                               | SPLIT                                             | AMOUNT     | BALANCE   |
|------------|-------------------------|------------------------|-----|-------------------------------------|------------------------------------------------|---------------------------------------------------|------------|-----------|
| 02/01/2026 | Bill                    | 0000162-IN             | No  | F3 Marina, LLC                      | January 2026 - Corrected Invoice               | 6740 Legal & Professional<br>Fees:Management Fees | 996.89     | 23,064.63 |
| 02/05/2026 | Bill                    | 910194703852<br>2.5.26 | No  | Duke Energy - Auto<br>Pay           | Account 9101 9470 3852 Auto Pay - January 2026 | 6110 Utilities:Electricity                        | 325.98     | 23,390.61 |
| 02/05/2026 | Bill                    | 0157499-IN             | No  | Founders 3<br>Management<br>Company | February 2026                                  | 6590 General &<br>Administrative:Office Supplies  | 84.00      | 23,474.61 |
| 02/05/2026 | Bill                    | 910194683897<br>2.5.26 | No  | Duke Energy - Auto<br>Pay           | Account 9101 9468 3897 Auto Pay - January 2026 | 6110 Utilities:Electricity                        | 44.08      | 23,518.69 |
| 02/05/2026 | Bill                    | 910194694345<br>2.5.26 | No  | Duke Energy - Auto<br>Pay           | Account 9101 9469 4345 Auto Pay - January 2026 | 6110 Utilities:Electricity                        | 2,367.23   | 25,885.92 |
| 02/05/2026 | Bill                    | 910194696785<br>2.5.26 | No  | Duke Energy - Auto<br>Pay           | Account 9101 9469 6785 Auto Pay - January 2026 | 6110 Utilities:Electricity                        | 701.41     | 26,587.33 |
| 02/05/2026 | Bill                    | 910194698919<br>2.5.26 | No  | Duke Energy - Auto<br>Pay           | Account 9101 9469 8919 Auto Pay - January 2026 | 6110 Utilities:Electricity                        | 713.22     | 27,300.55 |
| 02/05/2026 | Bill                    | 910194699374<br>2.5.26 | No  | Duke Energy - Auto<br>Pay           | Account 9101 9469 9374 Auto Pay - January 2026 | 6110 Utilities:Electricity                        | 104.65     | 27,405.20 |
| 02/05/2026 | Bill                    | 910194709105<br>2.5.26 | No  | Duke Energy - Auto<br>Pay           | Account 9101 9470 9105 Auto Pay - January 2026 | 6110 Utilities:Electricity                        | 66.60      | 27,471.80 |
| 02/05/2026 | Bill                    | 910194706251<br>2.5.26 | No  | Duke Energy - Auto<br>Pay           | Account 9101 9470 6251 Auto Pay - January 2026 | 6110 Utilities:Electricity                        | 710.94     | 28,182.74 |
| 02/05/2026 | Bill                    | 910194701371<br>2.5.26 | No  | Duke Energy - Auto<br>Pay           | Account 9101 9470 1371 Auto Pay - January 2026 | 6110 Utilities:Electricity                        | 53.71      | 28,236.45 |
| 02/05/2026 | Bill                    | 910194703753<br>2.5.26 | No  | Duke Energy - Auto<br>Pay           | Account 9101 9470 3753 Auto Pay - January 2026 | 6110 Utilities:Electricity                        | 264.03     | 28,500.48 |
| 02/05/2026 | Bill                    | 910194692418<br>2.5.26 | No  | Duke Energy - Auto<br>Pay           | Account 9101 9469 2418 Auto Pay - January 2026 | 6110 Utilities:Electricity                        | 199.22     | 28,699.70 |
| 02/05/2026 | Bill                    | 910194694452<br>2.5.26 | No  | Duke Energy - Auto<br>Pay           | Account 9101 9469 4452 Auto Pay - January 2026 | 6110 Utilities:Electricity                        | 306.83     | 29,006.53 |
| 02/05/2026 | Bill                    | 910194702257<br>2.5.26 | No  | Duke Energy - Auto<br>Pay           | Account 9101 9470 2257 Auto Pay - January 2026 | 6110 Utilities:Electricity                        | 440.39     | 29,446.92 |
| 02/05/2026 | Bill                    | 910194712176<br>2.5.26 | No  | Duke Energy - Auto<br>Pay           | Account 9101 9471 2176 Auto Pay - January 2026 | 6110 Utilities:Electricity                        | 87.99      | 29,534.91 |
| 02/05/2026 | Bill                    | 910194702843<br>2.5.26 | No  | Duke Energy - Auto<br>Pay           | Account 9101 9470 2843 Auto Pay - January 2026 | 6110 Utilities:Electricity                        | 315.97     | 29,850.88 |
| 02/05/2026 | Bill                    | 910194693758<br>2.5.26 | No  | Duke Energy - Auto<br>Pay           | Account 9101 9469 3758 Auto Pay - January 2026 | 6110 Utilities:Electricity                        | 650.51     | 30,501.39 |
| 02/05/2026 | Bill                    | 910194690763<br>2.5.26 | No  | Duke Energy - Auto<br>Pay           | Account 9101 9469 0763 Auto Pay - January 2026 | 6110 Utilities:Electricity                        | 161.14     | 30,662.53 |
| 02/06/2026 | Bill Payment<br>(Check) | 10010                  | No  | Founders 3<br>Management            |                                                | 1010 Cash:Truist Bank - Operating                 | -16,458.62 | 14,203.91 |

# Beaufort Town Docks

## General Ledger

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| DATE       | TRANSACTION<br>TYPE     | NUM           | ADJ | NAME                                | MEMO/DESCRIPTION                                       | SPLIT                                     | AMOUNT    | BALANCE   |
|------------|-------------------------|---------------|-----|-------------------------------------|--------------------------------------------------------|-------------------------------------------|-----------|-----------|
|            |                         |               |     | Company                             |                                                        |                                           |           |           |
| 02/10/2026 | Bill Payment<br>(Check) | ACH02102026   | No  | Town of Beaufort -<br>Auto Pay      |                                                        | 1010 Cash:Truist Bank - Operating         | -457.87   | 13,746.04 |
| 02/13/2026 | Bill Payment<br>(Check) | 10012         | No  | Founders 3<br>Management<br>Company |                                                        | 1010 Cash:Truist Bank - Operating         | -84.00    | 13,662.04 |
| 02/13/2026 | Bill Payment<br>(Check) | 10011         | No  | F3 Marina, LLC                      |                                                        | -Split-                                   | 0.00      | 13,662.04 |
| 02/17/2026 | Bill                    | 0050326021726 | No  | Spectrum Business<br>x0326          | Account 8349 11 020 0050329 Service 2.17.26 to 3.16.26 | -Split-                                   | 246.01    | 13,908.05 |
| 02/18/2026 | Bill                    | 0679810-IN    | No  | Arkansas Flag and<br>Banner, Inc.   | Flags                                                  | 6310 Repairs & Maintenance:R&M<br>- Docks | 199.13    | 14,107.18 |
| 02/19/2026 | Bill                    | 5007          | No  | Sani-Cans                           | February 2026                                          | 6150 Utilities:Trash & Recycling          | 225.00    | 14,332.18 |
| 02/19/2026 | Bill                    | 0679833-IN    | No  | Arkansas Flag and<br>Banner, Inc.   | Flags                                                  | 6310 Repairs & Maintenance:R&M<br>- Docks | 872.24    | 15,204.42 |
| 02/20/2026 | Bill                    | 2587          | No  | Finished Works, Inc.                | Photo Shoot                                            | 6600 Marketing                            | 700.00    | 15,904.42 |
| 02/20/2026 | Bill Payment<br>(Check) | 10015         | No  | Founders 3<br>Management<br>Company |                                                        | 1010 Cash:Truist Bank - Operating         | -4,351.25 | 11,553.17 |
| 02/20/2026 | Bill Payment<br>(Check) | 10013         | No  | F3 Marina, LLC                      |                                                        | 1010 Cash:Truist Bank - Operating         | -996.89   | 10,556.28 |
| 02/20/2026 | Bill Payment<br>(Check) | 10014         | No  | First Station Media                 |                                                        | 1010 Cash:Truist Bank - Operating         | -800.00   | 9,756.28  |
| 02/24/2026 | Bill                    | 0157673-IN    | No  | Founders 3<br>Management<br>Company | February 2026                                          | 6630 Marketing:Social Media               | 500.00    | 10,256.28 |
| 02/25/2026 | Bill                    | 157070        | No  | Ace Marine Rigging &<br>Supply      | PO Docks 225                                           | 6310 Repairs & Maintenance:R&M<br>- Docks | 24.55     | 10,280.83 |
| 02/25/2026 | Bill                    | 157068        | No  | Ace Marine Rigging &<br>Supply      | PO Docks 225                                           | 6310 Repairs & Maintenance:R&M<br>- Docks | 160.82    | 10,441.65 |
| 02/25/2026 | Bill                    | 157072        | No  | Ace Marine Rigging &<br>Supply      | PO Docks/2/25                                          | 6310 Repairs & Maintenance:R&M<br>- Docks | 201.22    | 10,642.87 |
| 02/27/2026 | Bill Payment<br>(Check) | 10016         | No  | Ace Marine Rigging &<br>Supply      |                                                        | 1010 Cash:Truist Bank - Operating         | -386.59   | 10,256.28 |
| 02/27/2026 | Bill Payment<br>(Check) | 10018         | No  | Founders 3<br>Management<br>Company |                                                        | 1010 Cash:Truist Bank - Operating         | -500.00   | 9,756.28  |
| 02/27/2026 | Bill Payment<br>(Check) | 10017         | No  | Arkansas Flag and<br>Banner, Inc.   |                                                        | 1010 Cash:Truist Bank - Operating         | -1,071.37 | 8,684.91  |
| 02/27/2026 | Bill Payment<br>(Check) | 10019         | No  | Sani-Cans                           |                                                        | 1010 Cash:Truist Bank - Operating         | -225.00   | 8,459.91  |

# Beaufort Town Docks

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## General Ledger

February 2026

| DATE       | TRANSACTION<br>TYPE | NUM          | ADJ | NAME                                | MEMO/DESCRIPTION              | SPLIT                                                       | AMOUNT    | BALANCE   |
|------------|---------------------|--------------|-----|-------------------------------------|-------------------------------|-------------------------------------------------------------|-----------|-----------|
| 02/28/2026 | Bill                | 18477-0.0226 | No  | Town of Beaufort -<br>Auto Pay      | Account 18477-0 February 2026 | 6130 Utilities:Water                                        | 35.76     | 8,495.67  |
| 02/28/2026 | Bill                | 0157734-IN   | No  | Founders 3<br>Management<br>Company | February 2026                 | 6040 Payroll Expenses:Payroll -<br>Administrative Assistant | 174.74    | 8,670.41  |
| 02/28/2026 | Bill                | 18475-0.0226 | No  | Town of Beaufort -<br>Auto Pay      | Account 18475-0 February 2026 | -Split-                                                     | 129.13    | 8,799.54  |
| 02/28/2026 | Bill                | 0157770-IN   | No  | Founders 3<br>Management<br>Company | February 2026 Payroll         | -Split-                                                     | 11,645.29 | 20,444.83 |
| 02/28/2026 | Bill                | 18476-0.0226 | No  | Town of Beaufort -<br>Auto Pay      | Account 18476-0 February 2026 | -Split-                                                     | 284.18    | 20,729.01 |
| 02/28/2026 | Bill                | 0157769-IN   | No  | Founders 3<br>Management<br>Company | February 2026 Payroll         | -Split-                                                     | 10,325.39 | 31,054.40 |
| 02/28/2026 | Bill                | 18480-0.0226 | No  | Town of Beaufort -<br>Auto Pay      | Account 18480-0 February 2026 | 6130 Utilities:Water                                        | 42.33     | 31,096.73 |
| 02/28/2026 | Bill                | 18479-0.0226 | No  | Town of Beaufort -<br>Auto Pay      | Account 18479-0 February 2026 | 6130 Utilities:Water                                        | 29.33     | 31,126.06 |
| 02/28/2026 | Bill                | 18481-0.0226 | No  | Town of Beaufort -<br>Auto Pay      | Account 18481-0 February 2026 | 6130 Utilities:Water                                        | 99.86     | 31,225.92 |

### Total for 2000 Accounts Payable (A/P)

**\$14,309.43**

### 2100 Sales Tax Payable

#### 2110 North Carolina Department of Revenue Payable

|            |         |        |    |                      |  |                                |      |      |
|------------|---------|--------|----|----------------------|--|--------------------------------|------|------|
| 02/01/2026 | Invoice | BTD93  | No | Ruscitto, Brandon    |  | 1100 Accounts Receivable (A/R) | 0.00 | 0.00 |
| 02/01/2026 | Invoice | BTD93  | No | Ruscitto, Brandon    |  | 1100 Accounts Receivable (A/R) | 0.00 | 0.00 |
| 02/01/2026 | Invoice | BTD99  | No | Sutherland, Kelly    |  | 1100 Accounts Receivable (A/R) | 0.00 | 0.00 |
| 02/01/2026 | Invoice | BTD99  | No | Sutherland, Kelly    |  | 1100 Accounts Receivable (A/R) | 0.00 | 0.00 |
| 02/01/2026 | Invoice | BTD76  | No | Brady, Doug          |  | 1100 Accounts Receivable (A/R) | 0.00 | 0.00 |
| 02/01/2026 | Invoice | BTD87  | No | Crowell, Andy        |  | 1100 Accounts Receivable (A/R) | 0.00 | 0.00 |
| 02/01/2026 | Invoice | BTD97  | No | Brown, Maria         |  | 1100 Accounts Receivable (A/R) | 0.00 | 0.00 |
| 02/01/2026 | Invoice | BTD121 | No | Sutherland, Kelly    |  | 1100 Accounts Receivable (A/R) | 0.00 | 0.00 |
| 02/01/2026 | Invoice | BTD101 | No | Mitiguy, Daniel      |  | 1100 Accounts Receivable (A/R) | 0.00 | 0.00 |
| 02/01/2026 | Invoice | BTD117 | No | Cunningham, Arthur   |  | 1100 Accounts Receivable (A/R) | 0.00 | 0.00 |
| 02/01/2026 | Invoice | BTD96  | No | Archambault, Michael |  | 1100 Accounts Receivable (A/R) | 0.00 | 0.00 |
| 02/01/2026 | Invoice | BTD101 | No | Mitiguy, Daniel      |  | 1100 Accounts Receivable (A/R) | 0.00 | 0.00 |
| 02/01/2026 | Invoice | BTD117 | No | Cunningham, Arthur   |  | 1100 Accounts Receivable (A/R) | 0.00 | 0.00 |
| 02/01/2026 | Invoice | BTD96  | No | Archambault, Michael |  | 1100 Accounts Receivable (A/R) | 0.00 | 0.00 |
| 02/01/2026 | Invoice | BTD85  | No | Schmitt, Michael     |  | 1100 Accounts Receivable (A/R) | 0.00 | 0.00 |

# Beaufort Town Docks

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## General Ledger

February 2026

| DATE       | TRANSACTION<br>TYPE | NUM    | ADJ | NAME               | MEMO/DESCRIPTION | SPLIT                          | AMOUNT | BALANCE |
|------------|---------------------|--------|-----|--------------------|------------------|--------------------------------|--------|---------|
| 02/01/2026 | Invoice             | BTD81  | No  | Teal, Tim          |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD85  | No  | Schmitt, Michael   |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD110 | No  | Austin, Daryl      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD110 | No  | Austin, Daryl      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD111 | No  | Dickinson, John    |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD111 | No  | Dickinson, John    |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD79  | No  | Gentzkow, Rick     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD81  | No  | Teal, Tim          |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD79  | No  | Gentzkow, Rick     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD82  | No  | Peterson, Thomas   |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD98  | No  | Morris, Robert     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD98  | No  | Morris, Robert     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD82  | No  | Peterson, Thomas   |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD77  | No  | Barrow, Perry      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD83  | No  | Layman, Jamie      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD83  | No  | Layman, Jamie      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD77  | No  | Barrow, Perry      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD80  | No  | Crystal Coast Lady |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD80  | No  | Crystal Coast Lady |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD90  | No  | Wendt, Peter       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD122 | No  | Honig, Murray      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD122 | No  | Honig, Murray      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD88  | No  | Avolis, John       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD88  | No  | Avolis, John       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD90  | No  | Wendt, Peter       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD95  | No  | Tebbetts, John     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD95  | No  | Tebbetts, John     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD84  | No  | Small, Jeff        |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD75  | No  | Pirates Revenge    |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD75  | No  | Pirates Revenge    |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD91  | No  | Cleary, Pete       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD91  | No  | Cleary, Pete       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD120 | No  | Davis, Jeremy      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD120 | No  | Davis, Jeremy      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD89  | No  | Romaine, Steve     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD89  | No  | Romaine, Steve     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD112 | No  | Davis, Jeremy      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD116 | No  | Shackleford, Buzz  |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |

# Beaufort Town Docks

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## General Ledger

February 2026

| DATE       | TRANSACTION<br>TYPE | NUM    | ADJ | NAME               | MEMO/DESCRIPTION | SPLIT                          | AMOUNT | BALANCE |
|------------|---------------------|--------|-----|--------------------|------------------|--------------------------------|--------|---------|
| 02/01/2026 | Invoice             | BTD121 | No  | Sutherland, Kelly  |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD112 | No  | Davis, Jeremy      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD92  | No  | Mills, James       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD116 | No  | Shackleford, Buzz  |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD97  | No  | Brown, Maria       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD84  | No  | Small, Jeff        |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD92  | No  | Mills, James       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD86  | No  | Honig, Murray      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD86  | No  | Honig, Murray      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD100 | No  | Wanamaker, Greg    |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD100 | No  | Wanamaker, Greg    |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD115 | No  | Simmons, Jason     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD94  | No  | Herndl, Chris      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD115 | No  | Simmons, Jason     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD87  | No  | Crowell, Andy      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD94  | No  | Herndl, Chris      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/01/2026 | Invoice             | BTD76  | No  | Brady, Doug        |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/02/2026 | Invoice             | BTD123 | No  | Tebbetts, John     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/02/2026 | Invoice             | BTD124 | No  | Smith, Charleson   |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/02/2026 | Invoice             | BTD124 | No  | Smith, Charleson   |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/02/2026 | Invoice             | BTD125 | No  | Herndl, Chris      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/02/2026 | Invoice             | BTD125 | No  | Herndl, Chris      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/02/2026 | Invoice             | BTD127 | No  | Jones, Glen        |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/02/2026 | Invoice             | BTD127 | No  | Jones, Glen        |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/02/2026 | Invoice             | BTD126 | No  | Jones, Glen        |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/02/2026 | Invoice             | BTD126 | No  | Jones, Glen        |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/02/2026 | Invoice             | BTD129 | No  | Gettier, Scott     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/02/2026 | Invoice             | BTD129 | No  | Gettier, Scott     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/02/2026 | Invoice             | BTD123 | No  | Tebbetts, John     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/02/2026 | Invoice             | BTD128 | No  | Austin, Daryl      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/02/2026 | Invoice             | BTD128 | No  | Austin, Daryl      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/04/2026 | Invoice             | BTD132 | No  | Barrow, Perry      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/04/2026 | Invoice             | BTD131 | No  | Small, Jeff        |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/04/2026 | Invoice             | BTD131 | No  | Small, Jeff        |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/04/2026 | Invoice             | BTD130 | No  | Cunningham, Arthur |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/04/2026 | Invoice             | BTD130 | No  | Cunningham, Arthur |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/04/2026 | Invoice             | BTD132 | No  | Barrow, Perry      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/05/2026 | Invoice             | BTD134 | No  | Hague, Barry       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |

# Beaufort Town Docks

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## General Ledger

February 2026

| DATE       | TRANSACTION<br>TYPE | NUM    | ADJ | NAME               | MEMO/DESCRIPTION | SPLIT                          | AMOUNT | BALANCE |
|------------|---------------------|--------|-----|--------------------|------------------|--------------------------------|--------|---------|
| 02/05/2026 | Invoice             | BTD133 | No  | Simmons, Jason     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/05/2026 | Invoice             | BTD133 | No  | Simmons, Jason     |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/05/2026 | Invoice             | BTD134 | No  | Hague, Barry       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/06/2026 | Invoice             | BTD135 | No  | Hague, Barry       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/06/2026 | Invoice             | BTD135 | No  | Hague, Barry       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/07/2026 | Invoice             | BTD136 | No  | Ruscitto, Brandon  |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/07/2026 | Invoice             | BTD136 | No  | Ruscitto, Brandon  |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/08/2026 | Invoice             | BTD137 | No  | Pirates Revenge    |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/08/2026 | Invoice             | BTD137 | No  | Pirates Revenge    |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/09/2026 | Invoice             | BTD138 | No  | M4 Sport Fish      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/09/2026 | Invoice             | BTD138 | No  | M4 Sport Fish      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/10/2026 | Invoice             | BTD139 | No  | Crystal Coast Lady |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/10/2026 | Invoice             | BTD139 | No  | Crystal Coast Lady |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/11/2026 | Invoice             | BTD141 | No  | Mitiguy, Daniel    |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/11/2026 | Invoice             | BTD140 | No  | Mothershed, Robb   |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/11/2026 | Invoice             | BTD141 | No  | Mitiguy, Daniel    |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/11/2026 | Invoice             | BTD140 | No  | Mothershed, Robb   |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/12/2026 | Invoice             | BTD142 | No  | Teal, Tim          |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/12/2026 | Invoice             | BTD143 | No  | Mothershed, Robb   |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/12/2026 | Invoice             | BTD143 | No  | Mothershed, Robb   |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/12/2026 | Invoice             | BTD142 | No  | Teal, Tim          |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/16/2026 | Invoice             | BTD149 | No  | Ohara, Tom         |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/16/2026 | Invoice             | BTD149 | No  | Ohara, Tom         |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/16/2026 | Invoice             | BTD148 | No  | Parker, Dale       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/16/2026 | Invoice             | BTD148 | No  | Parker, Dale       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/16/2026 | Invoice             | BTD147 | No  | Klar, Neal         |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/16/2026 | Invoice             | BTD147 | No  | Klar, Neal         |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/16/2026 | Invoice             | BTD146 | No  | Fallon, Brian      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/16/2026 | Invoice             | BTD146 | No  | Fallon, Brian      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/17/2026 | Invoice             | BTD152 | No  | Crowell, Andy      |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/17/2026 | Invoice             | BTD153 | No  | Ohara, Tom         |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/17/2026 | Invoice             | BTD153 | No  | Ohara, Tom         |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/17/2026 | Invoice             | BTD155 | No  | Falgout, Roy       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/17/2026 | Invoice             | BTD151 | No  | Falgout, Roy       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/17/2026 | Invoice             | BTD151 | No  | Falgout, Roy       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/17/2026 | Invoice             | BTD150 | No  | Falgout, Roy       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/17/2026 | Invoice             | BTD150 | No  | Falgout, Roy       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |
| 02/17/2026 | Invoice             | BTD156 | No  | Falgout, Roy       |                  | 1100 Accounts Receivable (A/R) | 0.00   | 0.00    |

# Beaufort Town Docks

## General Ledger

February 2026

| DATE                                                               | TRANSACTION<br>TYPE | NUM    | ADJ | NAME             | MEMO/DESCRIPTION                                                                       | SPLIT                          | AMOUNT            | BALANCE    |
|--------------------------------------------------------------------|---------------------|--------|-----|------------------|----------------------------------------------------------------------------------------|--------------------------------|-------------------|------------|
| 02/17/2026                                                         | Invoice             | BTD155 | No  | Falgout, Roy     |                                                                                        | 1100 Accounts Receivable (A/R) | 0.00              | 0.00       |
| 02/17/2026                                                         | Invoice             | BTD156 | No  | Falgout, Roy     |                                                                                        | 1100 Accounts Receivable (A/R) | 0.00              | 0.00       |
| 02/17/2026                                                         | Invoice             | BTD152 | No  | Crowell, Andy    |                                                                                        | 1100 Accounts Receivable (A/R) | 0.00              | 0.00       |
| 02/17/2026                                                         | Invoice             | BTD154 | No  | Ohara, Tom       |                                                                                        | 1100 Accounts Receivable (A/R) | 0.00              | 0.00       |
| 02/17/2026                                                         | Invoice             | BTD154 | No  | Ohara, Tom       |                                                                                        | 1100 Accounts Receivable (A/R) | 0.00              | 0.00       |
| 02/18/2026                                                         | Invoice             | BTD158 | No  | David, Thomas    |                                                                                        | 1100 Accounts Receivable (A/R) | 0.00              | 0.00       |
| 02/18/2026                                                         | Invoice             | BTD158 | No  | David, Thomas    |                                                                                        | 1100 Accounts Receivable (A/R) | 0.00              | 0.00       |
| 02/19/2026                                                         | Invoice             | BTD159 | No  | Parker, Dale     |                                                                                        | 1100 Accounts Receivable (A/R) | 0.00              | 0.00       |
| 02/19/2026                                                         | Invoice             | BTD159 | No  | Parker, Dale     |                                                                                        | 1100 Accounts Receivable (A/R) | 0.00              | 0.00       |
| 02/20/2026                                                         | Invoice             | BTD162 | No  | Armstrong, John  |                                                                                        | 1100 Accounts Receivable (A/R) | 0.00              | 0.00       |
| 02/20/2026                                                         | Invoice             | BTD161 | No  | Armstrong, John  |                                                                                        | 1100 Accounts Receivable (A/R) | 0.00              | 0.00       |
| 02/20/2026                                                         | Invoice             | BTD162 | No  | Armstrong, John  |                                                                                        | 1100 Accounts Receivable (A/R) | 0.00              | 0.00       |
| 02/20/2026                                                         | Invoice             | BTD161 | No  | Armstrong, John  |                                                                                        | 1100 Accounts Receivable (A/R) | 0.00              | 0.00       |
| 02/21/2026                                                         | Invoice             | BTD163 | No  | Tempest, Michael |                                                                                        | 1100 Accounts Receivable (A/R) | 0.00              | 0.00       |
| 02/21/2026                                                         | Invoice             | BTD163 | No  | Tempest, Michael |                                                                                        | 1100 Accounts Receivable (A/R) | 0.00              | 0.00       |
| 02/24/2026                                                         | Invoice             | BTD164 | No  | Gimma, Joseph    |                                                                                        | 1100 Accounts Receivable (A/R) | 0.00              | 0.00       |
| 02/24/2026                                                         | Invoice             | BTD164 | No  | Gimma, Joseph    |                                                                                        | 1100 Accounts Receivable (A/R) | 0.00              | 0.00       |
| <b>Total for 2110 North Carolina Department of Revenue Payable</b> |                     |        |     |                  |                                                                                        |                                | <b>\$0.00</b>     |            |
| 2120 Out Of Scope Agency Payable                                   |                     |        |     |                  |                                                                                        |                                |                   |            |
| 02/01/2026                                                         | Invoice             | BTD118 | No  | Meehan, Lori     |                                                                                        | 1100 Accounts Receivable (A/R) | 0.00              | 0.00       |
| 02/01/2026                                                         | Invoice             | BTD78  | No  | Meehan, Lori     |                                                                                        | 1100 Accounts Receivable (A/R) | 0.00              | 0.00       |
| <b>Total for 2120 Out Of Scope Agency Payable</b>                  |                     |        |     |                  |                                                                                        |                                | <b>\$0.00</b>     |            |
| <b>Total for 2100 Sales Tax Payable</b>                            |                     |        |     |                  |                                                                                        |                                | <b>\$0.00</b>     |            |
| 2200 Deferred Revenue                                              |                     |        |     |                  |                                                                                        |                                |                   |            |
| 2210 Deferred Revenue - Annual                                     |                     |        |     |                  |                                                                                        |                                |                   |            |
| 02/28/2026                                                         | Journal Entry       | 21     | No  |                  | FEB-26: RECLASS ROY FALGOUT PPD MAR-26 & APR-26 INVOICES                               | -Split-                        | 1,823.00          | 1,823.00   |
| <b>Total for 2210 Deferred Revenue - Annual</b>                    |                     |        |     |                  |                                                                                        |                                | <b>\$1,823.00</b> |            |
| 2240 Deferred Revenue - Transient                                  |                     |        |     |                  |                                                                                        |                                |                   |            |
| Beginning Balance                                                  |                     |        |     |                  |                                                                                        |                                |                   | 129,617.20 |
| 02/28/2026                                                         | Journal Entry       | 20     | No  |                  | FEB-26: RECLASS SCOTT GETTIER PPD TRANSIENT RESERVATION (6.1.26-6.14.26) - TRANSIENT   | -Split-                        | 5,281.25          | 134,898.45 |
| 02/28/2026                                                         | Journal Entry       | 20     | No  |                  | FEB-26: RECLASS M4 SPORT FISH PPD TRANSIENT RESERVATION (6.1.26-6.15.26) - TRANSIENT   | -Split-                        | 5,337.50          | 140,235.95 |
| 02/28/2026                                                         | Journal Entry       | 22     | No  |                  | FEB-26: DOCKWA - DR TRANSIENT                                                          | -Split-                        | 29,879.43         | 170,115.38 |
| 02/28/2026                                                         | Journal Entry       | 22     | No  |                  | FEB-26: RECOGNIZE DR-TRANSIENT                                                         | -Split-                        | -1,176.03         | 168,939.35 |
| 02/28/2026                                                         | Journal Entry       | 20     | No  |                  | FEB-26: RECLASS ROBB MOTHERSHED PPD TRANSIENT RESERVATION (6.5.26-6.14.26) - TRANSIENT | -Split-                        | 2,812.50          | 171,751.85 |

# Beaufort Town Docks

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| DATE                                                 | TRANSACTION<br>TYPE | NUM | ADJ | NAME | MEMO/DESCRIPTION                                                                            | SPLIT   | AMOUNT             | BALANCE    |
|------------------------------------------------------|---------------------|-----|-----|------|---------------------------------------------------------------------------------------------|---------|--------------------|------------|
| 02/28/2026                                           | Journal Entry       | 20  | No  |      | FEB-26: RECLASS DALE PARKER PPD TRANSIENT RESERVATION<br>(6.4.26-6.15.26) - TRANSIENT       | -Split- | 4,125.00           | 175,876.85 |
| <b>Total for 2240 Deferred Revenue - Transient</b>   |                     |     |     |      |                                                                                             |         | <b>\$46,259.65</b> |            |
| 2280 Deferred Revenue - Electricity                  |                     |     |     |      |                                                                                             |         |                    |            |
| Beginning Balance                                    |                     |     |     |      |                                                                                             |         |                    | 13,290.00  |
| 02/28/2026                                           | Journal Entry       | 20  | No  |      | FEB-26: RECLASS M4 SPORT FISH PPD TRANSIENT RESERVATION<br>(6.1.26-6.15.26) - ELECTRICITY   | -Split- | 840.00             | 14,130.00  |
| 02/28/2026                                           | Journal Entry       | 20  | No  |      | FEB-26: RECLASS SCOTT GETTIER PPD TRANSIENT RESERVATION<br>(6.1.26-6.14.26) - ELECTRICITY   | -Split- | 390.00             | 14,520.00  |
| 02/28/2026                                           | Journal Entry       | 22  | No  |      | FEB-26: RECOGNIZE DR-ELECTRICITY                                                            | -Split- | -150.00            | 14,370.00  |
| 02/28/2026                                           | Journal Entry       | 22  | No  |      | FEB-26: DOCKWA - DR ELECTRICITY                                                             | -Split- | 2,685.00           | 17,055.00  |
| 02/28/2026                                           | Journal Entry       | 20  | No  |      | FEB-26: RECLASS DALE PARKER PPD TRANSIENT RESERVATION<br>(6.4.26-6.15.26) - ELECTRICITY     | -Split- | 330.00             | 17,385.00  |
| 02/28/2026                                           | Journal Entry       | 20  | No  |      | FEB-26: RECLASS ROBB MOTHERSHED PPD TRANSIENT<br>RESERVATION (6.5.26-6.14.26) - ELECTRICITY | -Split- | 270.00             | 17,655.00  |
| <b>Total for 2280 Deferred Revenue - Electricity</b> |                     |     |     |      |                                                                                             |         | <b>\$4,365.00</b>  |            |
| 2290 Deferred Revenue - CC Fee                       |                     |     |     |      |                                                                                             |         |                    |            |
| Beginning Balance                                    |                     |     |     |      |                                                                                             |         |                    | 1,573.60   |
| 02/28/2026                                           | Journal Entry       | 20  | No  |      | FEB-26: RECLASS DALE PARKER'S CC FEE FOR JUN-26 PPD<br>TRANSIENT RESERVATION                | -Split- | 155.93             | 1,729.53   |
| 02/28/2026                                           | Journal Entry       | 22  | No  |      | FEB-26: DOCKWA - CC FEE                                                                     | -Split- | 443.98             | 2,173.51   |
| 02/28/2026                                           | Journal Entry       | 22  | No  |      | FEB-26: RECOGNIZE DR-CC FEE                                                                 | -Split- | -33.72             | 2,139.79   |
| 02/28/2026                                           | Journal Entry       | 20  | No  |      | FEB-26: RECLASS ROBB MOTHERSHED'S CC FEE FOR JUN-26 PPD<br>TRANSIENT RESERVATION            | -Split- | 107.89             | 2,247.68   |
| <b>Total for 2290 Deferred Revenue - CC Fee</b>      |                     |     |     |      |                                                                                             |         | <b>\$674.08</b>    |            |
| <b>Total for 2200 Deferred Revenue</b>               |                     |     |     |      |                                                                                             |         | <b>\$53,121.73</b> |            |
| 2410 Accrued Expenses                                |                     |     |     |      |                                                                                             |         |                    |            |
| Beginning Balance                                    |                     |     |     |      |                                                                                             |         |                    | 13,475.60  |
| 02/01/2026                                           | Journal Entry       | 16R | No  |      | JAN-26: ACCRUE MONTHLY MANAGEMENT FEE - 3% OF GROSS<br>REVENUES                             | -Split- | -1,221.44          | 12,254.16  |
| 02/01/2026                                           | Journal Entry       | 17R | No  |      | JAN-26: ACCRUE DUKE ENERGY BILLS (1.1.26 - 2.3.26)                                          | -Split- | -7,513.90          | 4,740.26   |
| 02/28/2026                                           | Journal Entry       | 37  | No  |      | FEB-26: ACCRUE 1/2 JAN-26 QBO SUBSCRIPTION PAID VIA CC &<br>BILLED BACK                     | -Split- | 57.50              | 4,797.76   |
| 02/28/2026                                           | Journal Entry       | 35  | No  |      | FEB-26: ACCRUE MONTHLY MANAGEMENT FEE - 3% OF GROSS<br>REVENUES                             | -Split- | 718.00             | 5,515.76   |
| 02/28/2026                                           | Journal Entry       | 36  | No  |      | FEB-26: ACCRUE DUKE ENERGY BILLS (2.3.26 - 3.3.26)                                          | -Split- | 7,600.00           | 13,115.76  |

