



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

Board of Commissioners

Work Session

4:00 PM Monday, September 26, 2022

Train Depot, 614 Broad Street

Call To Order

Roll Call

Agenda Approval

Public Comment

Items for Discussion and Consideration

- [1.](#) Case # 22-13 Final Plat – 1791 Live Oak
- [2.](#) Case #22-19 Final Plat – Salt Wynd Preserve (Phase I)
- [3.](#) Case # 22-21 Subdivision Text Amendment - Preliminary Plat Process
- [4.](#) Voluntary Annexation (Salt Wynd Phase II)- Certificate of Sufficiency; Fix a Public Hearing
- [5.](#) August Financial Notes

Presentations

1. Beaufort Harbor & Waterways Master Plan Advisory Committee

Mayor/Commissioner Comments

Adjourn



Town of Beaufort, NC

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Board of Commissioners

Work Session

4:00 PM Monday, September 26, 2022

Train Depot, 614 Broad Street

AGENDA CATEGORY: Items for Discussion & Consideration

SUBJECT: Case # 22-13 Final Plat – 1791 Live Oak

BRIEF SUMMARY:

During July's meeting the Planning Board requested that the applicant bring back something in writing from the adjacent property owner regarding the usage of the existing access to be used for the access to the Mini Storage facility behind the ABC Store as well as the depicted property gap. These issues have been addressed and supporting documents are included.

After reviewing the information at their September 19, 2022 meeting the Planning Board added the condition that the Final Plat is not to be signed or recorded until the access easement is signed and executed.

REQUESTED ACTION:

Discussion Final Plat with the condition that the Final Plat is not to be signed or recorded until the access easement is signed and executed.

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner, AICP

Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A



STAFF REPORT



To: Mayor & Board of Commission Members
From: Kyle Garner, AICP, Town Planner
Date: October 10, 2022
Case No. 22-13 Final Plat 1791 Live Oak

THE QUESTION: Subdivide an 8.3 acre tract into 2 lots.

BACKGROUND: This property is known as the County ABC Store Property

Location: 1791 Live Oak
 Owners: Carteret County ABC
 Requested Action: Subdivide a 8.3 Acre Tract into 2 Lots (ABC Approx. = 1.77 – Rear 6.53)
 Existing Zoning B-1
 Size: 8.3 acres
 Existing Land Use: Front portion (County ABC Store) Rear - Undeveloped

SPECIAL INFORMATION: At its meeting in July the Board requested that the gap issue be resolved as well as the access from adjacent property (Beaufort Springs). In response to that request the Board will find a deed from the Gibbs to the County ABC in addition to a new access agreement memo.

After reviewing the information at their September 19, 2022 meeting the Planning Board added the condition that the Final Plat is not to be signed or recorded until the access easement is signed and executed.

Public Utilities:

Water: Town
 Sanitary Sewer: Town

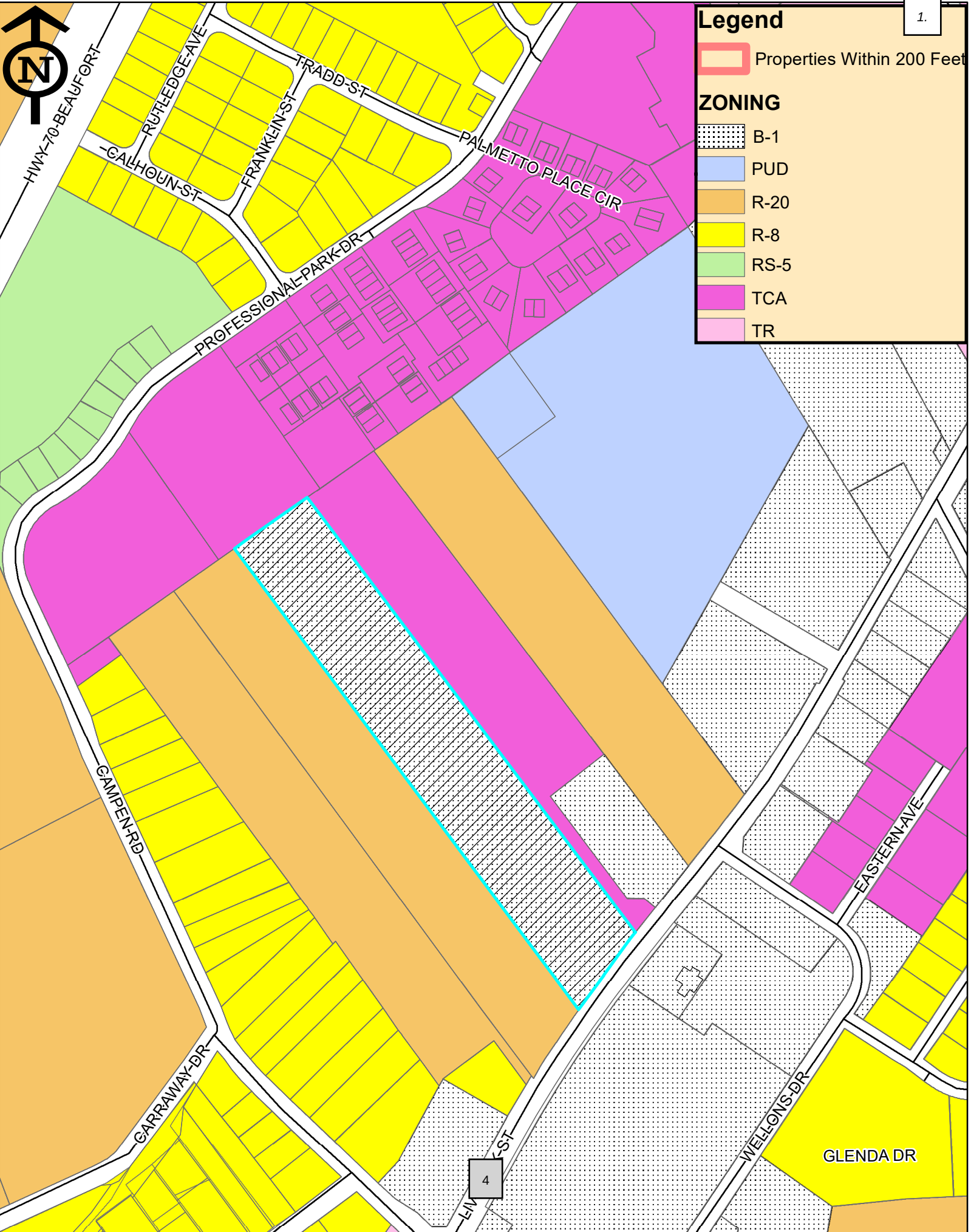
OPTIONS:

1. Decision on Final Plat with the condition that the Final Plat is not to be signed or recorded until the access easement is signed and executed.
2. Recommendation on Final Plat

Attachments:

- Attachment A - Vicinity Map
- Attachment B - Preliminary/Final Plat
- Attachment C – Supporting Documents

Case # 22-13 - Preliminary Platt - Vicinity Map 1791 Live Oak



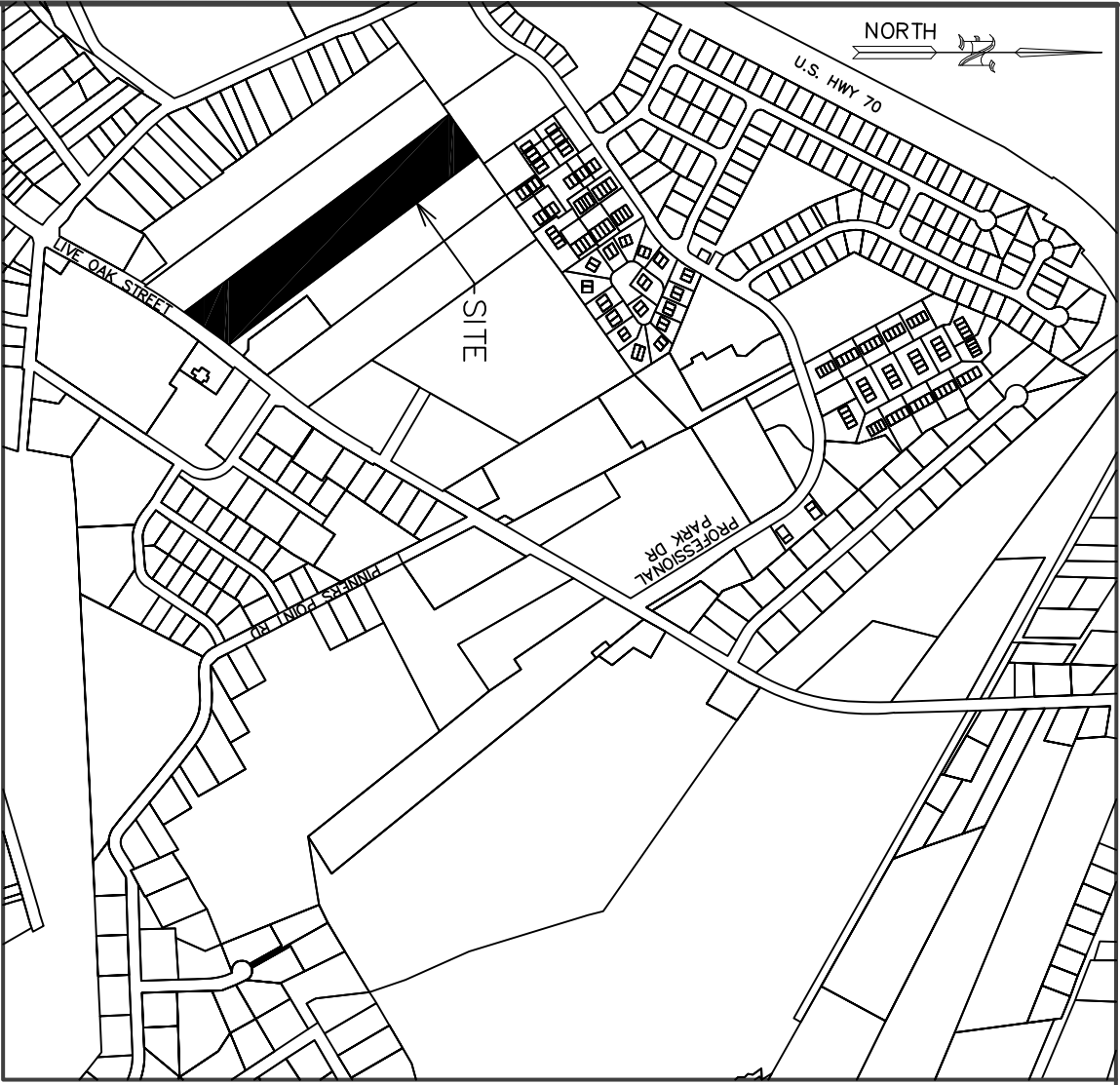
Legend

Properties Within 200 Feet

ZONING

- B-1
- PUD
- R-20
- R-8
- RS-5
- TCA
- TR

PRELIMINARY
NOT FOR SALES OR RECORDATION



VICINITY MAP (NOT TO SCALE)

LEGEND

- RWM= RIGHT-OF-WAY
CP= COMPUTED POINT BY DEED
EIP= EXISTING IRON PIPE
EIR= EXISTING IRON ROD
EPK= EXISTING PARKER NYLON NAIL
ERRS= EXISTING RAILROAD SPIKE

- BOUNDARY LINE
NON-SURVEYED LINE
PLATTED BY DEED
EX. RIGHT-OF-WAY
EX. EASEMENT LINE

NOTES:

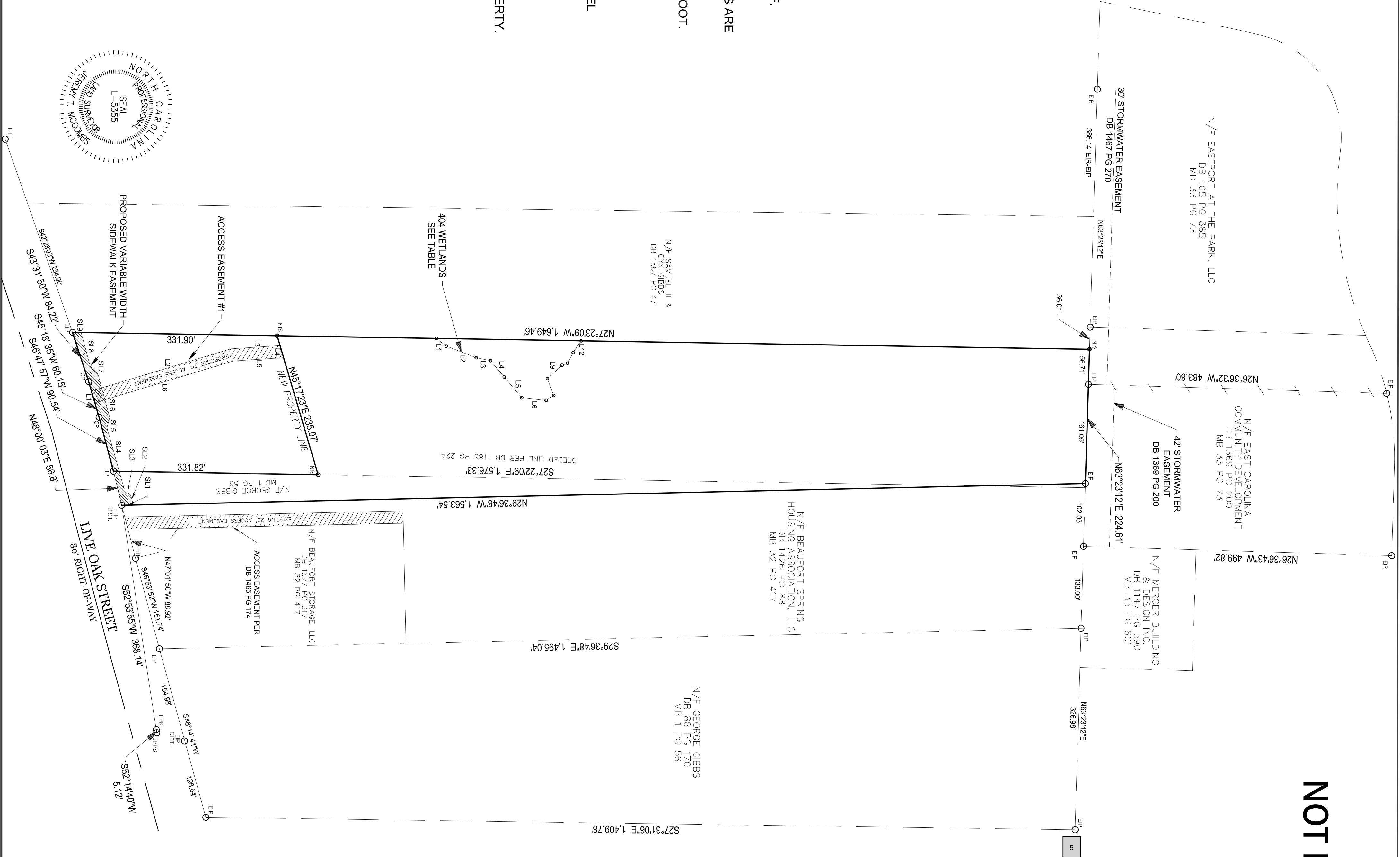
- ALL AREAS CALCULATED BY COORDINATE GEOMETRY. AREA = 361,496.561 S.F. OR 8.30 +/- ACRES ON LAND.
- ALL BEARINGS ARE BASED ON DEED BOOK 1186 PAGE 224 AND COORDINATES ARE BASED ON N.C. STATE PLANE COORDINATE SYSTEM, NAD 83 (2011).
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. UNITS- US SURVEY FOOT.
- THIS PARCEL IS ZONED B-1 PER THE TOWN OF BEAUFORT UNIFIED DEVELOPMENT ORDINANCES.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE DESIGNATIONS: SHADED "X" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FIRM PANEL 3720730600J, DATED 7/16/2003.
- 404 WETLANDS DETERMINED BY THE U.S. ARMY CORPS OF ENGINEERS PER ACTION ID: SAW-2017-00741.
- NO NGS HORIZONTAL MONUMENT WITHIN 2,000 FEET OF THE SUBJECT PROPERTY.

I, JEREMY T. MCCOMBS, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) AS RECORDED IN DEED BOOK 1186, PAGE 224. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON: DB 1567 BK 47; MB 31 PG 794; MB 32 PG 417; MB 33 PG 73; MB 33 PG 601 THAT THE RATIO OF PRECISION WAS 1:10,000+ AND THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

- | | |
|-----------------------------------|----------------|
| (1) CLASS OF SURVEY: | CLASS A |
| (2) POSITIONAL ACCURACY: | 0.05' |
| (3) TYPE OF GPS SURVEY: | RTK |
| (4) DATES OF SURVEY: | 1-5-2022 |
| (5) DATUM/EPOCH: | NAD83(2011) |
| (6) PUBLISHED/FIXED -CONTROL USE: | NC RTN |
| (7) GEIOD MODEL: | 2018 |
| (8) COMBINED GRID FACTOR(S): | 0.99991902 |
| (9) UNITS: | US SURVEY FOOT |

I FURTHER CERTIFY THIS IS A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30(F)(1)AS AMENDED. WITNESS MY HAND AND SEAL THIS 26TH DAY OF MAY, A.D. 2022.

JEREMY T. MCCOMBS PLS L-5355



404 WETLAND TABLE

L1	N09°12'25"E	20.38'	- DEED BOOK 1567 PAGE 47
L2	N07°06'08"W	52.05'	- MAP BOOK 1 PAGE 56
L3	N16°40'22"W	23.81'	- MAP BOOK 30 PAGE 757
L4	N21°36'05"E	34.54'	- MAP BOOK 31 PAGE 260
L5	N21°35'28"E	44.21'	- MAP BOOK 31 PAGE 723
L6	N22°16'13"W	39.64'	- MAP BOOK 31 PAGE 905
L7	N61°40'28"W	14.76'	- MAP BOOK 32 PAGE 32
L8	S40°55'14"W	28.92'	- MAP BOOK 32 PAGE 417
L9	N70°48'31"W	32.31'	- MAP BOOK 32 PAGE 454
L10	N48°45'39"W	9.49'	- MAP BOOK 31 PAGE 905
L11	S88°36'00"W	19.60'	- MAP BOOK 32 PAGE 73
L12	N83°25'32"W	23.03'	- MAP BOOK 33 PAGE 509
			- MAP BOOK 33 PAGE 601

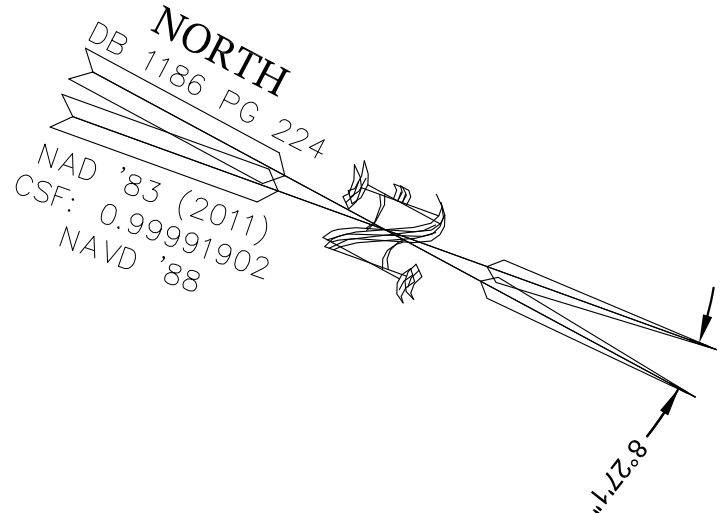
REFERENCES

L1	20.00'	S45°18'35"W
L2	236.47'	N45°09'07"W
L3	79.70'	N32°09'18"W
L4	20.49'	N45°17'23"E
L5	81.88'	N32°09'18"W
L6	234.35'	N45°09'07"W

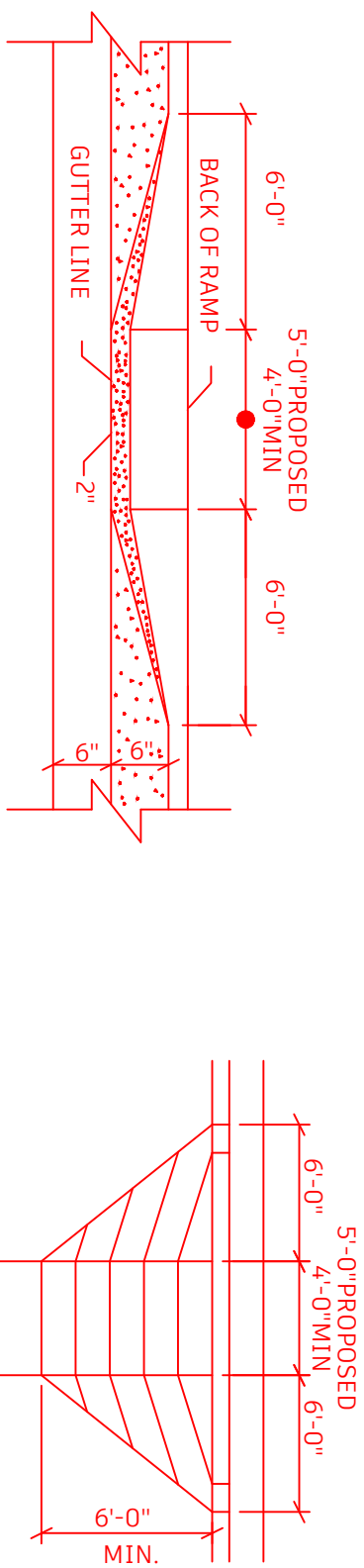
ACCESS EASEMENT #1 TABLE

L1	18.98'	N29°38'06"E
L2	15.49'	N46°30'29"E
L3	16.38'	N18°54'32"E
L4	102.21'	N45°57'46"E
L5	17.02'	S76°42'01"E
L6	73.31'	N46°30'29"E
L7	17.20'	N16°05'57"E
L8	57.17'	N46°30'29"E
L9	13.95'	N27°37'34"E