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| DATE                                       | TRANSACTION<br>TYPE | NUM    | ADJ | NAME                 | MEMO/DESCRIPTION                                                 | SPLIT                          | AMOUNT            | BALANCE   |
|--------------------------------------------|---------------------|--------|-----|----------------------|------------------------------------------------------------------|--------------------------------|-------------------|-----------|
| 02/28/2026                                 | Journal Entry       | 34     | No  |                      | FEB-26: ACCRUE JAN-26 QBO SUBSCRIPTION PAID VIA CC & BILLED BACK | -Split-                        | 115.00            | 13,230.76 |
| <b>Total for 2410 Accrued Expenses</b>     |                     |        |     |                      |                                                                  |                                | <b>\$ -244.84</b> |           |
| 3110 Contributions                         |                     |        |     |                      |                                                                  |                                |                   |           |
| Beginning Balance                          |                     |        |     |                      |                                                                  |                                |                   | 75,236.81 |
| <b>Total for 3110 Contributions</b>        |                     |        |     |                      |                                                                  |                                |                   |           |
| 4000 Sales - Rentals                       |                     |        |     |                      |                                                                  |                                |                   |           |
| 4010 Slip Rental - Annual                  |                     |        |     |                      |                                                                  |                                |                   |           |
| Beginning Balance                          |                     |        |     |                      |                                                                  |                                |                   | 1,876.00  |
| 02/01/2026                                 | Invoice             | BTD76  | No  | Brady, Doug          | (Town Dock East 05) 2/1/2026 - 3/1/2026                          | 1100 Accounts Receivable (A/R) | 560.00            | 2,436.00  |
| 02/01/2026                                 | Invoice             | BTD92  | No  | Mills, James         | (Town Dock West 01) 2/1/2026 - 3/1/2026                          | 1100 Accounts Receivable (A/R) | 756.00            | 3,192.00  |
| 02/01/2026                                 | Invoice             | BTD76  | No  | Brady, Doug          | (Town Dock East 06) 2/1/2026 - 3/1/2026                          | 1100 Accounts Receivable (A/R) | 560.00            | 3,752.00  |
| 02/01/2026                                 | Invoice             | BTD112 | No  | Davis, Jeremy        | (Town Dock West 07) 2/1/2026 - 3/1/2026                          | 1100 Accounts Receivable (A/R) | 560.00            | 4,312.00  |
| 02/17/2026                                 | Invoice             | BTD150 | No  | Falgout, Roy         | Prepaid Monthly                                                  | 1100 Accounts Receivable (A/R) | 691.00            | 5,003.00  |
| 02/17/2026                                 | Invoice             | BTD151 | No  | Falgout, Roy         | Prepaid Monthly                                                  | 1100 Accounts Receivable (A/R) | 1,132.00          | 6,135.00  |
| 02/28/2026                                 | Journal Entry       | 21     | No  |                      | FEB-26: RECLASS ROY FALGOUT PPD MAR-26 & APR-26 INVOICES         | -Split-                        | -1,823.00         | 4,312.00  |
| <b>Total for 4010 Slip Rental - Annual</b> |                     |        |     |                      |                                                                  |                                | <b>\$2,436.00</b> |           |
| 4020 Slip Rental - Monthly                 |                     |        |     |                      |                                                                  |                                |                   |           |
| Beginning Balance                          |                     |        |     |                      |                                                                  |                                |                   | 15,340.50 |
| 02/01/2026                                 | Invoice             | BTD101 | No  | Mitiguy, Daniel      | (Town Dock West 09) 2/1/2026 - 3/1/2026                          | 1100 Accounts Receivable (A/R) | 367.50            | 15,708.00 |
| 02/01/2026                                 | Invoice             | BTD78  | No  | Meehan, Lori         | (Dock D T-Head 9) 2/1/2026 - 3/1/2026                            | 1100 Accounts Receivable (A/R) | 756.00            | 16,464.00 |
| 02/01/2026                                 | Invoice             | BTD84  | No  | Small, Jeff          | (Dock A 07) 2/1/2026 - 3/1/2026                                  | 1100 Accounts Receivable (A/R) | 525.00            | 16,989.00 |
| 02/01/2026                                 | Invoice             | BTD85  | No  | Schmitt, Michael     | (Dock A 02) 2/1/2026 - 3/1/2026                                  | 1100 Accounts Receivable (A/R) | 525.00            | 17,514.00 |
| 02/01/2026                                 | Invoice             | BTD82  | No  | Peterson, Thomas     | (Dock A 01) 2/1/2026 - 3/1/2026                                  | 1100 Accounts Receivable (A/R) | 525.00            | 18,039.00 |
| 02/01/2026                                 | Invoice             | BTD97  | No  | Brown, Maria         | (Dock B 03) 2/1/2026 - 3/1/2026                                  | 1100 Accounts Receivable (A/R) | 525.00            | 18,564.00 |
| 02/01/2026                                 | Invoice             | BTD96  | No  | Archambault, Michael | (Dock D 01) 2/1/2026 - 3/1/2026                                  | 1100 Accounts Receivable (A/R) | 525.00            | 19,089.00 |
| 02/01/2026                                 | Invoice             | BTD81  | No  | Teal, Tim            | (Dock B 05) 2/1/2026 - 3/1/2026                                  | 1100 Accounts Receivable (A/R) | 525.00            | 19,614.00 |
| 02/01/2026                                 | Invoice             | BTD90  | No  | Wendt, Peter         | (Dock C 03) 2/1/2026 - 3/1/2026                                  | 1100 Accounts Receivable (A/R) | 525.00            | 20,139.00 |
| 02/01/2026                                 | Invoice             | BTD95  | No  | Tebbetts, John       | (Town Dock West 05) 2/7/2026 - 3/7/2026                          | 1100 Accounts Receivable (A/R) | 367.50            | 20,506.50 |
| 02/01/2026                                 | Invoice             | BTD94  | No  | Herndl, Chris        | (Dock C 05) 2/1/2026 - 3/1/2026                                  | 1100 Accounts Receivable (A/R) | 525.00            | 21,031.50 |
| 02/01/2026                                 | Invoice             | BTD100 | No  | Wanamaker, Greg      | (Dock D T-Head 9) 2/1/2026 - 3/1/2026                            | 1100 Accounts Receivable (A/R) | 714.00            | 21,745.50 |
| 02/01/2026                                 | Invoice             | BTD116 | No  | Shackleford, Buzz    | (Dock B 02) 2/1/2026 - 3/1/2026                                  | 1100 Accounts Receivable (A/R) | 0.00              | 21,745.50 |
| 02/01/2026                                 | Invoice             | BTD117 | No  | Cunningham, Arthur   | (Town Dock West 11) 2/1/2026 - 3/1/2026                          | 1100 Accounts Receivable (A/R) | 430.50            | 22,176.00 |
| 02/01/2026                                 | Invoice             | BTD91  | No  | Cleary, Pete         | (Dock D 06) 2/1/2026 - 3/1/2026                                  | 1100 Accounts Receivable (A/R) | 525.00            | 22,701.00 |
| 02/01/2026                                 | Invoice             | BTD89  | No  | Romaine, Steve       | (Dock C 08) 2/1/2026 - 3/1/2026                                  | 1100 Accounts Receivable (A/R) | 630.00            | 23,331.00 |

# Beaufort Town Docks

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## General Ledger

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| DATE                                          | TRANSACTION<br>TYPE | NUM    | ADJ | NAME              | MEMO/DESCRIPTION                                                           | SPLIT                          | AMOUNT             | BALANCE   |
|-----------------------------------------------|---------------------|--------|-----|-------------------|----------------------------------------------------------------------------|--------------------------------|--------------------|-----------|
| 02/01/2026                                    | Invoice             | BTD86  | No  | Honig, Murray     | (Dock C 01) 2/1/2026 - 3/1/2026                                            | 1100 Accounts Receivable (A/R) | 525.00             | 23,856.00 |
| 02/01/2026                                    | Invoice             | BTD79  | No  | Gentzkow, Rick    | (Dock C 04) 2/1/2026 - 3/1/2026                                            | 1100 Accounts Receivable (A/R) | 525.00             | 24,381.00 |
| 02/01/2026                                    | Invoice             | BTD93  | No  | Ruscitto, Brandon | (Dock A 08) 2/1/2026 - 3/1/2026                                            | 1100 Accounts Receivable (A/R) | 588.00             | 24,969.00 |
| 02/01/2026                                    | Invoice             | BTD83  | No  | Layman, Jamie     | (Dock D 09) 2/1/2026 - 3/1/2026                                            | 1100 Accounts Receivable (A/R) | 525.00             | 25,494.00 |
| 02/01/2026                                    | Invoice             | BTD99  | No  | Sutherland, Kelly | (Dock B 01) 1/31/2026 - 2/28/2026                                          | 1100 Accounts Receivable (A/R) | 525.00             | 26,019.00 |
| 02/01/2026                                    | Invoice             | BTD87  | No  | Crowell, Andy     | (Dock D 10) 2/1/2026 - 3/1/2026                                            | 1100 Accounts Receivable (A/R) | 535.50             | 26,554.50 |
| 02/02/2026                                    | Invoice             | BTD126 | No  | Jones, Glen       | (Dock C T-Head 7) 2/2/2026 - 3/1/2026                                      | 1100 Accounts Receivable (A/R) | 525.00             | 27,079.50 |
| <b>Total for 4020 Slip Rental - Monthly</b>   |                     |        |     |                   |                                                                            |                                | <b>\$11,739.00</b> |           |
| 4040 Slip Rental - Transient                  |                     |        |     |                   |                                                                            |                                |                    |           |
| Beginning Balance                             |                     |        |     |                   |                                                                            |                                |                    | 9,440.50  |
| 02/01/2026                                    | Invoice             | BTD115 | No  | Simmons, Jason    | February 1, 2026                                                           | 1100 Accounts Receivable (A/R) | 187.50             | 9,628.00  |
| 02/01/2026                                    | Invoice             | BTD115 | No  | Simmons, Jason    | February 2, 2026                                                           | 1100 Accounts Receivable (A/R) | 187.50             | 9,815.50  |
| 02/02/2026                                    | Invoice             | BTD129 | No  | Gettier, Scott    | Prepaid Transient Reservations (6.1.26 - 6.14.26)                          | 1100 Accounts Receivable (A/R) | 5,671.25           | 15,486.75 |
| 02/05/2026                                    | Invoice             | BTD134 | No  | Hague, Barry      | (Dock C C Dock T-Head) 2/5/2026 - 2/6/2026                                 | 1100 Accounts Receivable (A/R) | 206.25             | 15,693.00 |
| 02/09/2026                                    | Invoice             | BTD138 | No  | M4 Sport Fish     | Prepaid Transient Reservations 6/1/26-6/15/26 Slip D2 w/2x50 amp           | 1100 Accounts Receivable (A/R) | 6,177.50           | 21,870.50 |
| 02/11/2026                                    | Invoice             | BTD140 | No  | Mothershed, Robb  | Prepaid Transient Reservations 6/5 - 6/14. + (1) 50 Amp                    | 1100 Accounts Receivable (A/R) | 3,082.50           | 24,953.00 |
| 02/16/2026                                    | Invoice             | BTD148 | No  | Parker, Dale      | Prepaid Transient Reservations. 6/4-6/15. slip D1 w/ 1x50 amp              | 1100 Accounts Receivable (A/R) | 4,455.00           | 29,408.00 |
| 02/16/2026                                    | Invoice             | BTD147 | No  | Klar, Neal        | (Dock B B Dock T-Head) 2/13/2026 - 2/14/2026                               | 1100 Accounts Receivable (A/R) | 0.00               | 29,408.00 |
| 02/16/2026                                    | Invoice             | BTD146 | No  | Fallon, Brian     | (Dock A A Dock T-head) 2/15/2026 - 2/16/2026                               | 1100 Accounts Receivable (A/R) | 0.00               | 29,408.00 |
| 02/16/2026                                    | Invoice             | BTD149 | No  | Ohara, Tom        | Prepaid Transient Reservations                                             | 1100 Accounts Receivable (A/R) | 0.00               | 29,408.00 |
| 02/17/2026                                    | Invoice             | BTD154 | No  | Ohara, Tom        | (Dock A A Dock T-head) 2/17/2026 - 2/18/2026                               | 1100 Accounts Receivable (A/R) | 272.25             | 29,680.25 |
| 02/18/2026                                    | Invoice             | BTD158 | No  | David, Thomas     | Prepaid Transient Reservations                                             | 1100 Accounts Receivable (A/R) | 217.50             | 29,897.75 |
| 02/20/2026                                    | Invoice             | BTD162 | No  | Armstrong, John   | (Dock C 02) 2/20/2026 - 2/22/2026                                          | 1100 Accounts Receivable (A/R) | 375.00             | 30,272.75 |
| 02/21/2026                                    | Invoice             | BTD163 | No  | Tempest, Michael  | (Dock B B Dock T-Head) 2/20/2026 - 2/21/2026                               | 1100 Accounts Receivable (A/R) | 0.00               | 30,272.75 |
| 02/24/2026                                    | Invoice             | BTD164 | No  | Gimma, Joseph     | Prepaid Transient Reservations                                             | 1100 Accounts Receivable (A/R) | 775.00             | 31,047.75 |
| 02/28/2026                                    | Journal Entry       | 20     | No  |                   | FEB-26: RECLASS M4 SPORT FISH PPD TRANSIENT RESERVATION (6.1.26-6.15.26)   | -Split-                        | -6,177.50          | 24,870.25 |
| 02/28/2026                                    | Journal Entry       | 20     | No  |                   | FEB-26: RECLASS DALE PARKER PPD TRANSIENT RESERVATION (6.4.26-6.15.26)     | -Split-                        | -4,455.00          | 20,415.25 |
| 02/28/2026                                    | Journal Entry       | 22     | No  |                   | FEB-26: RECOGNIZE DR-TRANSIENT                                             | -Split-                        | 1,176.03           | 21,591.28 |
| 02/28/2026                                    | Journal Entry       | 20     | No  |                   | FEB-26: RECLASS SCOTT GETTIER PPD TRANSIENT RESERVATION (6.1.26-6.14.26)   | -Split-                        | -5,671.25          | 15,920.03 |
| 02/28/2026                                    | Journal Entry       | 20     | No  |                   | FEB-26: RECLASS ROBB MOTHERSHED PPD TRANSIENT RESERVATION (6.5.26-6.14.26) | -Split-                        | -3,082.50          | 12,837.53 |
| <b>Total for 4040 Slip Rental - Transient</b> |                     |        |     |                   |                                                                            |                                | <b>\$3,397.03</b>  |           |
| 4050 Slip Rental - Commercial                 |                     |        |     |                   |                                                                            |                                |                    |           |
| Beginning Balance                             |                     |        |     |                   |                                                                            |                                |                    | 5,583.00  |

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| DATE                                           | TRANSACTION<br>TYPE | NUM    | ADJ | NAME                 | MEMO/DESCRIPTION                               | SPLIT                          | AMOUNT             | BALANCE   |
|------------------------------------------------|---------------------|--------|-----|----------------------|------------------------------------------------|--------------------------------|--------------------|-----------|
| 02/01/2026                                     | Invoice             | BTD98  | No  | Morris, Robert       | (Town Dock East 01) 2/1/2026 - 3/1/2026        | 1100 Accounts Receivable (A/R) | 891.00             | 6,474.00  |
| 02/01/2026                                     | Invoice             | BTD77  | No  | Barrow, Perry        | (Town Dock East 09) 2/1/2026 - 3/1/2026        | 1100 Accounts Receivable (A/R) | 472.50             | 6,946.50  |
| 02/01/2026                                     | Invoice             | BTD75  | No  | Pirates Revenge      | (Town Dock East T-Dock 12) 2/1/2026 - 3/1/2026 | 1100 Accounts Receivable (A/R) | 675.00             | 7,621.50  |
| 02/01/2026                                     | Invoice             | BTD77  | No  | Barrow, Perry        | (Town Dock East 10) 2/1/2026 - 3/1/2026        | 1100 Accounts Receivable (A/R) | 472.50             | 8,094.00  |
| 02/01/2026                                     | Invoice             | BTD80  | No  | Crystal Coast Lady   | (Town Dock East T-Dock 11) 2/1/2026 - 3/1/2026 | 1100 Accounts Receivable (A/R) | 1,350.00           | 9,444.00  |
| 02/01/2026                                     | Invoice             | BTD111 | No  | Dickinson, John      | (Town Dock East 08) 2/1/2026 - 3/1/2026        | 1100 Accounts Receivable (A/R) | 472.50             | 9,916.50  |
| 02/01/2026                                     | Invoice             | BTD110 | No  | Austin, Daryl        | (Town Dock East 03) 2/1/2026 - 3/1/2026        | 1100 Accounts Receivable (A/R) | 472.50             | 10,389.00 |
| 02/01/2026                                     | Invoice             | BTD88  | No  | Avolis, John         | (Dock D T-Head 9) 2/1/2026 - 3/1/2026          | 1100 Accounts Receivable (A/R) | 777.00             | 11,166.00 |
| <b>Total for 4050 Slip Rental - Commercial</b> |                     |        |     |                      |                                                |                                | <b>\$5,583.00</b>  |           |
| <b>Total for 4000 Sales - Rentals</b>          |                     |        |     |                      |                                                |                                | <b>\$23,155.03</b> |           |
| 4200 Sales - Services                          |                     |        |     |                      |                                                |                                |                    |           |
| 4210 Electricity Reimbursement                 |                     |        |     |                      |                                                |                                |                    |           |
| Beginning                                      |                     |        |     |                      |                                                |                                |                    | 7,485.00  |
| Balance                                        |                     |        |     |                      |                                                |                                |                    |           |
| 02/01/2026                                     | Invoice             | BTD78  | No  | Meehan, Lori         | Power 100 amp single-phase                     | 1100 Accounts Receivable (A/R) | 500.00             | 7,985.00  |
| 02/01/2026                                     | Invoice             | BTD91  | No  | Cleary, Pete         | Power 30 amp                                   | 1100 Accounts Receivable (A/R) | 125.00             | 8,110.00  |
| 02/01/2026                                     | Invoice             | BTD89  | No  | Romaine, Steve       | Power 50 amp                                   | 1100 Accounts Receivable (A/R) | 250.00             | 8,360.00  |
| 02/01/2026                                     | Invoice             | BTD100 | No  | Wanamaker, Greg      | Power 100 amp single-phase                     | 1100 Accounts Receivable (A/R) | 500.00             | 8,860.00  |
| 02/01/2026                                     | Invoice             | BTD93  | No  | Ruscitto, Brandon    | Power 50 amp                                   | 1100 Accounts Receivable (A/R) | 250.00             | 9,110.00  |
| 02/01/2026                                     | Invoice             | BTD99  | No  | Sutherland, Kelly    | Power 50 amp                                   | 1100 Accounts Receivable (A/R) | 250.00             | 9,360.00  |
| 02/01/2026                                     | Invoice             | BTD101 | No  | Mitiguy, Daniel      | Power 30 amp                                   | 1100 Accounts Receivable (A/R) | 125.00             | 9,485.00  |
| 02/01/2026                                     | Invoice             | BTD96  | No  | Archambault, Michael | Power 30 amp                                   | 1100 Accounts Receivable (A/R) | 125.00             | 9,610.00  |
| 02/01/2026                                     | Invoice             | BTD94  | No  | Herndl, Chris        | Power 30 amp                                   | 1100 Accounts Receivable (A/R) | 125.00             | 9,735.00  |
| 02/01/2026                                     | Invoice             | BTD97  | No  | Brown, Maria         | Power 50 amp                                   | 1100 Accounts Receivable (A/R) | 250.00             | 9,985.00  |
| 02/01/2026                                     | Invoice             | BTD95  | No  | Tebbetts, John       | Power 30 amp                                   | 1100 Accounts Receivable (A/R) | 125.00             | 10,110.00 |
| 02/01/2026                                     | Invoice             | BTD90  | No  | Wendt, Peter         | Power 30 amp                                   | 1100 Accounts Receivable (A/R) | 125.00             | 10,235.00 |
| 02/01/2026                                     | Invoice             | BTD82  | No  | Peterson, Thomas     | Power 30 amp                                   | 1100 Accounts Receivable (A/R) | 125.00             | 10,360.00 |
| 02/01/2026                                     | Invoice             | BTD85  | No  | Schmitt, Michael     | Power 30 amp                                   | 1100 Accounts Receivable (A/R) | 125.00             | 10,485.00 |
| 02/01/2026                                     | Invoice             | BTD81  | No  | Teal, Tim            | Power 50 amp                                   | 1100 Accounts Receivable (A/R) | 250.00             | 10,735.00 |
| 02/01/2026                                     | Invoice             | BTD84  | No  | Small, Jeff          | Power 30 amp                                   | 1100 Accounts Receivable (A/R) | 125.00             | 10,860.00 |
| 02/01/2026                                     | Invoice             | BTD87  | No  | Crowell, Andy        | Power 50 amp                                   | 1100 Accounts Receivable (A/R) | 250.00             | 11,110.00 |
| 02/01/2026                                     | Invoice             | BTD83  | No  | Layman, Jamie        | Power 50 amp                                   | 1100 Accounts Receivable (A/R) | 250.00             | 11,360.00 |
| 02/01/2026                                     | Invoice             | BTD79  | No  | Gentzkow, Rick       | Power 30 amp                                   | 1100 Accounts Receivable (A/R) | 125.00             | 11,485.00 |
| 02/01/2026                                     | Invoice             | BTD80  | No  | Crystal Coast Lady   | Power 50 amp                                   | 1100 Accounts Receivable (A/R) | 250.00             | 11,735.00 |
| 02/01/2026                                     | Invoice             | BTD88  | No  | Avolis, John         | Power 100 amp single-phase                     | 1100 Accounts Receivable (A/R) | 500.00             | 12,235.00 |
| 02/01/2026                                     | Invoice             | BTD112 | No  | Davis, Jeremy        | Power 30 amp                                   | 1100 Accounts Receivable (A/R) | 125.00             | 12,360.00 |
| 02/01/2026                                     | Invoice             | BTD92  | No  | Mills, James         | Power 30 amp                                   | 1100 Accounts Receivable (A/R) | 125.00             | 12,485.00 |
| 02/01/2026                                     | Invoice             | BTD117 | No  | Cunningham, Arthur   | Power 30 amp                                   | 1100 Accounts Receivable (A/R) | 125.00             | 12,610.00 |