SIDEWALK EASEMENT TABLE

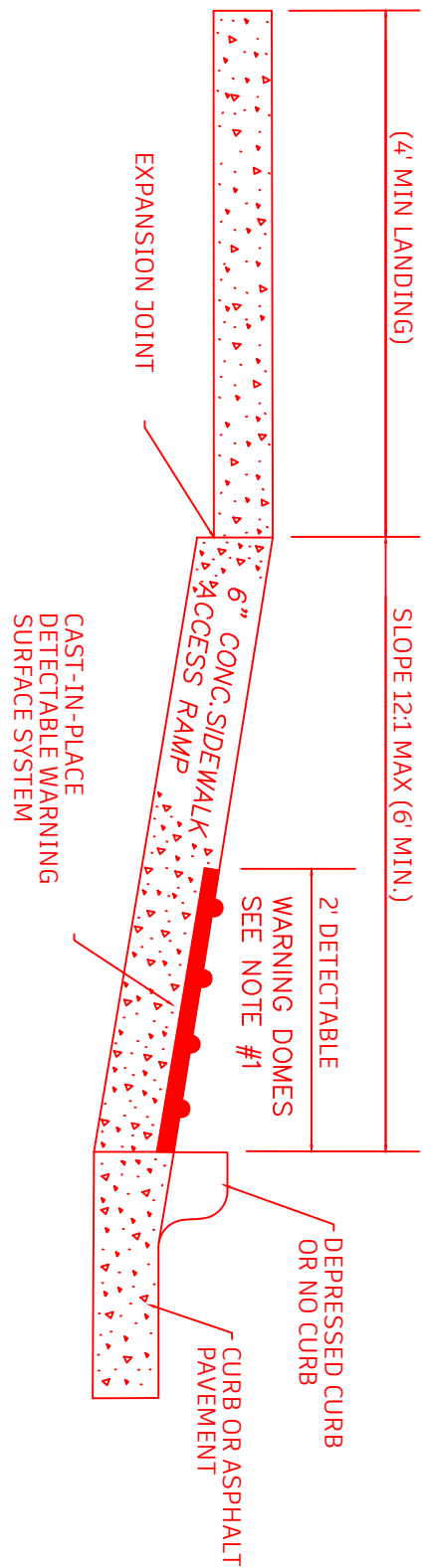


SUBDIVISION PLAT OF TRACT #3 TOM GIBBS SUBDIVISION		REFERENCE: DB 1186 PG 224 PIN: 730612856893000	
OWNER: CARTIERET CO BD OF ALCOHOLIC CO		SURVEYED: BB/AC	
ADDRESS: 1791 LIVE OAK STREET BEAUFORT, NC 28516		DRAWN: JLU	
STROUD ENGINEERING, P.A.		APPROVED:	
422 HIGHWAY 24 MOREHEAD CITY, N.C. 28557 (252) 247-7479		DATE: 9/1/2022	
LICENSE NO.C-0647		SCALE: 1"= 100'	
PM3071~001			



FRONT ELEVATION

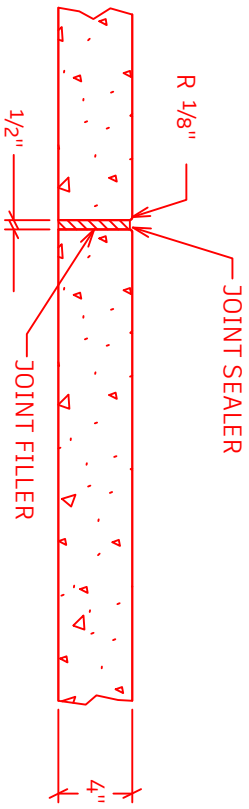
PLAN



RAMP SECTION

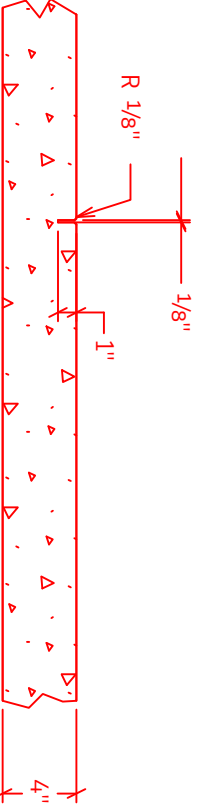
GENERAL NOTES:
1. RAMP SHALL BE SPECIFIC LOCATION. RAMP TO ALIGN WITH EXISTING OR PROPOSED WALKS.
2. GRADE CHANGES FROM SIDEWALK TO RAMP TO BE A MAXIMUM OF 1:21. DISTANCE TO BE GOVERNED BY GRADE.
3. IN CASES WHERE THE 5'-0" LENGTH OF RAMP CAN BE ACHIEVED, KEEP BACK OF WALK ON UNIFORM GRADE.

HANDICAP CURB RAMP



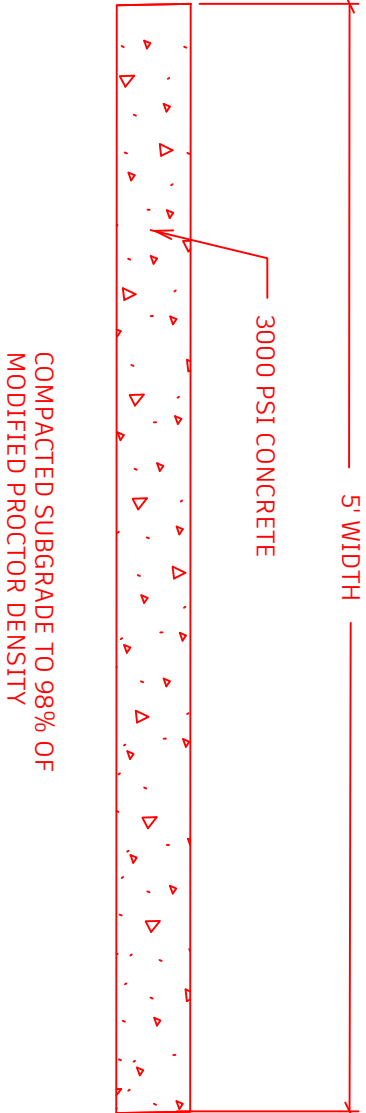
TRANSVERSE EXPANSION JOINT IN SIDEWALK

NOTE:
A 1/2" EXPANSION JOINT SHALL BE REQUIRED AT 45' INTERVALS.
SIDEWALK JOINTS MAY RIGID STRUCTURE.



GROOVED JOINT IN SIDEWALK

NOTE:
A GROOVED JOINT 1" DEEP WITH 1/8" RADIUS SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS.



TYPICAL SIDEWALK DETAIL



- NOTES:
- PAVEMENT MARKINGS TO BE 6" WHITE PAINTED.
 - MINOR FIELD ADJUSTMENTS TO SIDEWALK PLACEMENT MAY BE REQUIRED TO AVOID CONFLICTS WITH EXISTING UTILITIES.

PRELIMINARY
NOT FOR SALES OR RECORDATION



REVISIONS

BY	NO.	DATE	DESCRIPTION

SIDEWALK CONFIGURATION DETAILS

TRACT #3 TOM GIBBS SUBDIVISION

REFERENCE: DB 1186 PG 224 PIN: 730612856893000

BEAUFORT, CARTERET COUNTY, NORTH CAROLINA

OWNER: CARTERET CO BD OF ALCOHOLIC CO

ADDRESS: 1791 LIVE OAK STREET

PHONE: BEAUFORT, NC 28516

DESIGNED: JLU	DATE: 06/09/22
DRAWN: TLU	SCALE: NTS
APPROVED: JLU	SHEET 1 of 1



PROJECT NO.: PM3071-001

DRAWING NO.: 001



FILE # 1465174

NORTH CAROLINA, CARTERET COUNTY

This instrument and this certificate are duly filed at the date and time and in the Book and Page shown on the first page hereof.

Joy Lawrence, Register of Deeds
[Signature]
 Asst. Deputy, Register of Deeds

FOR REGISTRATION REGISTER OF DEEDS
 Joy Lawrence
 Carteret County, NC
 November 12, 2013 02:48:28 PM
 BWC ESMT 7 P
 FEE: \$26.00
 FILE # 1465174

Prepared By and Return To: Kohn Law, P.L.L.C.
 205 West Millbrook Road
 Suite 210
 Raleigh, NC 27609

NORTH CAROLINA

CARTERET COUNTY

JOINT DRIVEWAY EASEMENT AGREEMENT, DRAINAGE EASEMENT AND
 AGREEMENT TO CONVEY EASEMENT FOR INGRESS AND EGRESS, DRAINAGE AND
 UTILITY CONNECTIONS

THIS JOINT DRIVEWAY EASEMENT AGREEMENT, DRAINAGE EASEMENT AND AGREEMENT TO CONVEY EASEMENT FOR INGRESS AND EGRESS, DRAINAGE AND UTILITY CONNECTIONS (this "Agreement") made and entered into this 8th day of November, 2013, by and between BEAUFORT SPRING HOUSING ASSOCIATES, LLC, a North Carolina limited liability company (hereinafter "Beaufort Spring") and G AND M DEVELOPMENT, LLC, a North Carolina limited liability company (hereinafter "G and M"). Each of Beaufort Spring and G and M may hereafter be referred to individually as "Owner" and together as "Owners."