# Beaufort Town Docks

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## General Ledger

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| DATE                                            | TRANSACTION<br>TYPE | NUM    | ADJ | NAME               | MEMO/DESCRIPTION                                                                                               | SPLIT                          | AMOUNT            | BALANCE   |
|-------------------------------------------------|---------------------|--------|-----|--------------------|----------------------------------------------------------------------------------------------------------------|--------------------------------|-------------------|-----------|
| 02/01/2026                                      | Invoice             | BTD116 | No  | Shackleford, Buzz  | Power 50 amp                                                                                                   | 1100 Accounts Receivable (A/R) | 0.00              | 12,610.00 |
| 02/01/2026                                      | Invoice             | BTD86  | No  | Honig, Murray      | Power 30 amp                                                                                                   | 1100 Accounts Receivable (A/R) | 125.00            | 12,735.00 |
| 02/01/2026                                      | Invoice             | BTD115 | No  | Simmons, Jason     |                                                                                                                | 1100 Accounts Receivable (A/R) | 60.00             | 12,795.00 |
| 02/02/2026                                      | Invoice             | BTD126 | No  | Jones, Glen        | Power 50 amp                                                                                                   | 1100 Accounts Receivable (A/R) | 250.00            | 13,045.00 |
| 02/05/2026                                      | Invoice             | BTD134 | No  | Hague, Barry       | Power 50 amp                                                                                                   | 1100 Accounts Receivable (A/R) | 30.00             | 13,075.00 |
| 02/17/2026                                      | Invoice             | BTD154 | No  | Ohara, Tom         | Power 50 amp                                                                                                   | 1100 Accounts Receivable (A/R) | 30.00             | 13,105.00 |
| 02/20/2026                                      | Invoice             | BTD162 | No  | Armstrong, John    | Power 50 amp                                                                                                   | 1100 Accounts Receivable (A/R) | 60.00             | 13,165.00 |
| 02/28/2026                                      | Journal Entry       | 22     | No  |                    | FEB-26: RECOGNIZE DR-ELECTRICITY                                                                               | -Split-                        | 150.00            | 13,315.00 |
| <b>Total for 4210 Electricity Reimbursement</b> |                     |        |     |                    |                                                                                                                |                                | <b>\$5,830.00</b> |           |
| <b>Total for 4200 Sales - Services</b>          |                     |        |     |                    |                                                                                                                |                                | <b>\$5,830.00</b> |           |
| 4300 Sales - Other                              |                     |        |     |                    |                                                                                                                |                                |                   |           |
| 4330 Credit Card Surcharge Fees                 |                     |        |     |                    |                                                                                                                |                                |                   |           |
| Beginning Balance                               |                     |        |     |                    |                                                                                                                |                                |                   | 989.62    |
| 02/01/2026                                      | Invoice             | BTD118 | No  | Meehan, Lori       | Payment Date: 2/1/2026 10:29:03 AM, Payment Method: Credit Card, Payment Amount: \$1,256.00, Credit Card: 2405 | 1100 Accounts Receivable (A/R) | 43.96             | 1,033.58  |
| 02/01/2026                                      | Invoice             | BTD121 | No  | Sutherland, Kelly  | Payment Date: 2/1/2026 3:55:15 PM, Payment Method: Credit Card, Payment Amount: \$775.00, Credit Card: 2309    | 1100 Accounts Receivable (A/R) | 27.13             | 1,060.71  |
| 02/01/2026                                      | Invoice             | BTD122 | No  | Honig, Murray      | Payment Date: 2/1/2026 4:47:45 PM, Payment Method: Credit Card, Payment Amount: \$650.00, Credit Card: 7130    | 1100 Accounts Receivable (A/R) | 22.75             | 1,083.46  |
| 02/01/2026                                      | Invoice             | BTD120 | No  | Davis, Jeremy      | Payment Date: 2/1/2026 12:42:18 PM, Payment Method: Credit Card, Payment Amount: \$685.00, Credit Card: 9239   | 1100 Accounts Receivable (A/R) | 23.98             | 1,107.44  |
| 02/02/2026                                      | Invoice             | BTD125 | No  | Herndl, Chris      | Payment Date: 2/2/2026 10:32:50 AM, Payment Method: Credit Card, Payment Amount: \$650.00, Credit Card: 2187   | 1100 Accounts Receivable (A/R) | 22.75             | 1,130.19  |
| 02/02/2026                                      | Invoice             | BTD124 | No  | Smith, Charleson   | Payment Date: 2/2/2026 9:02:31 AM, Payment Method: Credit Card, Payment Amount: \$4,477.50, Credit Card: 2106  | 1100 Accounts Receivable (A/R) | 156.71            | 1,286.90  |
| 02/02/2026                                      | Invoice             | BTD127 | No  | Jones, Glen        | Payment Date: 2/2/2026 10:50:36 AM, Payment Method: Credit Card, Payment Amount: \$775.00, Credit Card: 5035   | 1100 Accounts Receivable (A/R) | 27.13             | 1,314.03  |
| 02/02/2026                                      | Invoice             | BTD123 | No  | Tebbetts, John     | Payment Date: 2/2/2026 8:49:15 AM, Payment Method: Credit Card, Payment Amount: \$492.50, Credit Card: 6436    | 1100 Accounts Receivable (A/R) | 17.24             | 1,331.27  |
| 02/02/2026                                      | Invoice             | BTD128 | No  | Austin, Daryl      | Payment Date: 2/2/2026 2:11:24 PM, Payment Method: Credit Card, Payment Amount: \$472.50, Credit Card: 5950    | 1100 Accounts Receivable (A/R) | 16.54             | 1,347.81  |
| 02/04/2026                                      | Invoice             | BTD130 | No  | Cunningham, Arthur | Payment Date: 2/3/2026 8:06:24 AM, Payment Method: Credit Card, Payment Amount: \$555.50, Credit Card: 5474    | 1100 Accounts Receivable (A/R) | 19.44             | 1,367.25  |
| 02/04/2026                                      | Invoice             | BTD132 | No  | Barrow, Perry      | Payment Date: 2/4/2026 1:23:09 PM, Payment Method: Credit Card, Payment Amount: \$945.00, Credit Card: 0911    | 1100 Accounts Receivable (A/R) | 33.08             | 1,400.33  |
| 02/04/2026                                      | Invoice             | BTD131 | No  | Small, Jeff        | Payment Date: 2/3/2026 9:12:11 AM, Payment Method: Credit Card, Payment Amount: \$650.00, Credit Card: 4264    | 1100 Accounts Receivable (A/R) | 22.75             | 1,423.08  |
| 02/05/2026                                      | Invoice             | BTD133 | No  | Simmons, Jason     | Payment Date: 2/5/2026 8:15:38 AM, Payment Method: Credit Card,                                                | 1100 Accounts Receivable (A/R) | 15.23             | 1,438.31  |

# Beaufort Town Docks

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| DATE                                      | TRANSACTION<br>TYPE | NUM        | ADJ | NAME                     | MEMO/DESCRIPTION                                                                                                                                              | SPLIT                          | AMOUNT   | BALANCE  |
|-------------------------------------------|---------------------|------------|-----|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------|----------|
| 02/06/2026                                | Invoice             | BTD135     | No  | Hague, Barry             | Payment Amount: \$435.00, Credit Card: 8690<br>Payment Date: 2/6/2026 7:37:33 AM, Payment Method: Credit Card,<br>Payment Amount: \$236.25, Credit Card: 5853 | 1100 Accounts Receivable (A/R) | 8.27     | 1,446.58 |
| 02/07/2026                                | Invoice             | BTD136     | No  | Ruscitto, Brandon        | Payment Date: 2/7/2026 2:17:11 PM, Payment Method: Credit Card,<br>Payment Amount: \$838.00, Credit Card: 3219                                                | 1100 Accounts Receivable (A/R) | 29.33    | 1,475.91 |
| 02/08/2026                                | Invoice             | BTD137     | No  | Pirates Revenge          | Payment Date: 2/8/2026 9:49:50 PM, Payment Method: Credit Card,<br>Payment Amount: \$675.00, Credit Card: 8490                                                | 1100 Accounts Receivable (A/R) | 23.63    | 1,499.54 |
| 02/10/2026                                | Invoice             | BTD139     | No  | Crystal Coast Lady       | Payment Date: 2/10/2026 8:57:54 AM, Payment Method: Credit Card,<br>Payment Amount: \$1,600.00, Credit Card: 0012                                             | 1100 Accounts Receivable (A/R) | 56.00    | 1,555.54 |
| 02/11/2026                                | Invoice             | BTD141     | No  | Mitiguy, Daniel          | Payment Date: 2/11/2026 1:25:30 PM, Payment Method: Credit Card,<br>Payment Amount: \$985.00, Credit Card: 7754                                               | 1100 Accounts Receivable (A/R) | 34.48    | 1,590.02 |
| 02/12/2026                                | Invoice             | BTD143     | No  | Mothershed, Robb         | Payment Date: 2/12/2026 8:22:12 PM, Payment Method: Credit Card,<br>Payment Amount: \$3,082.50, Credit Card: 3005                                             | 1100 Accounts Receivable (A/R) | 107.89   | 1,697.91 |
| 02/12/2026                                | Invoice             | BTD142     | No  | Teal, Tim                | Payment Date: 2/12/2026 2:10:08 PM, Payment Method: Credit Card,<br>Payment Amount: \$775.00, Credit Card: 0202                                               | 1100 Accounts Receivable (A/R) | 27.13    | 1,725.04 |
| 02/17/2026                                | Invoice             | BTD153     | No  | Ohara, Tom               | Payment Date: 2/17/2026 2:48:43 PM, Payment Method: Credit Card,<br>Payment Amount: \$302.25, Credit Card: 3009                                               | 1100 Accounts Receivable (A/R) | 10.58    | 1,735.62 |
| 02/17/2026                                | Invoice             | BTD156     | No  | Falgout, Roy             | Payment Date: 2/17/2026 3:11:41 PM, Payment Method: Credit Card,<br>Payment Amount: \$691.00, Credit Card: 3538                                               | 1100 Accounts Receivable (A/R) | 24.19    | 1,759.81 |
| 02/17/2026                                | Invoice             | BTD155     | No  | Falgout, Roy             | Payment Date: 2/17/2026 3:09:06 PM, Payment Method: Credit Card,<br>Payment Amount: \$1,132.00, Credit Card: 3538                                             | 1100 Accounts Receivable (A/R) | 39.62    | 1,799.43 |
| 02/17/2026                                | Invoice             | BTD152     | No  | Crowell, Andy            | Payment Date: 2/17/2026 11:44:08 AM, Payment Method: Credit Card,<br>Payment Amount: \$785.50, Credit Card: 4008                                              | 1100 Accounts Receivable (A/R) | 27.49    | 1,826.92 |
| 02/19/2026                                | Invoice             | BTD159     | No  | Parker, Dale             | Payment Date: 2/19/2026 3:07:16 PM, Payment Method: Credit Card,<br>Payment Amount: \$4,455.00, Credit Card: 0536                                             | 1100 Accounts Receivable (A/R) | 155.93   | 1,982.85 |
| 02/20/2026                                | Invoice             | BTD161     | No  | Armstrong, John          | Payment Date: 2/20/2026 3:42:25 PM, Payment Method: Credit Card,<br>Payment Amount: \$435.00, Credit Card: 2025                                               | 1100 Accounts Receivable (A/R) | 15.23    | 1,998.08 |
| 02/28/2026                                | Journal Entry       | 22         | No  |                          | FEB-26: RECOGNIZE DR-ELECTRICITY                                                                                                                              | -Split-                        | 33.72    | 2,031.80 |
| 02/28/2026                                | Journal Entry       | 20         | No  |                          | FEB-26: RECLASS DALE PARKER'S CC FEE FOR JUN-26 PPD<br>TRANSIENT RESERVATION                                                                                  | -Split-                        | -155.93  | 1,875.87 |
| 02/28/2026                                | Journal Entry       | 20         | No  |                          | FEB-26: RECLASS ROBB MOTHERSHED'S CC FEE FOR JUN-26 PPD<br>TRANSIENT RESERVATION                                                                              | -Split-                        | -107.89  | 1,767.98 |
| Total for 4330 Credit Card Surcharge Fees |                     |            |     |                          |                                                                                                                                                               |                                | \$778.36 |          |
| Total for 4300 Sales - Other              |                     |            |     |                          |                                                                                                                                                               |                                | \$778.36 |          |
| 6000 Payroll Expenses                     |                     |            |     |                          |                                                                                                                                                               |                                |          |          |
| 6010 Payroll - Regional Manager           |                     |            |     |                          |                                                                                                                                                               |                                |          |          |
| Beginning                                 |                     |            |     |                          |                                                                                                                                                               |                                |          | 2,732.19 |
| Balance                                   |                     |            |     |                          |                                                                                                                                                               |                                |          |          |
| 02/28/2026                                | Bill                | 0157769-IN | No  | Founders 3<br>Management | Regional Manager - February 2026                                                                                                                              | 2000 Accounts Payable (A/P)    | 1,112.68 | 3,844.87 |

# Beaufort Town Docks

## General Ledger

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| DATE                                                     | TRANSACTION<br>TYPE | NUM        | ADJ | NAME                          | MEMO/DESCRIPTION                              | SPLIT                       | AMOUNT             | BALANCE   |
|----------------------------------------------------------|---------------------|------------|-----|-------------------------------|-----------------------------------------------|-----------------------------|--------------------|-----------|
| Company                                                  |                     |            |     |                               |                                               |                             |                    |           |
| <b>Total for 6010 Payroll - Regional Manager</b>         |                     |            |     |                               |                                               |                             | <b>\$1,112.68</b>  |           |
| 6020 Payroll - General Manager                           |                     |            |     |                               |                                               |                             |                    |           |
| Beginning Balance                                        |                     |            |     |                               |                                               |                             |                    | 10,500.00 |
| 02/28/2026                                               | Bill                | 0157769-IN | No  | Founders 3 Management Company | General Manger - February 2026                | 2000 Accounts Payable (A/P) | 9,212.71           | 19,712.71 |
| <b>Total for 6020 Payroll - General Manager</b>          |                     |            |     |                               |                                               |                             | <b>\$9,212.71</b>  |           |
| 6040 Payroll - Administrative Assistant                  |                     |            |     |                               |                                               |                             |                    |           |
| 02/28/2026                                               | Bill                | 0157770-IN | No  | Founders 3 Management Company | Admin Assistant - S Bell - February 2026      | 2000 Accounts Payable (A/P) | 4,504.35           | 4,504.35  |
| 02/28/2026                                               | Bill                | 0157734-IN | No  | Founders 3 Management Company | State Records Search - S Bell - February 2026 | 2000 Accounts Payable (A/P) | 174.74             | 4,679.09  |
| <b>Total for 6040 Payroll - Administrative Assistant</b> |                     |            |     |                               |                                               |                             | <b>\$4,679.09</b>  |           |
| 6050 Payroll - Dockhands                                 |                     |            |     |                               |                                               |                             |                    |           |
| 02/01/2026                                               | Bill                | 0157661-IN | No  | Founders 3 Management Company | Dockhand - J Naegelen - January 2026          | 2000 Accounts Payable (A/P) | 2,482.93           | 2,482.93  |
| 02/01/2026                                               | Bill                | 0157661-IN | No  | Founders 3 Management Company | Dockhand - M Albright - January 2026          | 2000 Accounts Payable (A/P) | 1,868.32           | 4,351.25  |
| 02/28/2026                                               | Bill                | 0157770-IN | No  | Founders 3 Management Company | Dockhand - M Albright - February 2026         | 2000 Accounts Payable (A/P) | 2,098.80           | 6,450.05  |
| 02/28/2026                                               | Bill                | 0157770-IN | No  | Founders 3 Management Company | Dockhand - P Choate - February 2026           | 2000 Accounts Payable (A/P) | 1,722.38           | 8,172.43  |
| 02/28/2026                                               | Bill                | 0157770-IN | No  | Founders 3 Management Company | Dockhand - J Naegelen - February 2026         | 2000 Accounts Payable (A/P) | 3,319.76           | 11,492.19 |
| <b>Total for 6050 Payroll - Dockhands</b>                |                     |            |     |                               |                                               |                             | <b>\$11,492.19</b> |           |
| <b>Total for 6000 Payroll Expenses</b>                   |                     |            |     |                               |                                               |                             | <b>\$26,496.67</b> |           |
| 6100 Utilities                                           |                     |            |     |                               |                                               |                             |                    |           |
| 6110 Electricity                                         |                     |            |     |                               |                                               |                             |                    |           |
| Beginning Balance                                        |                     |            |     |                               |                                               |                             |                    | 7,533.81  |

# Beaufort Town Docks

## General Ledger

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| DATE                              | TRANSACTION<br>TYPE | NUM                    | ADJ | NAME                      | MEMO/DESCRIPTION                                   | SPLIT                       | AMOUNT            | BALANCE   |
|-----------------------------------|---------------------|------------------------|-----|---------------------------|----------------------------------------------------|-----------------------------|-------------------|-----------|
| 02/01/2026                        | Journal Entry       | 17R                    | No  |                           | JAN-26: ACCRUE DUKE ENERGY BILLS (1.1.26 - 2.3.26) | -Split-                     | -7,513.90         | 19.91     |
| 02/05/2026                        | Bill                | 910194706251<br>2.5.26 | No  | Duke Energy - Auto<br>Pay | Service 1.1.26 to 2.3.26                           | 2000 Accounts Payable (A/P) | 710.94            | 730.85    |
| 02/05/2026                        | Bill                | 910194683897<br>2.5.26 | No  | Duke Energy - Auto<br>Pay | Service 1.1.26 to 2.3.26                           | 2000 Accounts Payable (A/P) | 44.08             | 774.93    |
| 02/05/2026                        | Bill                | 910194696785<br>2.5.26 | No  | Duke Energy - Auto<br>Pay | Service 1.1.26 to 2.3.26                           | 2000 Accounts Payable (A/P) | 701.41            | 1,476.34  |
| 02/05/2026                        | Bill                | 910194698919<br>2.5.26 | No  | Duke Energy - Auto<br>Pay | Service 1.1.26 to 2.3.26                           | 2000 Accounts Payable (A/P) | 713.22            | 2,189.56  |
| 02/05/2026                        | Bill                | 910194699374<br>2.5.26 | No  | Duke Energy - Auto<br>Pay | Service 1.1.26 to 2.3.26                           | 2000 Accounts Payable (A/P) | 104.65            | 2,294.21  |
| 02/05/2026                        | Bill                | 910194709105<br>2.5.26 | No  | Duke Energy - Auto<br>Pay | Service 1.1.26 to 2.3.26                           | 2000 Accounts Payable (A/P) | 66.60             | 2,360.81  |
| 02/05/2026                        | Bill                | 910194692418<br>2.5.26 | No  | Duke Energy - Auto<br>Pay | Service 1.1.26 to 2.3.26                           | 2000 Accounts Payable (A/P) | 199.22            | 2,560.03  |
| 02/05/2026                        | Bill                | 910194703852<br>2.5.26 | No  | Duke Energy - Auto<br>Pay | Service 1.1.26 to 2.3.26                           | 2000 Accounts Payable (A/P) | 325.98            | 2,886.01  |
| 02/05/2026                        | Bill                | 910194693758<br>2.5.26 | No  | Duke Energy - Auto<br>Pay | Service 1.1.26 to 2.3.26                           | 2000 Accounts Payable (A/P) | 650.51            | 3,536.52  |
| 02/05/2026                        | Bill                | 910194694345<br>2.5.26 | No  | Duke Energy - Auto<br>Pay | Service 1.1.26 to 2.3.26                           | 2000 Accounts Payable (A/P) | 2,367.23          | 5,903.75  |
| 02/05/2026                        | Bill                | 910194702843<br>2.5.26 | No  | Duke Energy - Auto<br>Pay | Service 1.1.26 to 2.3.26                           | 2000 Accounts Payable (A/P) | 315.97            | 6,219.72  |
| 02/05/2026                        | Bill                | 910194690763<br>2.5.26 | No  | Duke Energy - Auto<br>Pay | Service 1.1.26 to 2.3.26                           | 2000 Accounts Payable (A/P) | 161.14            | 6,380.86  |
| 02/05/2026                        | Bill                | 910194712176<br>2.5.26 | No  | Duke Energy - Auto<br>Pay | Service 1.1.26 to 2.3.26                           | 2000 Accounts Payable (A/P) | 87.99             | 6,468.85  |
| 02/05/2026                        | Bill                | 910194702257<br>2.5.26 | No  | Duke Energy - Auto<br>Pay | Service 1.1.26 to 2.3.26                           | 2000 Accounts Payable (A/P) | 440.39            | 6,909.24  |
| 02/05/2026                        | Bill                | 910194694452<br>2.5.26 | No  | Duke Energy - Auto<br>Pay | Service 1.1.26 to 2.3.26                           | 2000 Accounts Payable (A/P) | 306.83            | 7,216.07  |
| 02/05/2026                        | Bill                | 910194703753<br>2.5.26 | No  | Duke Energy - Auto<br>Pay | Service 1.1.26 to 2.3.26                           | 2000 Accounts Payable (A/P) | 264.03            | 7,480.10  |
| 02/05/2026                        | Bill                | 910194701371<br>2.5.26 | No  | Duke Energy - Auto<br>Pay | Service 1.1.26 to 2.3.26                           | 2000 Accounts Payable (A/P) | 53.71             | 7,533.81  |
| 02/28/2026                        | Journal Entry       | 36                     | No  |                           | FEB-26: ACCRUE DUKE ENERGY BILLS (2.3.26 - 3.3.26) | -Split-                     | 7,600.00          | 15,133.81 |
| <b>Total for 6110 Electricity</b> |                     |                        |     |                           |                                                    |                             | <b>\$7,600.00</b> |           |
| 6130 Water                        |                     |                        |     |                           |                                                    |                             |                   |           |
| Beginning                         |                     |                        |     |                           |                                                    |                             |                   |           |
| Balance                           |                     |                        |     |                           |                                                    |                             |                   | 358.95    |

# Beaufort Town Docks

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| DATE                                        | TRANSACTION<br>TYPE | NUM           | ADJ | NAME                           | MEMO/DESCRIPTION                           | SPLIT                       | AMOUNT          | BALANCE |
|---------------------------------------------|---------------------|---------------|-----|--------------------------------|--------------------------------------------|-----------------------------|-----------------|---------|
| 02/28/2026                                  | Bill                | 18475-0.0226  | No  | Town of Beaufort -<br>Auto Pay | 3 Water Meters 16160766/16159801/251630484 | 2000 Accounts Payable (A/P) | 107.96          | 466.91  |
| 02/28/2026                                  | Bill                | 18480-0.0226  | No  | Town of Beaufort -<br>Auto Pay | Dock                                       | 2000 Accounts Payable (A/P) | 42.33           | 509.24  |
| 02/28/2026                                  | Bill                | 18481-0.0226  | No  | Town of Beaufort -<br>Auto Pay | L Dock - Meter 16672381/98295864           | 2000 Accounts Payable (A/P) | 99.86           | 609.10  |
| 02/28/2026                                  | Bill                | 18479-0.0226  | No  | Town of Beaufort -<br>Auto Pay | 500C Dock                                  | 2000 Accounts Payable (A/P) | 29.33           | 638.43  |
| 02/28/2026                                  | Bill                | 18476-0.0226  | No  | Town of Beaufort -<br>Auto Pay | 500-ABC                                    | 2000 Accounts Payable (A/P) | 30.83           | 669.26  |
| 02/28/2026                                  | Bill                | 18477-0.0226  | No  | Town of Beaufort -<br>Auto Pay | Dock 3                                     | 2000 Accounts Payable (A/P) | 35.76           | 705.02  |
| <b>Total for 6130 Water</b>                 |                     |               |     |                                |                                            |                             | <b>\$346.07</b> |         |
| 6140 Sewer                                  |                     |               |     |                                |                                            |                             |                 |         |
| Beginning Balance                           |                     |               |     |                                |                                            |                             |                 | 21.17   |
| 02/28/2026                                  | Bill                | 18475-0.0226  | No  | Town of Beaufort -<br>Auto Pay | Meter 16160766                             | 2000 Accounts Payable (A/P) | 21.17           | 42.34   |
| <b>Total for 6140 Sewer</b>                 |                     |               |     |                                |                                            |                             | <b>\$21.17</b>  |         |
| 6150 Trash & Recycling                      |                     |               |     |                                |                                            |                             |                 |         |
| Beginning Balance                           |                     |               |     |                                |                                            |                             |                 | 253.35  |
| 02/19/2026                                  | Bill                | 5007          | No  | Sani-Cans                      | 9 Trash/Recycle Carts                      | 2000 Accounts Payable (A/P) | 225.00          | 478.35  |
| 02/28/2026                                  | Bill                | 18476-0.0226  | No  | Town of Beaufort -<br>Auto Pay | 5 Carts - 3x Weekly - 500 ABC              | 2000 Accounts Payable (A/P) | 253.35          | 731.70  |
| <b>Total for 6150 Trash &amp; Recycling</b> |                     |               |     |                                |                                            |                             | <b>\$478.35</b> |         |
| 6160 Internet                               |                     |               |     |                                |                                            |                             |                 |         |
| Beginning Balance                           |                     |               |     |                                |                                            |                             |                 | 93.57   |
| 02/17/2026                                  | Bill                | 0050326021726 | No  | Spectrum Business<br>x0326     | Service 2.17.26 to 3.16.26                 | 2000 Accounts Payable (A/P) | 100.00          | 193.57  |
| <b>Total for 6160 Internet</b>              |                     |               |     |                                |                                            |                             | <b>\$100.00</b> |         |
| 6170 Telephone                              |                     |               |     |                                |                                            |                             |                 |         |
| Beginning Balance                           |                     |               |     |                                |                                            |                             |                 | 43.57   |
| 02/17/2026                                  | Bill                | 0050326021726 | No  | Spectrum Business<br>x0326     | Service 2.17.26 to 3.16.26                 | 2000 Accounts Payable (A/P) | 50.01           | 93.58   |
| <b>Total for 6170 Telephone</b>             |                     |               |     |                                |                                            |                             | <b>\$50.01</b>  |         |
| 6180 Cable                                  |                     |               |     |                                |                                            |                             |                 |         |

# Beaufort Town Docks

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| DATE                                                              | TRANSACTION<br>TYPE | NUM           | ADJ | NAME                              | MEMO/DESCRIPTION                                                   | SPLIT                       | AMOUNT            | BALANCE  |
|-------------------------------------------------------------------|---------------------|---------------|-----|-----------------------------------|--------------------------------------------------------------------|-----------------------------|-------------------|----------|
| Beginning<br>Balance                                              |                     |               |     |                                   |                                                                    |                             |                   | 85.57    |
| 02/17/2026                                                        | Bill                | 0050326021726 | No  | Spectrum Business<br>x0326        | Service 2.17.26 to 3.16.26                                         | 2000 Accounts Payable (A/P) | 96.00             | 181.57   |
| <b>Total for 6180 Cable</b>                                       |                     |               |     |                                   |                                                                    |                             | <b>\$96.00</b>    |          |
| <b>Total for 6100 Utilities</b>                                   |                     |               |     |                                   |                                                                    |                             | <b>\$8,691.60</b> |          |
| 6200 Insurance<br>Beginning<br>Balance                            |                     |               |     |                                   |                                                                    |                             |                   | 4,264.54 |
| 02/01/2026                                                        | Journal Entry       | 33            | No  |                                   | FEB-26: RECOGNIZE PREPAID INSURANCE EXPENSE                        | -Split-                     | 4,264.54          | 8,529.08 |
| <b>Total for 6200 Insurance</b>                                   |                     |               |     |                                   |                                                                    |                             | <b>\$4,264.54</b> |          |
| 6300 Repairs & Maintenance<br>6310 R&M - Docks                    |                     |               |     |                                   |                                                                    |                             |                   |          |
| 02/17/2026                                                        | Journal Entry       | 26            | No  |                                   | FEB-26: BEAUFORT HARDWARE & PAINTPURCHASE - SUPPLIES               | -Split-                     | 377.09            | 377.09   |
| 02/17/2026                                                        | Journal Entry       | 27            | No  |                                   | FEB-26: BEAUFORT HOME SHOPPE PURCHASE - FLAG                       | -Split-                     | 88.82             | 465.91   |
| 02/18/2026                                                        | Journal Entry       | 28            | No  |                                   | FEB-26: ALMOST SOUTHERN MARINE PURCHASE - SUPPLIES                 | -Split-                     | 23.61             | 489.52   |
| 02/18/2026                                                        | Bill                | 0679810-IN    | No  | Arkansas Flag and<br>Banner, Inc. | Flags                                                              | 2000 Accounts Payable (A/P) | 199.13            | 688.65   |
| 02/19/2026                                                        | Bill                | 0679833-IN    | No  | Arkansas Flag and<br>Banner, Inc. | Flags - International Code Sign                                    | 2000 Accounts Payable (A/P) | 872.24            | 1,560.89 |
| 02/20/2026                                                        | Journal Entry       | 29            | No  |                                   | FEB-26: ALMOST SOUTHERN MARINE PURCHASE - 30 AMP TO 110<br>ADAPTER | -Split-                     | 50.00             | 1,610.89 |
| 02/25/2026                                                        | Bill                | 157068        | No  | Ace Marine Rigging &<br>Supply    | PVC Pipe Supplies                                                  | 2000 Accounts Payable (A/P) | 160.82            | 1,771.71 |
| 02/25/2026                                                        | Bill                | 157070        | No  | Ace Marine Rigging &<br>Supply    | PVC Pipe                                                           | 2000 Accounts Payable (A/P) | 24.55             | 1,796.26 |
| 02/25/2026                                                        | Bill                | 157072        | No  | Ace Marine Rigging &<br>Supply    | Hardware                                                           | 2000 Accounts Payable (A/P) | 201.22            | 1,997.48 |
| <b>Total for 6310 R&amp;M - Docks</b>                             |                     |               |     |                                   |                                                                    |                             | <b>\$1,997.48</b> |          |
| <b>Total for 6300 Repairs &amp; Maintenance</b>                   |                     |               |     |                                   |                                                                    |                             | <b>\$1,997.48</b> |          |
| 6500 General & Administrative<br>6520 Credit Card Processing Fees |                     |               |     |                                   |                                                                    |                             |                   |          |
| Beginning<br>Balance                                              |                     |               |     |                                   |                                                                    |                             |                   | 4,364.71 |
| 02/09/2026                                                        | Journal Entry       | 23            | No  |                                   | FEB-26: CLEARNT - MONTHLY PROCESSING FEE                           | -Split-                     | 792.06            | 5,156.77 |
| 02/28/2026                                                        | Journal Entry       | 22            | No  |                                   | FEB-26: DOCKWA - PROCESSING FEE                                    | -Split-                     | 2,553.97          | 7,710.74 |
| <b>Total for 6520 Credit Card Processing Fees</b>                 |                     |               |     |                                   |                                                                    |                             | <b>\$3,346.03</b> |          |
| 6530 Software                                                     |                     |               |     |                                   |                                                                    |                             |                   |          |