WITNESSETH:

WHEREAS, Beaufort Spring is the owner of that certain parcel of land situated in Beaufort Township, Carteret County, North Carolina, containing approximately 6.403 acres, as shown as Lot 2 in that certain plat of survey entitled "BEAUFORT SPRING" prepared by Baldwin Design Consultants, PA, and recorded in Book of Maps ~~2013~~, Page 417, of the Carteret County Registry; and **32**

WHEREAS, G and M is the owner or contract purchaser, from Beaufort Spring, of that certain parcel of land situated in Beaufort Township, Carteret County, North Carolina, containing approximately 1.836 acres, as shown as Lot 1 in the above-referenced plat of survey recorded in Book of Maps ~~2013~~, Page 417, Carteret County Registry; and **32**

WHEREAS, a 20' wide paved driveway has been installed or will be installed by Beaufort Spring upon Lot 2, running from the northern margin of Live Oak Street and along the

1 **BOOK 1465 PAGE 174**

(7)

BEST AVAILABLE COPY

westernmost boundary line of Lot 1, to a point in the northern boundary line of Lot 1, being a common corner of Lot 2 and Lot 1 (hereinafter referred to as the "Joint Driveway and Utility Connection Easement Area") and then continuing beyond the northernmost boundary line of Lot 1 farther into Lot 2 (the "Lot 2 Drive"), where it connects with the parking areas, as shown in the Site Development Plan attached hereto as Exhibit "A" and made a part hereof by reference: and

WHEREAS, a regional stormwater facility (the "Facility") has or will be installed by Beaufort Spring upon Lot 2 in the general area of the southern portion of Lot 2 and lying east of the Lot 2 Drive, being just north of the northern property line of Lot 1 (hereinafter referred to as the "Drainage Easement Area")

WHEREAS, Beaufort Spring and G and M desire to establish shared or common rights and interests in the Joint Driveway and Utility Connection Easement Area, situated on Lot 2 in the general area of the 20' wide paved driveway and in the Drainage Easement Area, situated on Lot 2 in the general area of the southern portion of Lot 2 and lying east of the Lot 2 Drive and establish certain rights and servitudes over their respective parcels in order to facilitate the use of said Joint Driveway and Utility Connection Easement Area and Drainage Easement Area.

NOW, THEREFORE:

1. Establishment of Easements. (a) Beaufort Spring hereby establishes a perpetual nonexclusive easement over and upon the Joint Driveway and Utility Connection Easement Area in favor of Lot 1 and Lot 2, such easement being for the purpose of vehicular and pedestrian ingress, egress and regress, in common with others entitled thereto by the owners and their respective agents, tenants, contractors, employees, customers and invitees, and for the purpose of making connections for utilities serving Lot 1. No Owner or any of their heirs, legal representatives, successors and/or assigns shall install or place any fence, wall, curb or other barrier along the common boundaries of the respective parcels so as to unreasonably impair, burden or interfere with the passage of vehicular and pedestrian traffic either between the respective properties referenced herein or to Live Oak Street. The foregoing "No Barrier Agreement" shall not prohibit (or restrict in any manner) any Owner from constructing additional buildings or other improvements on its property, or from relocating or altering any driveways, pedestrianways, or curb cuts located on its property in the Owner's sole and absolute discretion so long as it does not relocate, alter or interfere with the use of the Joint Driveway and Utility Connection Easement Area.

(b) Beaufort Spring hereby establishes a perpetual nonexclusive easement for the purpose of draining, discharging and impounding stormwater collected from Lot 1 into the Facility and associated improvements over and upon the lands of Lot 2 constituting the Drainage Easement Area in favor of Lot 1, such easement being for the purpose of drainage, discharging and impounding of stormwater collected from Lot 1 into the Facility. No Owner or any of their heirs, legal representatives, successors and/or assigns shall install or place any fence, wall, curb or other barrier along the common boundaries of the respective parcels so as to unreasonably impair, burden or interfere with the drainage of stormwater from Lot 1 into the Facility, except for such fencing that may be reasonably required to utilize the Facility as a retainage facility serving Lots 1 and 2 and to facilitate drainage, discharging and impounding of stormwater collected from Lot 1. The foregoing "No Barrier Agreement" shall not prohibit (or restrict in any manner) any Owner from constructing additional buildings or other improvements on its property, or from relocating or altering any driveways, pedestrianways, or curb cuts located on

BEST AVAILABLE COPY

as property in the Owner's sole and absolute discretion so long as it does not locate, alter or interfere with the use of the Drainage Easement Area.

2. Maintenance of Joint Driveway and Utility Connection Easement Area and Drainage Easement Area.

2.1 The Owners of Lots 1 and 2 shall be equally responsible for repairs and maintenance costs for the Joint Driveway and Utility Connection Easement Area; however, each party acknowledges and agrees to perform its maintenance obligations hereunder so as to keep the entire Joint Driveway and Utility Connection Easement Area in a state of good repair and so as to maintain a neat and attractive appearance for the mutual benefit of both Owners and their respective properties.

2.2 Beaufort Spring shall maintain and repair the Drainage Easement Area and Facility, together with all associated improvements, in good and operable condition. For so long as no development has occurred on the Lot 1, Beaufort Spring shall conduct such maintenance and repair at Beaufort Spring's sole cost and expense. At such time as any portion of Lot 1 is developed, the maintenance and repair costs shall be shared among the owners of Lot 1 and Lot 2 on an equitable basis with reference to the acreage of each parcel as it relates to the total acreage of 8.239 acres. Other than as set forth below, the Lot 1 Owner shall be responsible for 22% of the costs to maintain and repair the Drainage Easement Area and Facility and the Lot 2 Owner shall be responsible for 78% of the costs thereof. The owner of Lot 1 shall pay its respective shares of maintenance and repair costs to the owner of Lot 2 within 30 days after receipt of an invoice therefor, and the amount of any maintenance and repair costs for which the owner of Lot 1 is responsible to reimburse the owner of Lot 2 shall constitute a lien and encumbrance upon Lot 1. Notwithstanding the foregoing, any owner of Lot 1 or Lot 2 that damages the Facility or the associated improvements shall be solely responsible for promptly repairing such damage and restoring said improvements to good and operable condition or the condition they were in at the time of damage, whichever is better.

2.3 In the event either party (hereinafter referred to as the "Defaulting Party") breaches any of his maintenance obligations hereunder, then the other party (hereinafter referred to as the "Non-Defaulting Party") may give the Defaulting Party written notice of such breach and shall give the Defaulting Party thirty (30) days after the delivery of such notice to commence performance of the Defaulting Party's obligations and thereafter to diligently perform and complete the same. If the Defaulting Party fails to commence performance of its maintenance obligations within such thirty-day period and thereafter to diligently perform and complete the same, then the Non-Defaulting Party may, but shall not be required to, commence and perform such obligations for and on behalf of the Defaulting Party, all of the actual costs and expenses which are the Defaulting Party's share shall be paid by the Defaulting Party to the Non-Defaulting Party within thirty (30) days of the Defaulting Party's receipt of written evidence confirming the payment of said expenses. Notwithstanding the foregoing, the Non-Defaulting Party may perform the maintenance obligations of the Defaulting Party hereunder for and on behalf of the Defaulting Party upon reasonable prior written notice (taking into account the circumstances) in the event of an emergency or the occurrence of material damage that impairs the Non-Defaulting Party's ability to operate on its parcel, and in such case, the actual costs and expenses incurred by the Non-Defaulting Party's which are the Defaulting Party's share, shall also be paid by the Defaulting Party to the Non-Defaulting Party within thirty (30) days after the Defaulting Party's receipt of written evidence confirming the payment of such expenses.

3 **BOOK 465 PAGE 174**

Miscellaneous:

3.1 NOTICE. All notices to be given by the parties under this Agreement shall be sent to the Owner at the street address listed on tax bills in the Tax Records of Carteret County, North Carolina. All notices shall be sent by either regular United States Mail, certified mail, return receipt requested, or nationally recognized overnight delivery service, and shall be deemed given when deposited with the U. S. Postal Service postage prepaid or with such overnight delivery service. Such notice shall be effective upon (i) actual receipt or (ii) refusal of delivery or (iii) expiration of the foregoing address as an effective address for notice without delivery of notice of a change of address. Either party may change the address to which notices are sent by providing written notice of the change to the other party hereto in accordance with this Section.

3.2 Each contract, deed, deed of trust or other instrument of conveyance which may be hereafter executed with respect to any portion of the aforementioned properties shall be deemed and held to have been executed, delivered and accepted, subject to all of the provisions of this Agreement regardless of whether or not any of such provisions are set forth in such contract, deed, deed of trust, or other instrument of conveyance and whether or not referred to in any such instrument.

3.3 The easement and covenants hereby established and imposed shall be covenants running with the land and shall inure to the benefit of and be binding upon all parties having any right, title or interest in any portion of the aforementioned properties, or any part thereof, and their heirs, legal representatives, successors and assigns.

3.4 This Agreement shall not create an association, partnership, joint venture, or a principal and agency relation between the Owners of Lot 1 and Lot 2.

3.4 No waiver of any provision hereof shall be deemed to imply or constitute a further waiver thereof or any other provision set forth herein.

3.5 Should any provision hereof be declared invalid by a legislative, administrative, or judicial body of competent jurisdiction, the other provisions hereof shall remain in full force and effect and shall be unaffected by the same.

3.6 Any sums due and payable hereunder which remain unpaid after the date due shall bear interest at the highest rate then allowed under applicable law until paid, and shall together with interest, the cost of collection, including reasonable attorney's fees, be a charge on the land and shall be a continuing lien on the property of the Defaulting Party which may be foreclosed in accordance with the laws of the State of North Carolina.

3.7 All provisions of this instrument, including the benefits and burdens, shall run with the land and are binding upon and shall inure to the benefit of the respective owners from time to time and to their tenants, licensees and invitees.

3.8 The rule of strict construction of terms does not apply to this Agreement. The terms and provisions of this Agreement shall be given a reasonable construction consistent with the intention of the parties to confer a commercially usable right of enjoyment to the easements granted herein to Owners.

3.9 Nothing contained in this Agreement shall be deemed to be a gift or dedication of any portion of the easement areas to the general public or for any public purpose whatsoever, it being the intention of the parties that this Agreement be strictly limited to the purposes expressed herein.

3.10 This Agreement shall be construed and interpreted in accordance with the laws of the State of North Carolina. If any clause, sentence or other portion of the terms, covenants and restrictions of this Agreement become illegal, null or void for any reason, the remaining portions will remain in full force and effect.

3.11 This Agreement may be executed in multiple counterparts, all of which together shall constitute one and the same Agreement.

IN WITNESS WHEREOF, this Joint Driveway Easement Agreement and Agreement to Convey Easement for Ingress and Egress, Drainage and Utility Connections is executed as of the day and year first written.

[REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

5 **BOOK 1465 PAGE 124**

BEAUFORT SPRING HOUSING ASSOCIATES, LLC, a
North Carolina limited liability company

By: LIHTC MANAGERS, LLC, its Manager

By: [Signature]
Lyle D. Gardner, Member-Manager

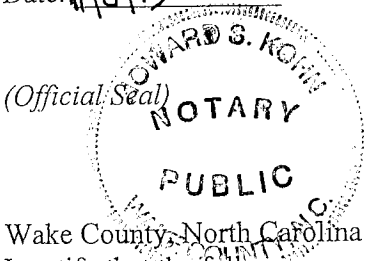
By: [Signature]
Timothy G. Morgan, Member-Manager

G AND M DEVELOPMENT, LLC, a
North Carolina limited liability company

By: [Signature]
Lyle D. Gardner, Manager

Wake County, North Carolina
I certify that the following person(s) personally appeared before me this day, each
acknowledging to me that he or she voluntarily signed the foregoing document for the purpose
stated therein and in the capacity indicated:
Lyle D. Gardner and Timothy G. Morgan
name(s) of principal(s).

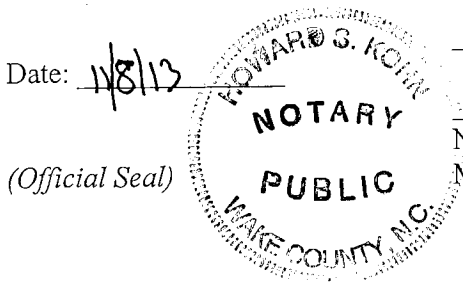
Date: 11/8/13



[Signature]
Official Signature of Notary
Howard S Kohn
Notary's printed or typed name
My commission expires: 7/13/14

Wake County, North Carolina
I certify that the following person(s) personally appeared before me this day, each
acknowledging to me that he or she voluntarily signed the foregoing document for the purpose
stated therein and in the capacity indicated:
Lyle D. Gardner
name(s) of principal(s).

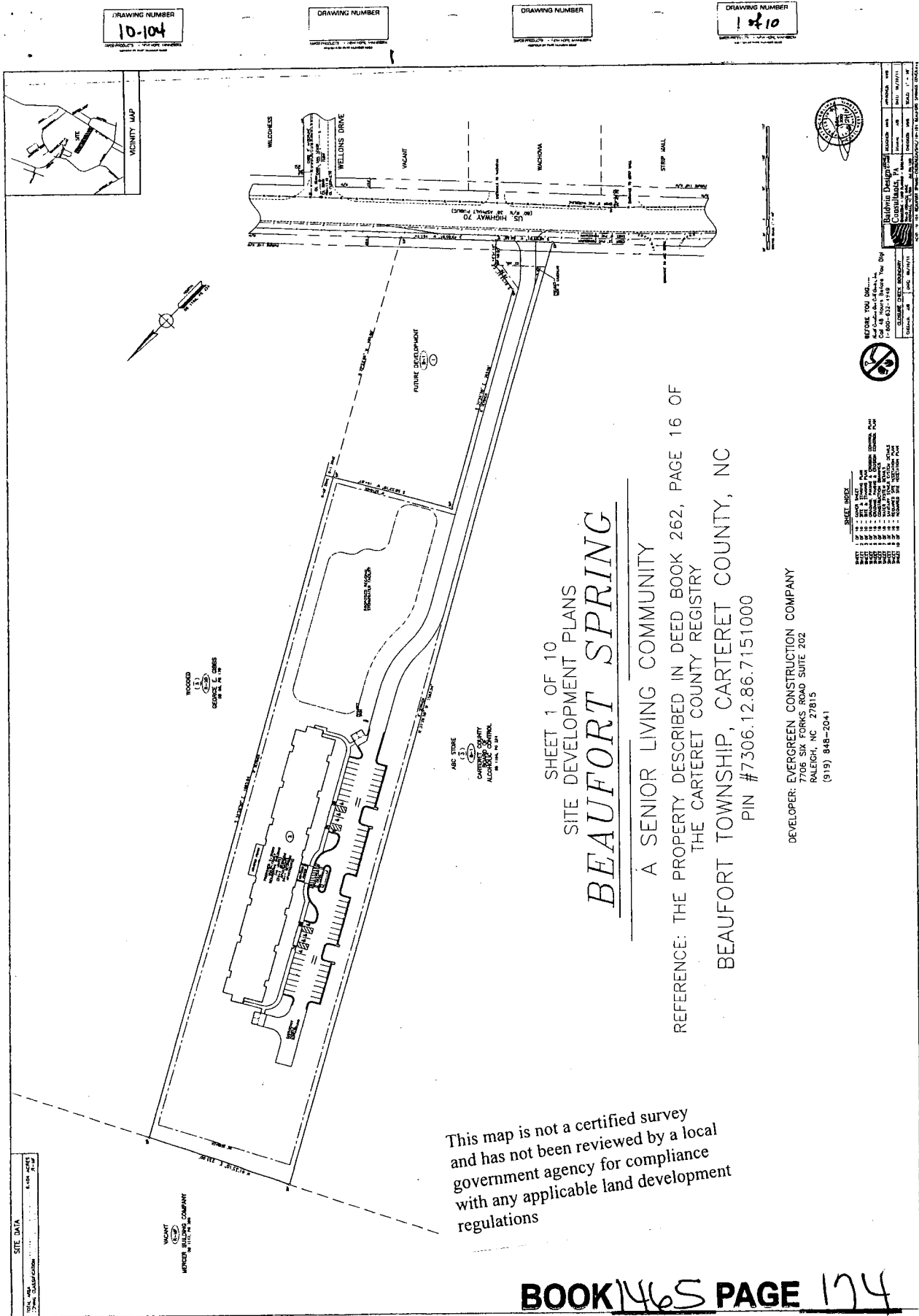
Date: 11/8/13



[Signature]
Official Signature of Notary
Howard S Kohn
Notary's printed or typed name
My commission expires: 7/13/14

6 **BOOK 1465 PAGE 174**

EXHIBIT "A"



BOOK 1465 PAGE 174

This Instrument Was Prepared By:
 C. R. Wheatly, III
 Wheatly Law Group, PA
 710 Cedar Street, Beaufort, NC 28516

MODIFICATION OF DRIVEWAY EASEMENT

STATE OF NORTH CAROLINA
 COUNTY OF CARTERET

THIS MODIFICATION OF DRIVEWAY EASEMENT made and entered into this ____ day of September, 2022 by and between Beaufort Spring Housing Associates, LLC, A North Carolina Limited Liability Company, (hereinafter "Beaufort Spring"); and G and M Development, LLC, A North Carolina Limited Liability Company, (hereinafter "G and M") and The Carteret County Board of Alcoholic Control, A Body Politic of Carteret County, North Carolina, (hereinafter "ABC");

WITNESSETH:

WHEREAS, Beaufort Spring is the owner of a certain tract or parcel of land situate in Beaufort Township, Carteret County, North Carolina, containing approximately 6.403 acres, as shown as Lot Number 2 on that particular map entitled "Beaufort Spring" prepared by Baldwin Design Consultants, P.A., and recorded in Map Book 32, Page 417, Carteret County Registry;

WHEREAS, G and M is the owner of certain properties, which are designated as Tract Number 1, on that map entitled "Beaufort Spring" prepared by Baldwin Design Consultants, P.A., and recorded in Map Book 32, Page 417, Carteret County Registry; and

WHEREAS, ABC is the owner of certain property, which property is located adjacent to the property of Beaufort Spring as shown on that map in Map Book 32, Page 417, Carteret County Registry; and

WHEREAS, Beaufort Spring and G and M, entered into a Joint Driveway Easement Agreement, Drainage Easement and Agreement to Convey Easement for Ingress and Egress, Drainage and Utility Connections, which is recorded in Book 1465, Page 174, Carteret County Registry; and

WHEREAS, said agreement provides for the joint use of a driveway which would lie to the north of the property of ABC; and

WHEREAS, Beaufort Spring and G and M have agreed to allow ABC, their successor and assigns, to utilize the existing driveway on the property of Beaufort Spring, said easement to terminate at the southwest corner of Lot 1, as shown on said map in Map Book 32, Page 417, Carteret County Registry; and

THAT, further attached as Exhibit "A" is an actual survey of the easement to be conveyed and utilized by ABC;

THEREFORE, Beaufort Spring and G and M, for in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby and grant to ABC, a perpetual Non-Exclusive Easement in that particular area as shown on Exhibit "A" which is attached and incorporated herein, for ingress, egress and regress.

WHEREAS, once ABC, its successors and assigns, utilize that easement shall be responsible for their prorated share of maintenance for that portion of said road or easement utilized by ABC or its successors and assigns;

THAT, the proportional share of ABC will be based upon the acreage that is to be conveyed to a third party, that would lie west of the current ABC building, in proportion with the acreage of Tracts 1 and 2, as shown on the map in Map Book 32, Page 417, Carteret County Registry; and

THAT, said easement shall be permanent and appurtenant to the property of ABC and shall be non-exclusive; and

WHEREAS, the utilization by ABC or its successors and assigns, of the easement will in no way interfere with any of the storm water or drainage of Beaufort Spring and G and M.

WHEREAS, all of the entities entitled to utilize said easement, do hereby consent and join in on the execution of this agreement.

IN WITNESS WHEREOF, said party sets its hand and seal this day and year first above written.

_____(SEAL)
Lyle D. Gardner, Member-Manager
LIHTC Managers, LLC for Beaufort Spring

_____(SEAL)
Lyle D. Gardner, Manager
G and M Development, LLC

_____(SEAL)
Timothy G. Morgan, Member-Manager
LIHTC Managers, LLC for Beaufort Spring

_____(SEAL)
George E. Wheatly, Chairman
The Carteret County Board of Alcoholic
Control

State of North Carolina
County of Carteret

I, the undersigned Notary Public of the County and State aforesaid, certify that Lyle D. Gardner personally appeared before me this day and acknowledged that he is a Manager of Beaufort Spring Housing Associates, LLC, and LIHTC Managers, LLC, and G and M Development, LLC, North Carolina Limited Liability Companies, and further acknowledged the due execution of the foregoing document.

Witness my hand and Notarial stamp or seal this _____ day of _____, 2022.

My Commission Expires: _____ Notary Public

(Affix Seal)

State of North Carolina
County of Carteret

I, the undersigned Notary Public of the County and State aforesaid, certify that Timothy G. Morgan personally appeared before me this day and acknowledged that he is a Manager of Beaufort Spring Housing Associates, LLC, and LIHTC Managers, LLC, North Carolina Limited Liability Companies, and further acknowledged the due execution of the foregoing document.

Witness my hand and Notarial stamp or seal this _____ day of _____, 2022.

My Commission Expires: _____ Notary Public

(Affix Seal)

State of North Carolina
County of Carteret

I, the undersigned Notary Public of the County and State aforesaid, certify that George E. Wheatly personally appeared before me this day and acknowledged that he is the Chairman of The Carteret County Board of Alcoholic Control, A Body Politic of Carteret County, North Carolina, and further acknowledged the due execution of the foregoing document.

Witness my hand and Notarial stamp or seal this _____ day of _____, 2022.