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| DATE                                               | TRANSACTION<br>TYPE | NUM        | ADJ | NAME                          | MEMO/DESCRIPTION                                                     | SPLIT                       | AMOUNT            | BALANCE  |
|----------------------------------------------------|---------------------|------------|-----|-------------------------------|----------------------------------------------------------------------|-----------------------------|-------------------|----------|
| Beginning Balance                                  |                     |            |     |                               |                                                                      |                             |                   | 3,342.47 |
| 02/01/2026                                         | Journal Entry       | 32         | No  |                               | FEB-26: RECOGNIZE PPD DOCKWA INVOICE (9.1.25-1.31.26)                | -Split-                     | 219.00            | 3,561.47 |
| 02/01/2026                                         | Journal Entry       | 32         | No  |                               | FEB-26: RECOGNIZE PPD SCRIBBLE INVOICE (1.23.26-1.22.27)             | -Split-                     | 112.69            | 3,674.16 |
| 02/28/2026                                         | Journal Entry       | 37         | No  |                               | FEB-26: ACCRUE 1/2 JAN-26 QBO SUBSCRIPTION PAID VIA CC & BILLED BACK | -Split-                     | 57.50             | 3,731.66 |
| 02/28/2026                                         | Journal Entry       | 34         | No  |                               | FEB-26: ACCRUE JAN-26 QBO SUBSCRIPTION PAID VIA CC & BILLED BACK     | -Split-                     | 115.00            | 3,846.66 |
| <b>Total for 6530 Software</b>                     |                     |            |     |                               |                                                                      |                             | <b>\$504.19</b>   |          |
| 6570 Uniforms                                      |                     |            |     |                               |                                                                      |                             |                   |          |
| Beginning Balance                                  |                     |            |     |                               |                                                                      |                             |                   | 730.07   |
| <b>Total for 6570 Uniforms</b>                     |                     |            |     |                               |                                                                      |                             |                   |          |
| 6580 Travel                                        |                     |            |     |                               |                                                                      |                             |                   |          |
| 02/23/2026                                         | Journal Entry       | 30         | No  |                               | FEB-26: EAST 70 FUEL MARKET PRUCHASE - GAS                           | -Split-                     | 48.90             | 48.90    |
| 02/24/2026                                         | Journal Entry       | 31         | No  |                               | FEB-26: HUDDLE HOUSE PURCHASE - LUNCH                                | -Split-                     | 22.02             | 70.92    |
| <b>Total for 6580 Travel</b>                       |                     |            |     |                               |                                                                      |                             | <b>\$70.92</b>    |          |
| 6590 Office Supplies                               |                     |            |     |                               |                                                                      |                             |                   |          |
| Beginning Balance                                  |                     |            |     |                               |                                                                      |                             |                   | 4,857.72 |
| 02/05/2026                                         | Bill                | 0157499-IN | No  | Founders 3 Management Company | Business Cards - Bob Cole, Sara Bell - February 2026                 | 2000 Accounts Payable (A/P) | 84.00             | 4,941.72 |
| <b>Total for 6590 Office Supplies</b>              |                     |            |     |                               |                                                                      |                             | <b>\$84.00</b>    |          |
| <b>Total for 6500 General &amp; Administrative</b> |                     |            |     |                               |                                                                      |                             | <b>\$4,005.14</b> |          |
| 6600 Marketing                                     |                     |            |     |                               |                                                                      |                             |                   |          |
| Beginning Balance                                  |                     |            |     |                               |                                                                      |                             |                   | 595.83   |
| 02/01/2026                                         | Journal Entry       | 32         | No  |                               | FEB-26: RECOGNIZE PPD FSM INVOICE (1.1.26-3.31.26)                   | -Split-                     | 533.33            | 1,129.16 |
| 02/20/2026                                         | Bill                | 2587       | No  | Finished Works, Inc.          | Photo Shoot - Filming/Photo Field Production                         | 2000 Accounts Payable (A/P) | 700.00            | 1,829.16 |
| <b>Total for 6600 Marketing</b>                    |                     |            |     |                               |                                                                      |                             | <b>\$1,233.33</b> |          |
| 6620 Advertising                                   |                     |            |     |                               |                                                                      |                             |                   |          |
| Beginning Balance                                  |                     |            |     |                               |                                                                      |                             |                   | 55.00    |
| <b>Total for 6620 Advertising</b>                  |                     |            |     |                               |                                                                      |                             |                   |          |
| 6630 Social Media                                  |                     |            |     |                               |                                                                      |                             |                   |          |
| Beginning Balance                                  |                     |            |     |                               |                                                                      |                             |                   | 500.00   |

# Beaufort Town Docks

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| DATE                                                          | TRANSACTION<br>TYPE | NUM        | ADJ | NAME                                | MEMO/DESCRIPTION                                             | SPLIT                          | AMOUNT            | BALANCE  |
|---------------------------------------------------------------|---------------------|------------|-----|-------------------------------------|--------------------------------------------------------------|--------------------------------|-------------------|----------|
| 02/24/2026                                                    | Bill                | 0157673-IN | No  | Founders 3<br>Management<br>Company | Social Media - Monica Matheson - February 2026               | 2000 Accounts Payable (A/P)    | 500.00            | 1,000.00 |
| <b>Total for 6630 Social Media</b>                            |                     |            |     |                                     |                                                              |                                | <b>\$500.00</b>   |          |
| 6650 Constant Contact                                         |                     |            |     |                                     |                                                              |                                |                   |          |
| Beginning Balance                                             |                     |            |     |                                     |                                                              |                                |                   | 57.75    |
| 02/25/2026                                                    | Journal Entry       | 24         | No  |                                     | FEB-26: CONSTANT CONTACT - MONTHLY SUBSCRIPTION              | -Split-                        | 55.00             | 112.75   |
| <b>Total for 6650 Constant Contact</b>                        |                     |            |     |                                     |                                                              |                                | <b>\$55.00</b>    |          |
| <b>Total for 6600 Marketing with subs</b>                     |                     |            |     |                                     |                                                              |                                | <b>\$1,788.33</b> |          |
| 6700 Legal & Professional Fees                                |                     |            |     |                                     |                                                              |                                |                   |          |
| Beginning Balance                                             |                     |            |     |                                     |                                                              |                                |                   | 599.96   |
| <b>Total for 6700 Legal &amp; Professional Fees</b>           |                     |            |     |                                     |                                                              |                                |                   |          |
| 6740 Management Fees                                          |                     |            |     |                                     |                                                              |                                |                   |          |
| Beginning Balance                                             |                     |            |     |                                     |                                                              |                                |                   | 1,221.44 |
| 02/01/2026                                                    | Journal Entry       | 16R        | No  |                                     | JAN-26: ACCRUE MONTHLY MANAGEMENT FEE - 3% OF GROSS REVENUES | -Split-                        | -1,221.44         | 0.00     |
| 02/01/2026                                                    | Bill                | 0000162-IN | No  | F3 Marina, LLC                      | Management Fee - January 2026                                | 2000 Accounts Payable (A/P)    | 996.89            | 996.89   |
| 02/28/2026                                                    | Journal Entry       | 35         | No  |                                     | FEB-26: ACCRUE MONTHLY MANAGEMENT FEE - 3% OF GROSS REVENUES | -Split-                        | 718.00            | 1,714.89 |
| <b>Total for 6740 Management Fees</b>                         |                     |            |     |                                     |                                                              |                                | <b>\$493.45</b>   |          |
| <b>Total for 6700 Legal &amp; Professional Fees with subs</b> |                     |            |     |                                     |                                                              |                                | <b>\$493.45</b>   |          |
| Not Specified                                                 |                     |            |     |                                     |                                                              |                                |                   |          |
| 02/01/2026                                                    | Invoice             | BTD87      | No  | Crowell, Andy                       | Subtotal                                                     | 1100 Accounts Receivable (A/R) |                   |          |
| 02/01/2026                                                    | Invoice             | BTD82      | No  | Peterson, Thomas                    | Subtotal                                                     | 1100 Accounts Receivable (A/R) |                   |          |
| 02/01/2026                                                    | Invoice             | BTD81      | No  | Teal, Tim                           | Subtotal                                                     | 1100 Accounts Receivable (A/R) |                   |          |
| 02/01/2026                                                    | Invoice             | BTD115     | No  | Simmons, Jason                      | Subtotal                                                     | 1100 Accounts Receivable (A/R) |                   |          |
| 02/01/2026                                                    | Invoice             | BTD117     | No  | Cunningham, Arthur                  | Subtotal                                                     | 1100 Accounts Receivable (A/R) |                   |          |
| 02/01/2026                                                    | Invoice             | BTD76      | No  | Brady, Doug                         | Subtotal                                                     | 1100 Accounts Receivable (A/R) |                   |          |
| 02/01/2026                                                    | Invoice             | BTD92      | No  | Mills, James                        | Subtotal                                                     | 1100 Accounts Receivable (A/R) |                   |          |
| 02/01/2026                                                    | Invoice             | BTD75      | No  | Pirates Revenge                     | Subtotal                                                     | 1100 Accounts Receivable (A/R) |                   |          |
| 02/01/2026                                                    | Invoice             | BTD88      | No  | Avolis, John                        | Subtotal                                                     | 1100 Accounts Receivable (A/R) |                   |          |
| 02/01/2026                                                    | Invoice             | BTD80      | No  | Crystal Coast Lady                  | Subtotal                                                     | 1100 Accounts Receivable (A/R) |                   |          |
| 02/01/2026                                                    | Invoice             | BTD91      | No  | Cleary, Pete                        | Subtotal                                                     | 1100 Accounts Receivable (A/R) |                   |          |
| 02/01/2026                                                    | Invoice             | BTD77      | No  | Barrow, Perry                       | Subtotal                                                     | 1100 Accounts Receivable (A/R) |                   |          |
| 02/01/2026                                                    | Invoice             | BTD93      | No  | Ruscitto, Brandon                   | Subtotal                                                     | 1100 Accounts Receivable (A/R) |                   |          |

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| DATE                                                   | TRANSACTION<br>TYPE     | NUM    | ADJ | NAME                 | MEMO/DESCRIPTION                                                                    | SPLIT                          | AMOUNT        | BALANCE  |
|--------------------------------------------------------|-------------------------|--------|-----|----------------------|-------------------------------------------------------------------------------------|--------------------------------|---------------|----------|
| 02/01/2026                                             | Invoice                 | BTD98  | No  | Morris, Robert       | Subtotal                                                                            | 1100 Accounts Receivable (A/R) |               |          |
| 02/01/2026                                             | Invoice                 | BTD89  | No  | Romaine, Steve       | Subtotal                                                                            | 1100 Accounts Receivable (A/R) |               |          |
| 02/01/2026                                             | Invoice                 | BTD86  | No  | Honig, Murray        | Subtotal                                                                            | 1100 Accounts Receivable (A/R) |               |          |
| 02/01/2026                                             | Invoice                 | BTD110 | No  | Austin, Daryl        | Subtotal                                                                            | 1100 Accounts Receivable (A/R) |               |          |
| 02/01/2026                                             | Invoice                 | BTD111 | No  | Dickinson, John      | Subtotal                                                                            | 1100 Accounts Receivable (A/R) |               |          |
| 02/01/2026                                             | Invoice                 | BTD100 | No  | Wanamaker, Greg      | Subtotal                                                                            | 1100 Accounts Receivable (A/R) |               |          |
| 02/01/2026                                             | Invoice                 | BTD79  | No  | Gentzkow, Rick       | Subtotal                                                                            | 1100 Accounts Receivable (A/R) |               |          |
| 02/01/2026                                             | Invoice                 | BTD99  | No  | Sutherland, Kelly    | Subtotal                                                                            | 1100 Accounts Receivable (A/R) |               |          |
| 02/01/2026                                             | Invoice                 | BTD83  | No  | Layman, Jamie        | Subtotal                                                                            | 1100 Accounts Receivable (A/R) |               |          |
| 02/01/2026                                             | Invoice                 | BTD78  | No  | Meehan, Lori         | Subtotal                                                                            | 1100 Accounts Receivable (A/R) |               |          |
| 02/01/2026                                             | Invoice                 | BTD94  | No  | Herndl, Chris        | Subtotal                                                                            | 1100 Accounts Receivable (A/R) |               |          |
| 02/01/2026                                             | Invoice                 | BTD112 | No  | Davis, Jeremy        | Subtotal                                                                            | 1100 Accounts Receivable (A/R) |               |          |
| 02/01/2026                                             | Invoice                 | BTD97  | No  | Brown, Maria         | Subtotal                                                                            | 1100 Accounts Receivable (A/R) |               |          |
| 02/01/2026                                             | Invoice                 | BTD101 | No  | Mitiguy, Daniel      | Subtotal                                                                            | 1100 Accounts Receivable (A/R) |               |          |
| 02/01/2026                                             | Invoice                 | BTD95  | No  | Tebbetts, John       | Subtotal                                                                            | 1100 Accounts Receivable (A/R) |               |          |
| 02/01/2026                                             | Invoice                 | BTD96  | No  | Archambault, Michael | Subtotal                                                                            | 1100 Accounts Receivable (A/R) |               |          |
| 02/01/2026                                             | Invoice                 | BTD90  | No  | Wendt, Peter         | Subtotal                                                                            | 1100 Accounts Receivable (A/R) |               |          |
| 02/01/2026                                             | Invoice                 | BTD84  | No  | Small, Jeff          | Subtotal                                                                            | 1100 Accounts Receivable (A/R) |               |          |
| 02/01/2026                                             | Invoice                 | BTD116 | No  | Shackleford, Buzz    | Subtotal                                                                            | 1100 Accounts Receivable (A/R) |               |          |
| 02/01/2026                                             | Invoice                 | BTD85  | No  | Schmitt, Michael     | Subtotal                                                                            | 1100 Accounts Receivable (A/R) |               |          |
| 02/13/2026                                             | Bill Payment<br>(Check) | 10011  | No  | F3 Marina, LLC       | Voided - Original Invoice had incorrect total. Corrected invoice issued<br>2.16.26. | 2000 Accounts Payable (A/P)    | 0.00          | 0.00     |
| 02/28/2026                                             | Payment                 |        | No  | Dockwa               |                                                                                     | 1100 Accounts Receivable (A/R) | 0.00          | 0.00     |
| <b>Total for Not Specified</b>                         |                         |        |     |                      |                                                                                     |                                | <b>\$0.00</b> |          |
| 6700 Legal & Professional Fees                         |                         |        |     |                      |                                                                                     |                                |               |          |
| 6790 Legal & Professional - Other                      |                         |        |     |                      |                                                                                     |                                |               |          |
| Beginning                                              |                         |        |     |                      |                                                                                     |                                |               | 152.49   |
| Balance                                                |                         |        |     |                      |                                                                                     |                                |               |          |
| <b>Total for 6790 Legal &amp; Professional - Other</b> |                         |        |     |                      |                                                                                     |                                |               |          |
| <b>Total for 6700 Legal &amp; Professional Fees</b>    |                         |        |     |                      |                                                                                     |                                |               |          |
| 8100 Capital Expenditures                              |                         |        |     |                      |                                                                                     |                                |               |          |
| 8110 CAPEX - WIFI                                      |                         |        |     |                      |                                                                                     |                                |               |          |
| Beginning                                              |                         |        |     |                      |                                                                                     |                                |               | 8,563.00 |
| Balance                                                |                         |        |     |                      |                                                                                     |                                |               |          |
| <b>Total for 8110 CAPEX - WIFI</b>                     |                         |        |     |                      |                                                                                     |                                |               |          |
| 8120 CAPEX - WEBSITE                                   |                         |        |     |                      |                                                                                     |                                |               |          |
| Beginning                                              |                         |        |     |                      |                                                                                     |                                |               | 1,975.00 |
| Balance                                                |                         |        |     |                      |                                                                                     |                                |               |          |

Beaufort Town Docks

General Ledger  
February 2026

| DATE                                | TRANSACTION<br>TYPE | NUM | ADJ | NAME | MEMO/DESCRIPTION | SPLIT | AMOUNT | BALANCE   |
|-------------------------------------|---------------------|-----|-----|------|------------------|-------|--------|-----------|
| Total for 8120 CAPEX - WEBSITE      |                     |     |     |      |                  |       |        |           |
| 8190 CAPEX - OTHER                  |                     |     |     |      |                  |       |        |           |
| Beginning                           |                     |     |     |      |                  |       |        | 20,491.00 |
| Balance                             |                     |     |     |      |                  |       |        |           |
| Total for 8190 CAPEX - OTHER        |                     |     |     |      |                  |       |        |           |
| Total for 8100 Capital Expenditures |                     |     |     |      |                  |       |        |           |

**Town of Beaufort, NC**

701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516  
252-728-2141 - 252-728-3982 fax - [www.beaufortnc.org](http://www.beaufortnc.org)

**Board of Commissioners**  
**Work Session**  
**4:00 PM Monday, March 23, 2026**

---

**AGENDA CATEGORY:** Items for Discussion and Consideration

**SUBJECT:** Pivot Parking Contract Amendment

**SUMMARY:**

Staff is requesting Board approval of an amendment to the existing Pivot Parking agreement to reflect the paid parking enforcement season of May 1 through October 1, 2026, consistent with prior direction approved by the Board of Commissioners. This amendment ensures the contract terms are aligned with the Board's adopted enforcement schedule and supports clear expectations for enforcement operations and administration.

**REQUESTED ACTION:**

Approve the attached contract amendment with Pivot Parking to reflect the May 1–October 1, 2026, paid parking enforcement season.

**EXPECTED LENGTH OF PRESENTATION:**

2 Minutes

**SUBMITTED BY:**

Elizabeth Lewis, Assistant Town Manager

**BUDGET AMENDMENT REQUIRED:** N/A

## SECOND AMENDMENT TO PARKING ON-STREET OPERATION AGREEMENT

This Second Amendment ("Second Amendment") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between Town of Beaufort, NC ("Client") and P2 of NC, LLC dba Pivot of NC, LLC ("Operator"). This Second Amendment modifies the Agreement for Parking Management Services dated April 9, 2024, as previously amended by Contract Amendment dated March 1, 2025 (collectively, the "Agreement").

### WHEREAS:

1. The Client and Operator previously amended the Agreement to modify the paid parking enforcement period and Incentive Management Fee (IMF) threshold.
2. The parties now desire to further amend the Agreement to revise the paid parking enforcement period and adjust the annual IMF gross revenue threshold and related monthly calculation structure.

**NOW, THEREFORE, the parties agree to the following amendments:**

### **1. Modification of Paid Parking Enforcement Period**

Section 1.(a) Summary Scope of Services – On-Street Parking Enforcement of the original Agreement is hereby amended to reflect that paid parking enforcement shall be in effect annually from May 1 through October 1 of each calendar year. All enforcement policies, procedures, and penalties shall remain in effect during this revised enforcement period.