My Commission Expires:

Notary Public

(Affix Seal)



SHARED ACCESS EASEMENT AGREEMENT
Beaufort Spring Housing Associates, LLC

To: Kyle Garner – Director of Planning Beaufort, NC

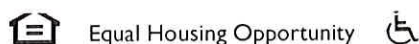
From: Tim Morgan – President Evergreen Construction Company & Member of Beaufort Spring Housing Associates, LLC

Subject: 1791 Live Oak Street – Shared Access Easement

Date: September 6, 2022

This is to advise the Town of Beaufort that we have had several discussions with Mr. Marlowe, as well as reviewed his most recent site plan, regarding his proposed use on the property adjoining our Beaufort Spring community. We have agreed to allow him to tie into our existing drive at a location towards the front of his property, which we believe will have no impact on our residents. The proposed boundary of the access easement coincides with the existing easement agreement documented on DB 1465 PG 174. A modification to this easement (attached) shall be executed upon subdivision final plat approval and shared access and maintenance agreement.

Please feel free to reach out to me should you, staff or elected officials have any questions.



This institution is an equal opportunity provider and employer

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. Part 730612867148000 Verified by Carteret County on the ____ day of _____, 2022.

By: _____

Mail/Box to: **Wheatly Law Group, PA, P.O. Box 360, Beaufort, NC 28516**

This instrument was prepared by: **C.R. Wheatly, III**

Brief description for the Index: **Part 1793 Live Oak Street**

THIS DEED made this ____ day of _____, 2022 by and between

GRANTOR

Samuel C. Gibbs, III and wife, Cynthia Gibbs
307 Yellowwood Lane
Asheville, NC 28803

GRANTEE

The Carteret County Board of Alcoholic Control
A Body Politic of Carteret County, North Carolina
300 Greenfield Drive
Newport, NC 28570

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Beaufort Township, Carteret County, North Carolina and more particularly described as follows:

See attached Exhibit "A"

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Books ****, Page **, Carteret County Registry.

A map showing the above described property is recorded in Plat Book __, Page __, Carteret County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Samuel C. Gibbs, III (SEAL)

Cynthia Gibbs (SEAL)

State of North Carolina
County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that Samuel C. Gibbs, III and Cynthia Gibbs personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this _____ day of _____, 2022.

My Commission Expires:

(Affix Seal)

Notary Public

Exhibit "A"

Lying and being in the Town of Beaufort, Carteret County, North Carolina, and beginning at a point which is the Carteret County Board of Alcoholic Control northeast corner, in accordance with that deed recorded in Book 1186, Page 224, Carteret County Registry; running thence from said point N 27-22-08 E, 1,575.74 feet to a point; thence from said point N 64-33-00 E, 7.61 feet to a point; running thence with the southern boundary of that tract of land conveyed to Beaufort Spring Housing Associates, LLC as recorded in Book 1426, Page 88, Carteret County Registry; running thence with the southern boundary of that tract of land described in Book 1426, Page 88, Carteret County Registry, to which same would intersect with the northern right of way of U.S. Highway 70; running thence with U.S. Highway 70 S 48-25-24 W, 56 feet to the POINT OR PLACE OF BEGINNING.



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

Board of Commissioners

Work Session

4:00 PM Monday, September 26, 2022

Train Depot, 614 Broad Street

AGENDA CATEGORY: Items for Discussion & Consideration
SUBJECT: Case #22-19 Final Plat – Salt Wynd Preserve (Phase I)

BRIEF SUMMARY:

The applicant wishes to subdivide a 37.06-acre tract into 47 Single-family residential lots.

The applicant has chosen to request to bond the infrastructure improvement and has submitted cost estimates for the complete cost of improvements totaling \$3,153,123.36 (See estimated cost of improvement sheet from engineer).

Recreation Fees in the amount of \$5,527.20 will need to be paid prior to Final Plat Recordation

At their September 19, 2022 meeting the Planning Board unanimously recommended approval of the final plat.

REQUESTED ACTION:

Decision on Final Plat

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner, AICP

Planning & Inspections Director

BUDGET AMENDMENT REQUIRED: N/A



STAFF REPORT



To: Mayor & Board of Commission Members
From: Kyle Garner, AICP, Town Planner
Date: October 10, 2022
Case No. 22-19 Salt Wynd Preserve - Final Plat Phase I

THE QUESTION: Subdivide a 37.06 acre tract into 47 Single-family residential lots.

BACKGROUND: The preliminary plat for this area was approved in April 2022 for installation of infrastructure improvements.

Location: Piver Road
 Owners: Beaufort Agrihood Development, LLC
 Requested Action: Subdivide a 37.06 Acre Tract into 47 Lots
 Existing Zoning: R-20
 Size: 37.06 acres
 Amount of Open Space: 2.39 Acres
 Existing Land Use: Undeveloped

SPECIAL INFORMATION: As part of the Final Plat process the infrastructure can be either installed or bonded through a financial guarantee process to ensure completion of the project. The applicant has chosen to request to bond the infrastructure improvement and has submitted cost estimates for the complete cost of improvements totaling \$3,153,123.36 (See estimated cost of improvement sheet from engineer).

Recreation Fees in the amount of \$5,527.20 will need to be paid prior to Final Plat Recordation

At their September 19, 2022 meeting the Planning Board voted unanimously to recommend approval of the Final Plat.

Public Utilities:

Water: Town Of Beaufort
 Sanitary Sewer: Town Of Beaufort

OPTIONS:

1. Decision on Final Plat

Attachments:

- Attachment A - Vicinity Map
- Attachment B - Final Plat for Salt Wynd Preserve – Phase I
- Attachment C - Bond Estimates
- Attachment D – Draft Covenants

Case #22-19 Vicinity Map - Final Plat - Salt Wynd Preserve Phase 1

2.



AREA IN TOTAL TRACT TO BE SUBDIVIDED.....1,614,756 SF
AREA IN PARKS AND OTHER NONRESIDENTIAL USE.....104,244 SF
TOTAL MAXIMUM BUILT-UPON AREA.....12.00%
TOTAL NUMBER OF PARCELS CREATED.....47
LINEAR FEET IN STREETS.....4,771
ZONING.....R-20

1. VERTICAL DATUM BASED ON NAVD '88. CONTOUR INTERVAL: '1'.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. UNITS: U.S. SURVEY FOOT.
3. UNDERGROUND UTILITY INFORMATION BASED ON THE TOWN OF BEAUFORT'S AS-BUILT RECORDS.
4. FLOODPLAIN DISCLOSURE: A PORTION OF THE PROPERTY IS LOCATED WITHIN THE FEMA FLOOD HAZARD AREA AS KNOWN AS AE6. SUCH FLOOD HAZARD AREAS IDENTIFIED ON THE FEMA FLOOD INSURANCE RATE MAP ARE IDENTIFIED AS A SPECIAL FLOOD HAZARD AREA (SFHA). SFHA ARE DEFINED AS AREAS THAT WILL BE INUNDAED BY THE FLOOD EVENT HAVING A 1-PERCENT CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE 1-PERCENT ANNUAL CHANCE FLOOD IS ALSO REFERRED TO AS THE BASE FLOOD OR 100-YEAR FLOOD. IT IS THEREFORE DISCLOSED THAT THE AREA WITHIN THE AE6 FLOOD HAZARD AREA MAY BECOME FLOODED AS DESCRIBED ABOVE INCLUDING ROAD, UTILITY EASEMENTS AND LOT AREAS THEMSELVES, WHICH MAY INTERFERE WITH TRAFFIC FLOW OVER SAID ROADS DURING THE FLOOD EVENT. OWNERS ARE HEREBY ADVISED OF THIS CAUTION AND TO TAKE NECESSARY PREPARATIONS IN THE EVENT OF A FORECASTED FLOOD EVENT TO ASSURE THE SAFETY OF PROPERTY AND LIFE.
5. IMPROVEMENTS SHOWN IN THE FLOODPLAIN AREA WILL NOT RESULT IN ANY INCREASE IN THE FLOOD LEVELS MORE THAN ONE FOOT DURING THE OCCURRENCE OF A BASE FLOOD EVENT PURSUANT TO FLOOD DAMAGE PREVENTION ORDINANCE 151.4445.
6. THE DEVELOPMENT OF EACH LOT SHALL INCLUDE A STORMWATER DETENTION DEVICE WHICH SHALL LIMIT THE RATE OF RUNOFF TO NOT GREATER THAN THE VALUE SHOWN IN THE LOT SPECIFIC CALCULATIONS TABLE. THE SUM OF THE VALUES SHOWN IN THE TABLE WILL LIMIT THE TOTAL RATE OF RUNOFF FROM THE ENTIRE SITE TO NO MORE THAN 10% GREATER THAN THE PRE-DEVELOPMENT RUNOFF RATE FOR THE ONE-YEAR 24-HOUR STORM AND THE THEN-YEAR 24-HOUR STORM. IT SHALL BE THE RESPONSIBILITY OF THE HOA TO ENSURE ALL LOTS AND STREETS CONFORM TO THESE REQUIREMENTS AND THOSE LISTED IN THE OPERATION AND MAINTENANCE AGREEMENT.
7. NATURAL AREA, THE PROPERTY IS INTENDED IS TO MAINTAIN THE EXISTING, NATURAL VEGETATION SO AS TO PROVIDE PRIVACY TO ALL LOT OWNERS. MAINTENANCE SHALL BE LIMITED TO TRIMMING AND PRUNING WHILE ALLOWING LIMITED SPECKLED VIEW CORRIDORS. EACH LOT HAS A MINIMUM NATURAL AREA SHOWN IN THE LOT SPECIFIC CALCULATIONS THAT WILL BE REGULATED IN PERPETUITY AS FOLLOWS:
 - (A) A LANDSCAPE PLAN MUST BE SUBMITTED TO THE ARCHITECTURAL REVIEW BOARD PRIOR TO ANY CONSTRUCTION OR MODIFICATIONS TO THE LOT. THE PLAN SHALL INCLUDE AN INVENTORY OF ALL EXISTING TREES WITH A TRUNK DIAMETER OF FIVE (5) INCHES OR LARGER AT FOUR (4) FEET ABOVE GRADE AND ALL NEW TREES AND SHRUBS TO BE PLANTED BY THE APPLICANT. THE PLAN SHALL INCLUDE A HEIGHTS, STREET TREES AND ANY OTHER LANDSCAPING FOR THE ENTIRE LOT INCLUDING THE NATURAL AREA.
 - (B) NO PERSON SHALL CUT DOWN OR DESTROY EXISTING TREES OVER FIVE (5) INCHES IN DIAMETER AT FOUR (4) FEET ABOVE GRADE WITHIN THE NATURAL AREA UNTIL APPROVED BY THE ARCHITECTURAL REVIEW BOARD FOR EXTENUATING CIRCUMSTANCES ONLY.
 - (C) ALL EXISTING TREES REQUIRED BY THE APPROVED LANDSCAPE PLAN SHALL BE CLEARLY MARKED WITH TAPE OR NON-PERMANENT SPRAY PAINT TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION. THE APPLICANT SHALL BE RESPONSIBLE FOR REPLACING ANY SUCH EXISTING TREES THAT ARE SEVERELY DAMAGED AND ANY NEW TREES THAT DO NOT SURVIVE AT LEAST TWO YEARS AFTER PLANTING.
8. EASEMENT WITHIN PRIVATE STREET RIGHT OF WAY TO BE GRANTED TO TOWN OF BEAUFORT FOR ACCESS AND MAINTENANCE OF UTILITIES.
9. ONLY ORGANELLY CERTIFIED LANDSCAPE PRODUCTS MAY BE USED WITHIN THE DEVELOPMENT.

1. ALL STREETS WILL BE CONSTRUCTED OF PERMEABLE PAVEMENT MATERIALS. PERMEABLE PAVEMENTS HAVE VOIDS WHICH ALLOW WATER TO PASS THROUGH, UP OR DOWN OR LATERALLY WITHOUT DISPLACEMENT OF THE PAVEMENT STRUCTURE.
2. ANY SANITARY SEWER MANHOLES WITH TOPS BELOW THE BASE FLOOD ELEVATION WILL BE CONSTRUCTED WITH SEALED COVERS TO PREVENT INFLOW OF STORMWATER DURING FLOOD EVENTS. VERTICAL VENT PIPES WILL BE PROVIDED TO RELEASE SEWER GASES ABOVE THE FLOOD LEVEL. ELECTRICAL PANELS FOR OPERATION OF THE SEWER PUMP STATION WILL BE ELEVATED ABOVE THE BASE FLOOD ELEVATION.
3. WATER MAINS WILL BE BURIED TO SUFFICIENT DEPTH TO PREVENT DISPLACEMENT DURING FLOOD EVENTS.
4. ELECTRICAL TRANSFORMERS WILL BE ELEVATED ABOVE THE BASE FLOOD ELEVATION.
5. THE TOWN OF BEAUFORT REQUIRES TWO FEET OF FREEBOARD ABOVE THE DEFINED FLOOD ELEVATION WHEN BUILDING WITHIN THESE SFHAS.

I, JEREMY T. MCCOMBS, CERTIFY THAT THIS MAP WAS (DRAWN BY ME)(DRAWN UNDER MY SUPERVISION) FROM (AN ACTUAL SURVEY MADE BY ME)(AN ACTUAL SURVEY MADE UNDER MY SUPERVISION)(DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____) (OTHER); THAT THE ERROR OF CLATURE AS CALCULATED BY LATITUDES AND DEPARTURES IS _____; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED

I ALSO CERTIFY THIS MAP TO BE ONE OF THE FOLLOWING AS CHECKED BELOW:

(A) CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

DRAWING NO.:_____

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE TOWN OF BEAUFORT SPECIFICATIONS AND STANDARDS IN THE SALT WYND PRESERVE, PHASE ONE SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF BEAUFORT HAVE BEEN RECEIVED, AND THAT THE FILING FEE FOR THIS PLAT, IN THE AMOUNT OF \$ _____ HAS BEEN PAID.

HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF BEAUFORT AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISHED MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEY, WALKS, PARKS, AND OTHER SETS AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER AND WATER LINES TO THE TOWN OF BEAUFORT.

DATE _____

2	9.19	S 70°44'41"W	69	45.21	S40°37'27"E
2	21.02	S 13°42'48"E	70	97.03	N81°17'27"W
3	13.63	S 63°30'21"W	71	00.04	S 10°56'08"E
4	94.55	S 0°37'18"W	72	54.88	S50°54'35"E
5	98.47	S 19°24'46"E	73	61.11	S36°41'42"E
6	62.62	S 89°43'33"E	74	87.23	N15°11'38"E
7	95.35	N 53°58'57"E	75	68.74	S29°22'51"E
7	98.57	N 8°29'13"E	76	38.08	S31°32'19"E
9	56.86	N65°52'03"W	77	14.33	S19°36'47"E
10	77.88	N58°21'53"W	78	41.85	S36°31'37"E
11	60.10	N62°25'36"W	79	64.82	S40°24'14"E
12	111.56	N47°36'35"E	80	49.55	S48°00'55"E
13	52.00	N50°37'51"E	81	29.73	S50°48'03"E
14	100.79	N35°21'20"W	82	97.73	S45°04'36"E
15	101.26	N42°40'20"W	83	124.54	S50°25'40"E
16	75.63	N82°30'53"W	84	75.52	S54°05'13"W
17	59.93	N72°32'33"W	85	30.17	S77°07'01"W
18	43.84	S 80°53'31"E	86	27.33	S82°22'46"E
19	56.86	N 53°58'57"E	87	27.33	S83°27'46"E
20	50.97	N73°10'09"E	88	25.21	S62°32'02"W
21	49.05	S87°58'36"E	89	72.76	S74°10'11"W
22	31.72	N39°31'00"W	90	41.13	S78°26'28"E
23	64.29	N28°08'54"W	91	54.07	S49°44'04"W
24	60.74	N77°06'40"W	92	80.07	S89°27'02"E
25	15.02	S66°15'22"E	93	34.98	N87°23'31"E
26	21.62	S 18°17'32"W	94	31.53	S86°03'46"E
27	96.09	S 13'40'05"W	95	19.56	S83°09'47"E
28	89.02	S 60°29'46"W	96	40.50	S76°21'23"W
29	35.97	S 68°16'28"E	97	29.23	S86°38'57"E
30	66.86	N 53°58'57"E	98	36.17	N10°10'07"E
31	13.27	S 71°55'16"E	99	11.88	N80°53'51"E
32	40.96	S45°02'15"E	100	21.17	N67°30'38"E
33	25.57	S26°58'35"E	101	40.31	N46°19'51"W
34	39.04	S37°11'49"E	102	75.96	S12°46'57"E
35	71.80	S22°30'36"E	103	42.56	N88°11'02"W
36	42.45	N72°34'02"E	104	69.59	N81°48'48"E
37	31.22	S41°22'50"E	105	84.98	N46°15'38"E
38	115.41	S28°01'24"E	106	148.74	N15°22'19"W
39	93.24	S 58°30'10"E	107	31.79	S49°11'53"W
40	64.00	N 2°20'01"E	108	62.67	S16°39'24"E
41	66.86	N 53°58'57"E	109	88.83	S29°22'51"E
42	36.61	N29°14'53"W	110	77.87	S34°13'33"E
43	24.38	N35°52'48"E	111	77.18	S62°07'48"E
44	73.46	N62°49'49"E	112	27.73	S0°00'26"W
45	70.49	N77°24'06"E	113	17.22	S45°59'41"E
46	39.23	N27°08'26"E	114	41.00	S17°50'25"E
47	55.65	S87°56'30"E	115	89.01	S15°48'24"E
48	54.78	N88°44'17"E	116	32.41	S70°08'55"E
49	114.67	S 82°44'15"E	117	108.14	N41°11'32"E
50	83.25	S 73°51'14"E	118	98.63	N37°31'39"E
51	58.15	S52°47'35"E	119	66.47	S68°54'44"E
52	66.86	N 53°58'57"E	120	70.70	S29°22'51"E
53	52.91	S57°51'32"E	121	93.35	S60°03'11"E
54	37.18	S27°12'19"E	122	83.27	S43°37'59"E
55	39.84	S54°25'58"E	123	46.94	S71°12'54"W
56	39.72	S58°16'22"E	124	49.94	S11°19'42"E
57	45.28	S0°07'05"E	125	71.93	S34°11'09"E
58	31.02	S77°13'42"E	126	60.40	S14°40'00"E
59	40.96	S33°16'51"E	127	15.18	S41°58'36"E
60	91.33	S52°12'18"E	128	75.68	N9°05'29"E
61	101.74	S70°26'17"E	129	86.47	N32°40'41"W
62	149.18	S 0°37'04"E	130	62.96	N11°51'05"E
63	55.15	N 83°31'27"E	131	11.27	N11°51'05"E
64	101.01	S47°33'10"E	132	55.47	N7°37'46"E
65	59.43	S 18°42'32"E	133	61.44	N53°15'55"E
66	83.90	S23°38'25"W	134	10.07	S86°26'55"E
67	61.61	S4°23'42"E	135	66.76	N68°14'24"E
68	48.47	S2°02'56"E			

FINAL PLAT
SALT WYND PRESERVE
PHASE ONE

DESIGNED: LES	DATE: 2/09/22
DRAWN: LHJ	SCALE: 1"=100'
APPROVED: LES	SHEET OF

BOND ESTIMATE



Town of Beaufort
701 Front Street
Beaufort, NC 28516
(252) 728-2141
www.beaufortnc.org

PROJECT NAME:

Salt Wynd Preserve

OWNER:

Beaufort Agrihood Development LLC

ENGINEER:

Linwood Stroud, PE, Stroud Engineering, PA

ENGINEER PHONE NO.:

252-756-9352 ext: #127

ENGINEER EMAIL:

lstroud@stroudengineer.com

DATE:

Sep 12, 2022

UNLESS OTHERWISE SPECIFIED ALL BONDS ARE FOR THE BODY OF THE PLAT

SIGNATURE AND SEAL OF SUBMITTING ENGINEER



I, Linwood E. Stroud, Registered Licensed Professional, do hereby verify that I have personally supervised the measurement thereof and that the quantities expressed herein represent an accurate measurement of the work to be completed on this project. This bond estimate covers all the infrastructure improvements on the project referenced above.
Please sign below

Linwood E. Stroud 9/14/22

STREET PAVEMENT	LINEAR FEET:	WIDTH:	UNIT COST (Dollars/SY)	TOTAL:
				\$ -
Final Paver Surface Course	4559.46	24	\$ 56.25	\$ 683,919.00
Initial Paver Surface Course				\$ -
Paver Intermediate Course				\$ -
				\$ -
Aggregate Base Course (8" #57 Stone)	4559.46	24	\$ 24.75	\$ 300,924.36
			\$ 6,000.00	\$ -
				\$ -
			Subtotal	\$ 984,843.36
STREET INCIDENTALS	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
Clearing and Grubbing	9	acres	\$ 15,000.00	\$ 135,000.00
Stripping	2500	CY	\$ 10.00	\$ 25,000.00
Common Excavation	8000	CY	\$ 15.00	\$ 120,000.00
Undercut	1500	CY	\$ 20.00	\$ 30,000.00
Select Fill	6000	CY	\$ 35.00	\$ 210,000.00
Stone Construction Entrance	2	Ea	\$ 6,000.00	\$ 12,000.00
Street Signs		Each		\$ -
Street Trees (40' O.C.)		Each		\$ -
Street Lights	24	Each	\$ 2,500.00	\$ 60,000.00
Pavement Stripping	250	LF	\$ 15.00	\$ 3,750.00
				\$ -
				\$ -
			Subtotal	\$ 595,750.00
CURBING & SIDEWALK:	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
5' Wide Sidewalk	4100	LF	\$ 30.00	\$ 123,000.00
Driveway Aprons	46	Each	\$ 1,500.00	\$ 69,000.00
Handicap Ramp	10	Each	\$ 1,000.00	\$ 10,000.00