### **2. Adjustment of Gross Revenue Threshold for IMF Calculation**

Section 7.1 Compensation of the Agreement is hereby amended to adjust the threshold for gross revenue calculation related to the Incentive Management Fee (IMF). The new annual gross revenue threshold for IMF calculation shall be Two Hundred Fifty Thousand Dollars (\$250,000.00), replacing any previously agreed-upon threshold.

Because paid parking enforcement shall occur during a five (5) month period (May 1 – October 1), the annual IMF threshold shall be allocated proportionally across the enforcement months as follows:

Annual IMF Threshold: \$250,000

Enforcement Period: 5 months

Monthly IMF Threshold:  $\$250,000 \div 5 = \$50,000$  per enforcement month

IMF calculations shall be measured monthly during the enforcement period only and reconciled and paid in accordance with Section 7.1 of the Agreement. No IMF calculation shall apply outside of the May 1 – October 1 enforcement period.

**3. No Other Changes**

Except as specifically modified herein, all other terms and conditions of the Agreement shall remain in full force and effect.

**4. Effective Date**

This Second Amendment shall take effect as of \_\_\_\_\_, 2025, and shall be considered an integral part of the Agreement.

**5. Execution**

IN WITNESS WHEREOF, the parties hereto have caused this Second Amendment to be executed as of the date first written above.

**CLIENT:**

Town of Beaufort, NC

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**OPERATOR:**

P2 of NC, LLC dba Pivot of NC, LLC

By: \_\_\_\_\_

Name: Todd Brosius

Title: President

Date: \_\_\_\_\_



## **Town of Beaufort, NC**

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### **Board of Commissioners Work Session 4:00 PM Monday, March 23, 2026**

**AGENDA CATEGORY:** Items for Discussion and Consideration

**SUBJECT:** Commercial Dock Railing Design/Concept

#### **SUMMARY:**

As part of the commercial dock area upfit, F3 Marina and Town staff propose enhancements to the railing system along Front Street to improve both public safety and the visual character of the waterfront.

The existing railing corridor extends approximately 150 linear feet. In coordination with Public Works, multiple prototype sections have been constructed and evaluated to balance structural integrity, aesthetic quality, and compatibility with the historic waterfront setting.

Town staff recommend consideration of the following two options:

#### **Option 1:**

Installation of 6" x 6" vertical posts with a three-rail system utilizing round tube aluminum handrails. This option provides a consistent, low-maintenance solution with a clean and uniform appearance.

#### **Option 2:**

Installation of 6" x 6" vertical posts with a two-rail system utilizing round tube aluminum handrails, complemented by a wood top rail. This option introduces a warmer, more traditional visual element while maintaining structural performance.

From a maintenance standpoint, staff do not recommend painting wood components due to long-term upkeep requirements. Natural wood surfaces are preferred, as they can be periodically pressure washed to maintain appearance and extend service life.

**REQUESTED ACTION:**

Town staff request that the Board select a preferred railing design by formal vote.

Upon direction from the Board, the selected design will be advanced to the Historic Preservation Committee for review and consideration in early April 2026.

**EXPECTED LENGTH OF PRESENTATION:**

25 Minutes

**SUBMITTED BY:**

Mark Eakes, Public Works Director

**BUDGET AMENDMENT REQUIRED:** N/A











## **Town of Beaufort, NC**

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### **Board of Commissioners Work Session 4:00 PM Monday, March 23, 2026**

**AGENDA CATEGORY:** Items for Discussion and Consideration

**SUBJECT:** Live Oak Trees located at 123-127 Front Street

#### **SUMMARY:**

##### **Issue:**

The Board is asked to provide policy direction regarding the potential relocation of four live oak trees located within the public right-of-way along Front Street between 123 and 127 Front Street.

##### **Background:**

This item was previously presented to the Board on June 21, 2025. Since that time, staff has conducted additional outreach and refined its analysis of applicable ordinance requirements.

##### **Property Owner Input:**

- Property owners at 123 and 125 Front Street (Fleet and Smith) support relocation of all four trees.
- Property owners at 127 Front Street (Adams) request that the two trees in front of their home remain.

##### **Ordinance Considerations (LDO Section 14):**

- Trees must be located a minimum of 35 feet from an intersection and 50 feet apart.
- Based on field review:
  - 1 tree is fully compliant.
  - 3 trees are noncompliant due to spacing and/or proximity to the Moore Street intersection.

**Contextual Consideration:**

- One tree in front of 127 Front Street (approximately 32 feet from the intersection) may be considered acceptable under a liberal interpretation.
- This location is consistent with the Historic Preservation Committee's previously issued Certificate of Appropriateness.

**Summary of Findings:**

- 1 tree: Fully compliant (property line of 123/125 Front Street)
- 1 tree: Potentially acceptable (HPC-supported location near 127 Front Street)
- 2 trees: Noncompliant and candidates for relocation

**Relocation Cost and Options:**

- Estimated cost: \$3,500 to relocate up to five trees.
- Potential relocation sites include areas near the Beaufort tennis courts and/or Oceanview Cemetery, as determined by Public Works.

**Staff requests guidance on one of the following approaches:**

1. Strict Compliance: Retain 1 tree; relocate 3 trees.
2. Contextual Flexibility: Retain 2 trees (including HPC-supported location); relocate 2 trees.
3. Full Relocation: Relocate all 4 trees.
4. Take no action

**REQUESTED ACTION:**

Town staff request that the Board select a preferred action by formal vote.

Upon direction from the Board, the selected design will be advanced to the Historic Preservation Committee for review and consideration in early April 2026.

**EXPECTED LENGTH OF PRESENTATION:**

25 Minutes

**SUBMITTED BY:**

Matt Zapp, Town Manager

**BUDGET AMENDMENT REQUIRED: N/A**

## Live Oak Locations Map, Facts and Distances to Properties 123-127

- Distances between Live Oaks 1+2 and Yaupons 1+2 are 15'. Live Oaks 18' to Porch.
- Live Oaks 3+4 don't meet the 35' distance to corner curb. Live Oaks 18' to Porch.
- At 116 Front Street, Witness Northwest Growth of Live Oak Tree from Prevailing Winds.



## A Unique 320-Year-Old Historic Preservation Neighborhood – The 100 Block

- This is a significant historic block within the USA, dating before 1709, when the USA was only a dream. This 100 block entrance should reflect its 320-year history, not distract it with four large trees now.
- The four live oaks will be site blocking views to and from the historic homes with unique stories.
- The two live oaks are too close to 123, 125 houses, the existing 50-year-old yaupon trees, and each other.
- The two 127 live oak trees are too close to 127 house, each other, the corner curb and telephone pole.
- These four trees are an impediment to historic architecture, and don't show off the houses. They hide them. The four trees do not meet any LDO planting standards on these properties.
- Trees are too close to 3 public utilities at property lines 127/125. They are 9'/15' from the utilities.
- Trees distract from the unique natural beauty and historic attractions needing protection.
- The large footprint of four Live Oaks distract from the 100 block neighborhood entrance and its 320-year history. They are unnecessary and harmful to homeowners and visitors.



Notice the "For Sale" Sign. Picture of 125 Front when purchased in 2014. Also notice absence of landscaping at 127 Front. 127 then was rented as three apartments each in very poor condition.



Widest Front View of 121-125 Front with Davis Boarding House, and 127, Sarah Davis Home Place.



2 Live Oaks Versus 2 Yaupons at 123, 125 - Clash of Rainwater Drip Lines.



4 Live Oaks in a Row at 123, 125, 127 twice. Each 18' from Property. Live Oak trees themselves not 50' apart.



2 Live Oaks Near Curb and Telephone Pole at 127, 18' and 33' from Curb, not meeting the 35' Requirement. Live Oaks will grow so large they will site block views to 127 and from 127 to the outdoor beautiful views of nature for 1<sup>st</sup> and 2<sup>nd</sup> floors. Most unmet tree code stipulations are at 127 Front.



Sidewalk View of Telephone Pole and Live Oaks.  
Code Requires 35' Distance, not 18', nor 33'.  
See Utilities 9' to Right of Live Oak 3. Too close.



Yaupons Provide Shade over Sidewalks at 123/125  
Drip Lines Now Compete for Rainwater.



50-Year-Old Beautiful Yaupons Versus Future Live  
Oak 50' Canopies.  
Will Endanger 2 Yaupons Soon.



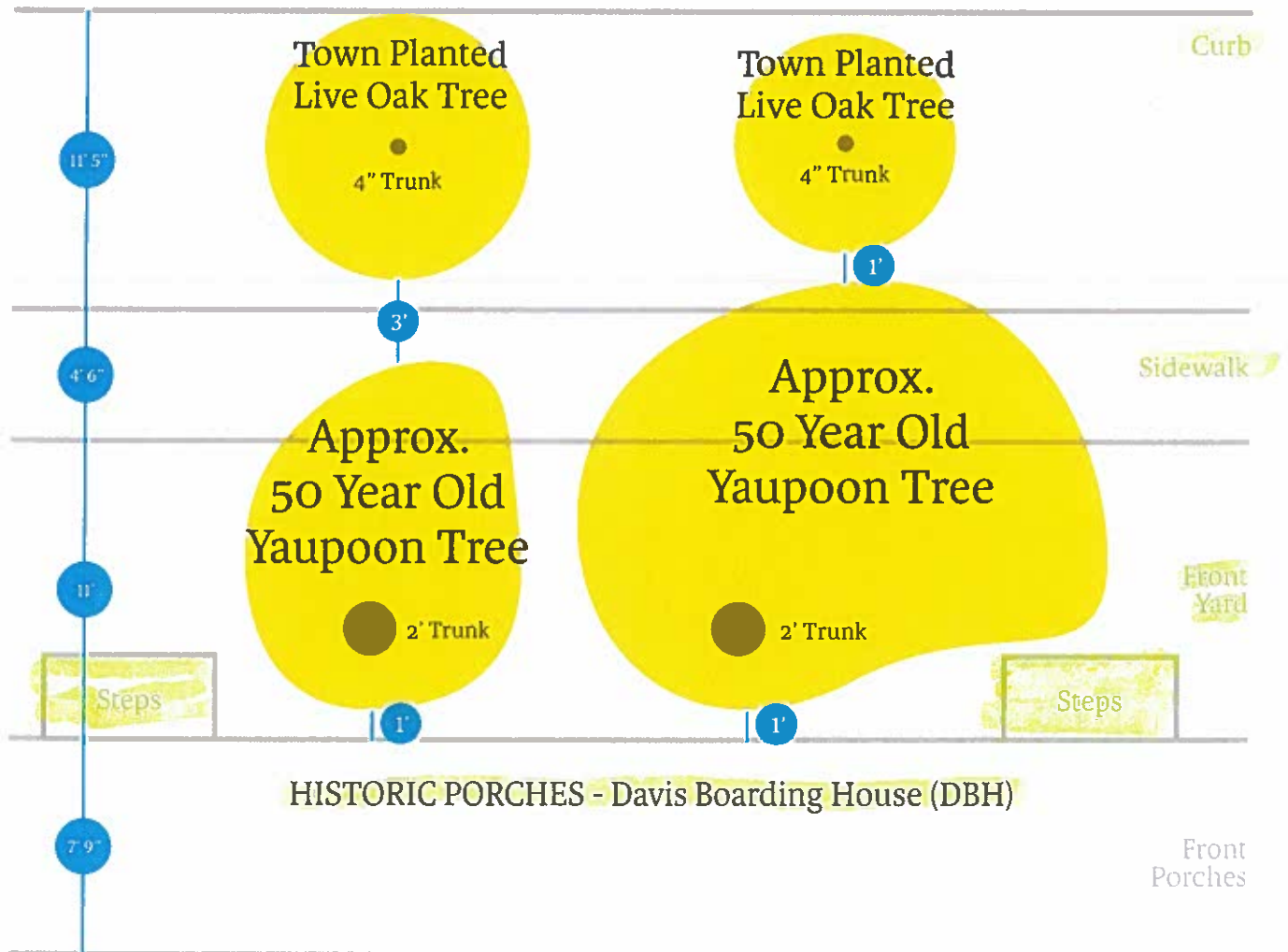
Yaupon Drip Lines and Roots are from Sidewalk  
South Edge Towards Live Oaks Now.



At 116 Front, Nearby Comparison of a Live Oak Windblown Tree with a 35' Radius in a NW Direction. Imagine 35' Radius from the 4 Live Oaks at 123, 125, 127. Could Cover Upstairs and Downstairs Porches. More likely, Roots Can Grow 20'-plus Under All 3 Porches, and Justifies Removal of 4 Trees. Action Delayed Will Be Much More Expensive to Correct at Utilities Underground Levels Around the Curb and Sidewalk. Live Oak #3 Will Likely Grow Towards 125 and 127 Front Properties.

NCPedia Facts: Live Oaks grow to: 60' Height 120' Width 60' Radius

## On 100 Block of Front Street at 125-123 Tree Root System & Limb Canopies Compete for Water or Rain Water



HISTORIC PORCHES - Davis Boarding House (DBH)

**125 Front**

Built in 1796  
250 Years Old Plus

**123 Front**

Built in 1813  
210 Years Old Plus

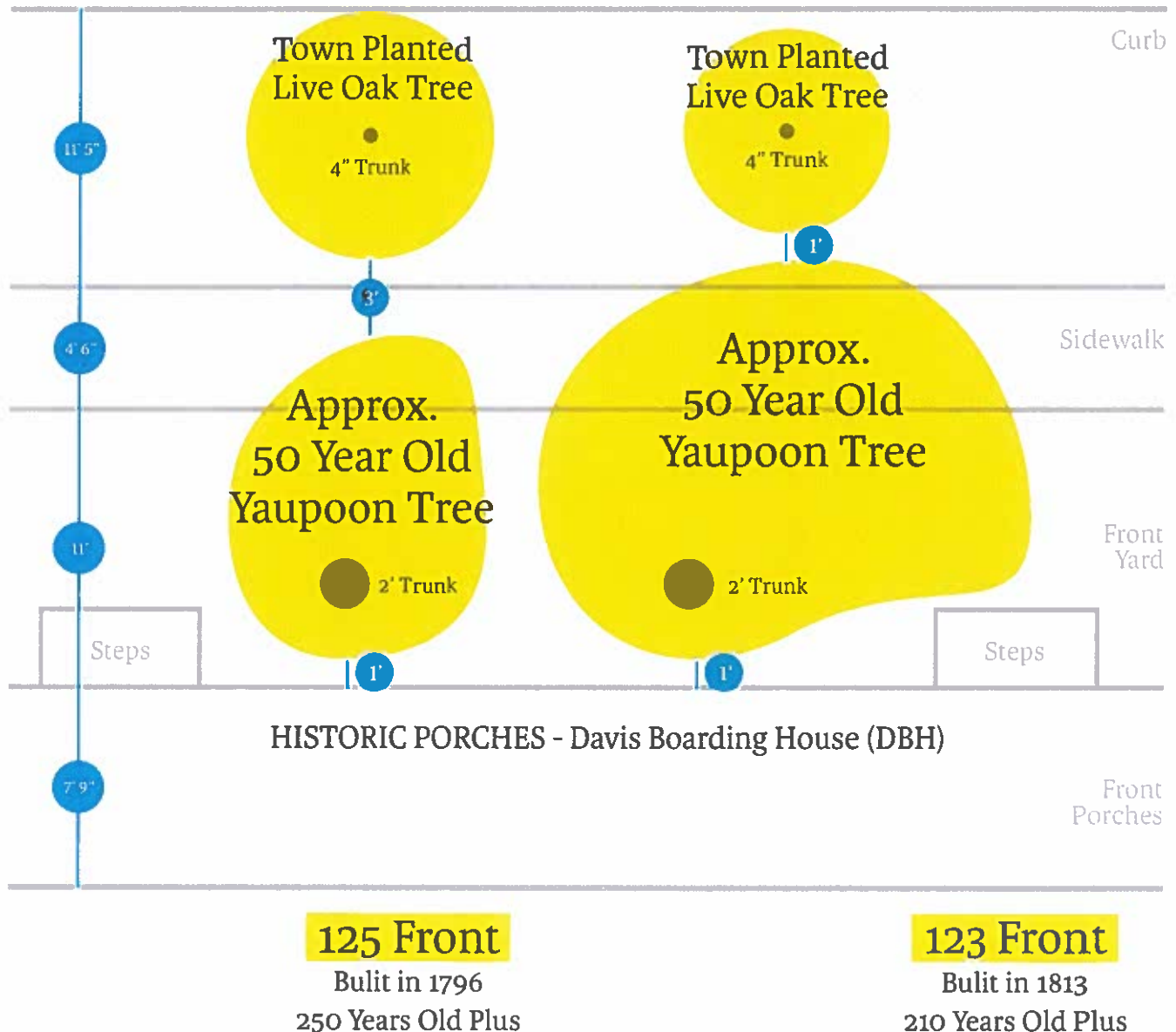
HISTORIC FRONT PORCHES TWO FLOORS FOR 125, 123, 121 as longest historic porches in NC

From 1880 to the late 1920s, Mrs Davis lived in 127 Front Street (built by the Davis family in 1812) and was very entrepreneurial next door creating a smart business running Davis Boarding House at 125, 123, 121 and 119 in 1880 (in the back for dining) here as the most popular place for sailors to stay in Beaufort, and to sit on the two story floor porches waiting for their sail boats to return by the 100 block of Front Street to tie up or anchor nearby along Front Street or behind it. Remembering sailing was more by the wind in the 1880s, as motors were rare.

BTW During the Civil War, Beaufort residents were forced to watch the Union troops bombarded Fort Macon into submission over three days from 125, 123 and 121 built in 1849 for the Thomas Duncan family.

**NCPedia Facts:** Live Oaks grow to: 60' Height 120' Width 60' Radius

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**HISTORIC FRONT PORCHES TWO FLOORS FOR 125, 123, 121 as longest historic porches in NC**

From 1880 to the late 1920s, Mrs Davis lived in 127 Front Street (built by the Davis family in 1812) and was very entrepreneurial next door creating a smart business running Davis Boarding House at 125, 123, 121 and 119 in 1880 ( in the back for dining) here as the most popular place for sailors to stay in Beaufort, and to sit on the two story floor porches waiting for their sail boats to return by the 100 block of Front Street to tie up or anchor nearby along Front Street or behind it. Remembering sailing was more by the wind in the 1880s, as motors were rare.

BTW During the Civil War, Beaufort residents were <sup>142</sup> invited to watch the Union troops bombarded Fort Macon into submission over three days from 125, 123 and 121 built in 1849 for the Thomas Duncan family.

## LDO Section 1. General Provisions (C) Intent

### Four Relevant Intentions to Regulate Section 14 – Tree Issues

- “Stabilize and protect the natural beauty and property values.”
- “Maintain the character of existing neighborhoods.”
- “Protect and preserve the historic resources of the community.”
- “Preserve the natural growth and promote the natural beauty of the community.”

### Analysis: Four Priority Intentions Relevant to Justify Tree Removal Goals

**“Stabilize and protect the natural beauty and property values.”** The definition of property applies with Exception D for protecting “physical” living trees and “intangible” property views. The “unique natural beauty at the 100 block neighborhood and its property values” need to be protected by removal of the four live oaks from 123-127 Front as Section 1 LDO Intentions.

**“Maintain the character of existing neighborhoods.”** Many Beaufort residents and visitors recognize the entire 100 block of Front Street neighborhood as a prime destination site which has preserved (1) the “natural beauty of this community,” and (2) “maintained the character of the 100 block existing neighborhood”. It is a special place with three long waterway views converging from the east, south and west. It has exquisite sunsets and beautiful cloud formations with open space. Nothing else is entirely like it. We request you keep its “character” unique and withdraw these oak trees. Protect our unique 320-year history.

**“Protect and preserve the historic resources of the community.”** Sarah Davis’s life story as an entrepreneur is relevant, creating the most popular boarding house/hotel for approximately 40 years, 1880-1920. Davis Boarding House is considered to have one of the longest double front porches in North Carolina. It all should “be protected and preserved.” It should not be hidden behind four large, dense live oak trees, which are too large for the planted site.

Few single-block neighborhoods in Beaufort have the collective assets of natural beauty and history, being located on Front Street, and within one block of the NC Maritime Museum and business district. Previously 127 Front was owned by Sarah Davis, then later by Senator Robert Lee Humber of Greenville, the first Oxford University Rhodes Scholar from NC. The primary founder of the NC Museum of Art in 1947, Humber secured a \$1 million state start-up appropriation. These are historical stories of Beaufort to be preserved and maintained, recognizing entrepreneurs like Sarah Davis and Robert Lee Humber having homes at 127 Front.

**“Preserve the natural growth, and promote the natural beauty of the community.”** “Preserve the natural growth” should apply to the two yaupon trees planted 50 years ago. “Promote the natural beauty of the community” at the entire 100 block is opposite of the four new trees’ negative impacts, site blocking our intangible views of natural beauty, and blocking visitors views of these historic homes and their landscaping. Why have these trees here? It’s one place not to add trees, which distract.

## LDO Section 14. Tree Planting Requirements/Spacing

**Analysis: Unmet Tree Code Regulations: Trees Are Not 50' Apart, Nor 35' From Corner, Justifies Removal of 4 Trees for 14 Reasons**

### Section 14 – Planting Standards –Requires Spacing 50' Between Trees. (p. 136)

| <i>Table 14-1: Spacing of Street Trees</i>                                             | <i>Spacing Between Trees</i> |
|----------------------------------------------------------------------------------------|------------------------------|
| Large Trees, 50' or Taller (see Appendix A)<br>Live oaks qualify for Large Tree Status | Fifty feet (50')             |
| Live oak trees: maximum height of 60', width 120', radius of 60'. Source: NCPEDIA      |                              |

### Section 14 – 6. Distance from Street Corner – All trees require 35'. (LDO p. 140)

No tree shall be planted closer than thirty-five feet (35') from any street corner. No exceptions.

### Analysis: Oaks not Near 50' Apart or 35' from Corner Justifies Removal of 4 Trees

1. At 123 and 125 Front Street, the two Live Oak trees are 18' apart, which is 32' less than the 50' requirement. They are 15' from our two yaupons. They are 18' from our porch property and can grow to 50'.
2. At 127 Front Street, the Live Oaks were planted 18' and 32' from the street corner, not 35' or more. Also, they are planted 15' apart, not 50' apart, potentially harming each other, and are site blocking the historic homes.
3. If the LDO requires spacing between large trees of 50', how can they be planted 18' from our porch property at the Davis Boarding House or at 127? Isn't this a unique, unforced error?
4. The public utilities are between 127 and 125. They are 9' and 15' from live oak's roots. Too close, so more spacing needed. See photo on page 4, upper left.
5. Neither the LDO Planting Standards for tree spacing nor the distance from street corner requirements have been applied to the three properties.

#### 14 Tree Removal Analysis Reasons

Two trees too close to two yaupons.  
Four trees too close to each other.  
Four trees too close to three houses.  
Two trees too close to corner.  
Two trees too close to utilities.

**Sections 1 and 14, Only 18' from Homes, 4 Oaks' Roots Have Negative Impacts on Property, and Without Conversations About the Relevance of These Four Section 1 Intentions.**

**Analysis: 116 Front Tree Comparison of a Windblown Live Oak (Limbs and Roots) Growing 35' in a Leeward Northwest Direction. The Roots Could Easily Grow Under 3 Porch Properties. A Significant Problem, Action Delayed for Properties and Utilities Is More Expensive to Correct. Justifies Removal of 4 Trees.**

In October 2023, we first learned by example at 116 Front Street how large live oak trees here can grow aggressively in a leeward direction. **It is windblown to grow in a northwest direction. It serves as an excellent nearby prototype how the four live oak trees will grow in a northwest direction 35' to 50' directly towards 127, plus 125, and 123 Front Street.**

The wind is coming from the southeast by Fort Macon at us. The 116 tree has a 35' canopy radius growing in a northwest direction, with a 20' canopy radius growing southeast. **Live Oak #3 roots will grow directly northwest towards 123-127 Front properties. See pages 1, 3, 5.** This live oak is tall and wide enough to **best imagine the four new live oaks in a row at 127, 125, 123 Front Street growing 35' in a northwest direction to our property.**

Live oak #3 is 9' east of the utilities. **One can trim limbs, but you cannot stop roots growing wherever they find space:** to the corner, east and west. Oaks could grow towards the first and second floor porches of all 3 properties. The 116 Front example with a current canopy of 55' (20'+35') makes the best visual case for removal now of the four live oaks. **And the absence of prior conversations with property owners is wanting, as well as no recognition of these 4 intentions, and Spacing Between Trees.**

We trust you agree our property should be better protected than these 4 new trees, especially when the trees do not meet any safety spacing requirements from the corner of Moore Street. **This is a significant problem which needs correcting, including removal of 4 oaks.**

**The Town will someday have significant underground cable/utility expenses to pay to address these trees' roots close proximity to the corner, and being planted so close to the Front Street properties at a 18' distance only. Action can be taken now or later; it will be far more expensive to correct later.**

**Four Intentions or Values to Preserve the “Character” of the 100 Block Neighborhood, Protect Its Unique History, Natural Beauty and Property. We Ask For Respecting the LDO Intentions.**

**Beaufort Intention #1: To Protect the Natural Beauty and Property Values**

In 2014, we purchased our home, first and foremost, for their “intangible” two-level front porch outside views and our two beautiful “physical” yaupon trees. These were significant for us to become buyers. The exterior was as important for us as the 1769 interior. Our primary goals with this petition are to protect the public and private property values, the “character” of the neighborhood, its unique history, and natural beauty. Our goals are consistent with Beaufort Intentions.

We believe it was an easy oversight for Public Works to plant the two new live oaks 15’ directly in front of the 50-year-old historic yaupon tree without considering the live oaks’ fast-growing canopies (see pages 4-6). It takes 2-3 years to witness real growth and experience it. It is a human story for understanding nature. These live oak tree root systems and limb canopies can now have a terminal impact on our two existing trees’ root systems, losing access to rainwater for its roots to survive.

**A 100 Block Perspective for Understanding the Live Oak Trees’ Impacts**

We have spent a great deal of time trying to understand the live oak tree issues at 125 and 123 Front Street, as well as at 127 Front. Why were these live oak trees planted 15’ directly in front of our 50-year-old yaupon trees and 18’ from our front porches and brick foundations?

The new live oak trees’ canopy drip lines have grown within 1 & 3 feet, limiting access to rainwater for the yaupons (see page 4). If no action is taken by December, 2024, the growth of the new live oak canopies could eventually damage our two yaupons, possibly destroy them. These two new live oak trees are too close to our front porch properties. In addition, they can impede the historic property views from our first- and second-floor porches. They will site block views to and from our historic homes.

Based on extensive research and advice, including the *maximum of height (60’), width (120’), and radius (60’) of live oak trees over time*, we respectfully request executive approval to remove all 4 trees due to (1) the great size of these trees, (2), the unmet Tree Code regulations, and (3) their negative impacts over time on the 100 block neighborhood entrance.

These tree plantings were done without any prior notification or consultation with either owners at 123, 125 whatsoever, three years ago when they were planted. We were told by next-door neighbors at 127 Front they were informed two years earlier that the trees don’t grow too big or fast, and not to worry, so we didn’t. Unfortunately, our good neighbor’s advisor was incorrect. This is a human story of misunderstanding. Only recently have we learned the *slow, yet huge impact of these trees over time*.

Since September 2023, we have been surprised by what we have learned regarding rapid tree growth and large trees. We have made a sincere effort to understand tree issues, and the opportunity to best protect and preserve the established 100-block neighborhood’s many “intangible” public views not only for us, but for all visitors who ride or walk by. *It’s a healthy perspective to think comprehensively here for the 100 block, beginning at the Moore Street corner entrance. This is a unique opportunity.*

## Preserve The 100 Block as a Unique Visitor Destination Site for Beaufort/NC

We believe the 100 block is a premier, unique visitor destination site with **natural beauty attractions:**

- The best open-air spaces, including clouds.
- Long views of the three converging waterways to the south, east and west.
- Beautiful sunsets to the west, especially reflecting on the clouds.
- The unique visits of resident porpoises dining most evenings.

Residents and visitors walk and drive it continuously 12 months a year. We do not need more live oaks trees here. They will significantly obstruct some of the best open air, sunsets and water view assets in Beaufort or any North Carolina town. The 100 block is a special asset to protect to help keep Beaufort unique. Why diminish our strengths? It is neither right nor fair to have so many LDO exceptions along 3 adjacent properties. These tree issues need to be resolved fairly and corrected now. It was wrong to begin with, so why perpetuate it?

In 1880, Davis Boarding House was established first for sailors for watching and waiting for returning sailing ships on the outdoor porches. Such is our history. No other single block neighborhood in Beaufort has more beautiful nature or historic stories. They need to be preserved from Moore Street down to the "Turn Table" cul-de-sac at the end of Front Street. The 100 block has been special to Beaufort since 1709, if not before. It compares favorably to most all historic assets in Raleigh (Moore Square, 1792) and Wilmington (River Walk, ~1700s). **Additional historic attractions include:**

- Sarah Davis's homeplace at 127 Front Street, beautifully renovated just five years ago.
- Historic homes to the north along the 100 block of Front Street to the cul-de-sac.
- The industry of loaded shrimp boats returning with catch daily.
- Davis Boarding House residency – 125, 123, 121, 119 Front Street homes est. 1769-1880.
- The ongoing Duke University Marine Lab nature research work across the water from the cul-de-sac, including the research ship and many Duke research students living in Beaufort.
- The nearby Rachel Carson Preserve historic research site on impacts of DDT on pelicans, etc., and the wild horses that survive on the island with little fresh water.
- The Spanish attacked us unsuccessfully in 1747, no doubt first on Front Street from the sea.

These are wonderful stories and each are reflections to be captured at the 100 block of Front Street.

## **Combined Analysis: A Defined, Clarified Section D Exception Justifies Executive Action**

We should combine Section 1 Intentions (the 100 block character), and Section 4 Definition of Property (above) with Section 14-D Exception (above) to further define and clarify the “D” Exception.

- A. **Be defined as, “any physical” trees or “intangible” entity views.**
- B. **Clarify, maintaining “the character of the existing 100 block neighborhood.” (see page 12)**
- C. **The combined and clarified original D Exception then reads, “The Town may authorize the removal of trees to prevent potential injury to the life of any physical trees, or any physical entity “front porch property.” This includes the intangible open area and unobstructed nature views of the existing 100 block neighborhood dating back to 1709.**

## **Summary Review: These are any “physical” and “intangible” assets to be treasured and preserved for our property, and the Town’s public property.**

This existing unique Beaufort neighborhood is like a public-private park, which has improved significantly by investments from most of the new owners in the 100 block over the last 10 years. This includes the 119-127 Front Street five properties at the neighborhood entrance to the 100 block from Moore Street. The property value of this 100 block helps support the tax values for the Town of Beaufort. And our neighborhood is like a park, as measured by daily public activity, car and bus tours, and boat traffic.

## **Executive Action Justified to Protect Our Two Yaupons and Property Value Combined First with Sections 4 & 14, then Section 1 – Intentions**

**Section 4 – Definition of Property:** Property is any physical or intangible entity which is owned by a person or jointly by a group of people. (LDO p. 43)

## **Analysis: Definition as “Any” “Physical” or “Intangible” Entity Supports Case**

The property definition includes historic, “physical” trees and “intangible” property views for the existing 100 block. The 100 block is a unique property for Beaufort’s future, as it is for our property values and ultimately the Town’s annual tax revenue growth. These four oak trees are detrimental to our property values, the entire 100 block open space neighborhood, and Beaufort’s historic stories. Note “Any” is a very clear adjective.

## **Section 14 – Planting Standards for Trees – Original Exception “D”. (LDO p. 146)**

“Upon the advice of the Town’s Public Works Department, and in accordance with commonly accepted forestry practices, the town may authorize the removal of trees to prevent potential injury to life and/or property.” See defined, clarified, and combined D Exception below.

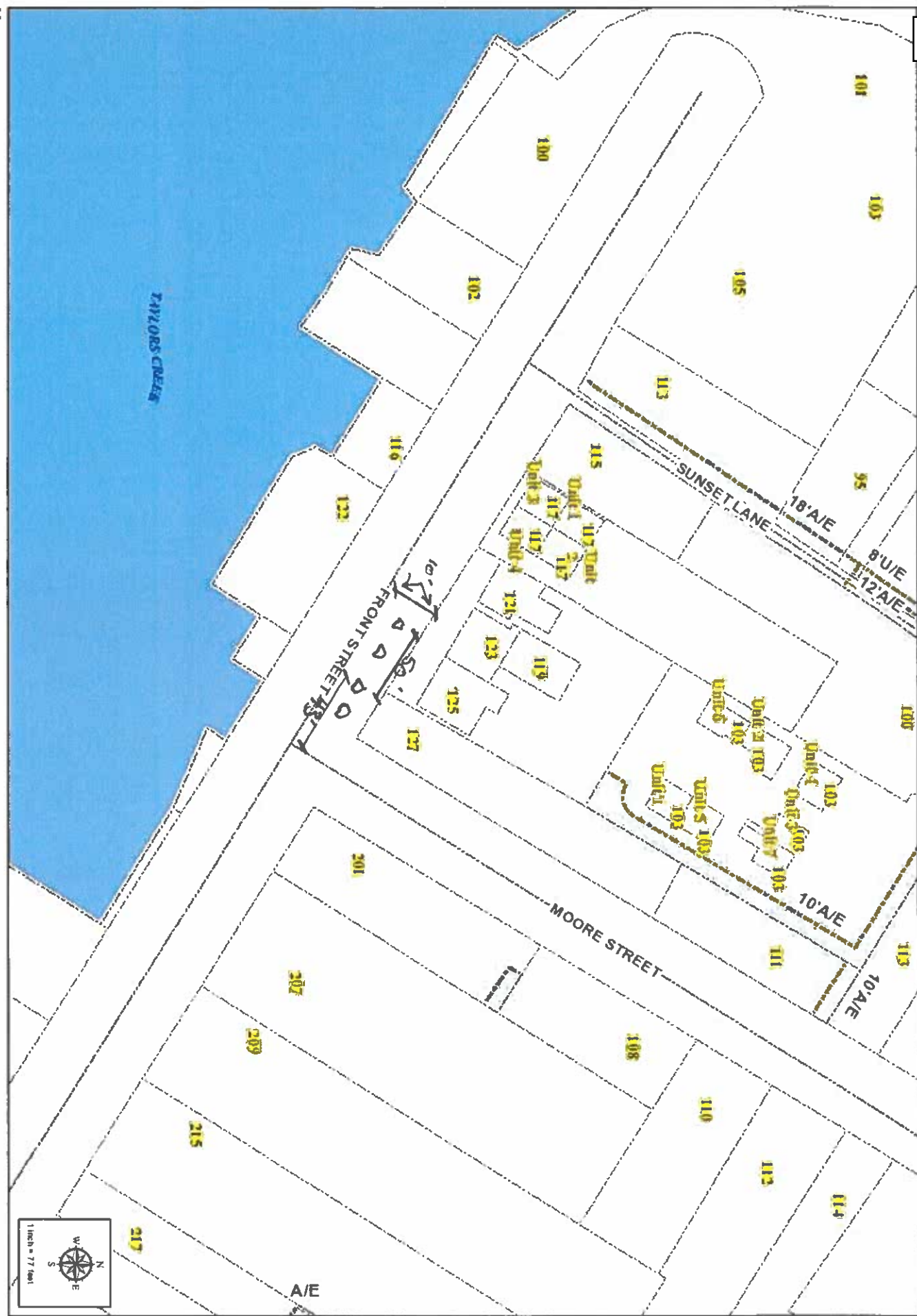
# Front Street Trees Dimensions

Sam Bell, PE—Town Engineer  
6/26/25









May 14, 2025

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