				\$	-
				\$	-
			Subtotal	\$	202,000.00
GRAVITY SANITARY SEWER	QUANTITY:	UNIT:	UNIT COST:	TOTAL:	
Bore and Jacacl 20" Steel Casing	80	LF	\$ 2,000.00	\$	160,000.00
10" DIP thru Steel Casing	112	LF	\$ 290.00	\$	32,480.00
10" PVC Gravity Sewer (0-6)	616	LF	\$ 100.00	\$	61,600.00
10" PVC Gravity Sewer (6-8)	820	LF	\$ 110.00	\$	90,200.00
10" PVC Gravity Sewer (8-10)	602	LF	\$ 140.00	\$	84,280.00
10" PVC Gravity Sewer (10-12)	997	LF	\$ 175.00	\$	174,475.00
10" PVC Gravity Sewer (14-16)	254	LF	\$ 285.00	\$	72,390.00
8" PVC Gravity Sewer (0-6)	767	LF	\$ 90.00	\$	69,030.00
8" PVC Gravity Sewer (6-8)	423	LF	\$ 100.00	\$	42,300.00
8" PVC Gravity Sewer (8-10)	344	LF	\$ 110.00	\$	37,840.00
8" PVC Gravity Sewer (10-12)	661	LF	\$ 130.00	\$	85,930.00
Manholes (0-6)	5	Ea	\$ 3,200.00	\$	16,000.00
Manholes (6-8)	9	Ea	\$ 4,000.00	\$	36,000.00
Manholes (8-10)	7	Ea	\$ 5,500.00	\$	38,500.00
Manholes (10-12)	9	Ea	\$ 7,500.00	\$	67,500.00
Manholes (14-16)	2	Ea	\$ 12,000.00	\$	24,000.00
Inline MH 18' deep	1	Ea	\$ 18,000.00	\$	18,000.00
Service Laterals, Main to Cleanout	46	Each	\$ 1,500.00	\$	69,000.00
			Subtotal	\$	1,179,525.00
Pump Station and FM	QUANTITY:	UNIT:	UNIT COST:	TOTAL:	
Grading - PS Site & Access Drive	1	LS	\$ 15,000.00	\$	15,000.00
8' Chain Link Fence	75	LF	\$ 120.00	\$	9,000.00
20' Dbl Gate	1	Ea	\$ 3,600.00	\$	3,600.00
6' Diameter Wet Well - 21' deep	1	LS	\$ 150,000.00	\$	150,000.00
Precast Valve Vault	1	LS	\$ 35,000.00	\$	35,000.00
4" Pumps, 113 gpm @ 21' TDH, 3HP	2	Ea	\$ 15,000.00	\$	30,000.00
4" Check Valve	2	Ea	\$ 4,000.00	\$	8,000.00
4" Plug Valve	2	Ea	\$ 1,500.00	\$	3,000.00
Interconnecting 4" DIP	1	LS	\$ 20,000.00	\$	20,000.00
4' Bypass Pump Cpnnection	1	LS	\$ 8,000.00	\$	8,000.00
Water Service & Yard Hydrant	1	LSD	\$ 10,000.00	\$	10,000.00
Conc. Electrical Hut Pad	2.5	CY	\$ 1,140.00	\$	2,850.00
Conc. Generator Pad	2	CY	\$ 1,140.00	\$	2,280.00
4" PVC Force Main	460	LF	\$ 30.00	\$	13,800.00
Electrical Platform & Hut	1	LS	\$ 10,000.00	\$	10,000.00
Electrical Gear	1	LS	\$ 20,000.00	\$	20,000.00
Electrical Conduit & Wiring	1	LS	\$ 12,000.00	\$	12,000.00
Site Light	1	LS	\$ 2,000.00	\$	2,000.00
Control Panel	1	LS	\$ 15,000.00	\$	15,000.00
SCADA	1	LS	\$ 30,000.00	\$	30,000.00
Generator and ATS	1	LS	\$ 35,000.00	\$	35,000.00
				\$	-
			Subtotal	\$	434,530.00

WATER	QUANTITY:	UNIT:	UNIT COST:	TOTAL:	
8"x8" Tapping Tee and Valve	2	Ea	\$ 8,000.00	\$	16,000.00
Bore and Jack 16" Steel Casing	2	Ea	\$ 45,000.00	\$	90,000.00
8" DIP thru Casing	120	LF	\$ 220.00	\$	26,400.00
8" PVC Water Main (in subdivision)	4370	LF	\$ 60.00	\$	262,200.00
8" PVC Water Main (Pinnars Point Rd.)	500	LF	\$ 70.00	\$	35,000.00

8" DIP Water Main	212	LF	\$ 200.00	\$ 42,400.00
8" Valve (includes Valve Box)	13	Ea	\$ 3,200.00	\$ 41,600.00
Fire Hydrant (includes Hydrant Leg & Valve)	10	Ea	\$ 9,000.00	\$ 90,000.00
Fittings	15	Ea	\$ 1,400.00	\$ 21,000.00
Service Connections (includes Tap, Service Tubing, Meter Box and Meter Setter)	46	Ea	\$ 900.00	\$ 41,400.00
			Subtotal	\$ 666,000.00
DRAINAGE	QUANTITY:	UNIT:	UNIT COST:	TOTAL:
15" RCP	250	LF	\$ 40.00	\$ 10,000.00
18" RCP	50	LF	\$ 50.00	\$ 2,500.00
24" RCP	300	LF	\$ 80.00	\$ 24,000.00
30" RCP	50	LF	\$ 120.00	\$ 6,000.00
15" FES	10	Ea	\$ 2,600.00	\$ 26,000.00
18" FES	2	Ea	\$ 3,000.00	\$ 6,000.00
24" FES	4	Ea	\$ 4,000.00	\$ 16,000.00
30" FES	2	Ea	\$ 5,000.00	\$ 10,000.00
Conc. Headwall	2	Ea	\$ 15,000.00	\$ 30,000.00
Drop Inlet/Junction Box	1	Ea	\$ 2,500.00	\$ 2,500.00
Drainage Swale	2700	LF	\$ 20.00	\$ 54,000.00
Rock Silt Check Dam	5	Ea	\$ 3,000.00	\$ 15,000.00
Silt Fence	6000	Ea	\$ 6.00	\$ 36,000.00
Temporary Seeding	6	Ac	\$ 4,000.00	\$ 24,000.00
Yard Inlet	4	Ea	\$ 2,000.00	\$ 8,000.00
			Subtotal	\$ 270,000.00
TOTAL ESTIMATE ®				\$3,153,123.36

STATE OF NORTH CAROLINA

DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
SALT WYND PRESERVE

COUNTY OF CARTERET

This Declaration of Covenants, Conditions and Restrictions is made this XXX day of XXX, 2021, by Beaufort Agrihood Development, LLC, a North Carolina Limited Liability Company, herein "Declarant or Developer"; and any and all persons, firms and corporations hereafter acquiring any of the Lots within Salt Wynd Preserve Subdivision as shown on surveying plat prepared by James I. Phillips, RLS, and recorded in Map Book XXX, page XXX, Carteret County Registry;

W I T N E S S E T H:

WHEREAS, Declarant, Beaufort Agrihood Development, LLC, is the owner of certain real property as conveyed to it by deed recorded in Book XXX, page XXX, Carteret County Registry, and Declarant has caused the property described therein to be subdivided into Lots for a Subdivision known as Salt Wynd Preserve, to be developed in three phases, and a plat for the subdivision is recorded in Map Book XXX, page XXX, Carteret County Registry, hereinafter called "Salt Wynd Preserve", or the "Property";

WHEREAS, Declarant desires to develop its property under a common and uniform set of Covenants and restrictions applicable to the Lots and property;

WHEREAS, Declarant intends to develop its property into a desirable residential Subdivision that is harmonious with its coastal environment, and Declarant intends to form a Homeowners' Association to enforce and maintain the attraction of the property and its amenities which include stormwater swales, entrance way, private roads, signage, street lighting and such other common areas and amenities that Declarant and/or the Homeowners' Association may provide for the general welfare and recreation of the Owners;

WHEREAS, it is in the mutual interest of the Declarant as well as every person, firm or corporation hereafter acquiring any of the Lots within Salt Wynd Preserve that these Covenants, conditions, easements, assessments, liens and restrictions governing and regulating the use and occupancy of Salt Wynd Preserve be established, fixed and set forth and declared to be Covenants running with the land;

WHEREAS, the Subdivision is part of a R20 zoned subdivision under the Town of Beaufort Zoning and Land Use Ordinances and the Town has imposed as part of the subdivision approval certain architectural requirements which must be adhered to;

WHEREAS, Declarant desires to preserve the value, amenities, desirability, and attractiveness of the Subdivision and to provide for the continued maintenance and operation of the common areas as may be provided therein;

NOW THEREFORE, in order to provide for the foregoing, the Declarant does hereby covenant and agree with all persons, firms or corporations now owning or hereafter acquiring any portion of Salt Wynd Preserve Subdivision, that the use of Lots in Salt Wynd Preserve Subdivision is hereby made subject to the following restrictions, Covenants, terms and conditions which shall run with said land and shall be binding on all property Owners within said Subdivision and their successors and assigns.

Article I - Definitions

As used throughout this Declaration, the following terms shall have the definitions set out herein as follows:

- A. "Amenities" shall mean the facilities constructed, erected, installed or set aside on the common areas for the use, benefit and enjoyment of members, including drainage easements, multi-modal paths, sidewalks, roadside swales, ditching, or recreation area(s), etc.
- B. "Association" shall mean and refer to Salt Wynd Preserve Owners' Association, Inc., a non-profit corporation organized and existing under the laws of the state of North Carolina, its successors and assigns, which is established for the administration, maintenance and regulation of the stormwater facilities, roads, sidewalks, paths, amenities and other common areas and facilities assigned to, purchased, or otherwise provided for by the Association for the use and enjoyment of members of the Association.
- C. "CAMA" shall mean the Coastal Area Management Act as set forth in North Carolina General Statute 113A-100 et seq., and any of the rules and regulations promulgated thereunder.
- D. "Committee" shall mean and refer to the Architectural Review Committee.
- E. "Commercial Truck" shall mean any 2 ton or greater motor vehicle.
- F. "Common Areas" shall mean and refer to any and all real property subject to this Declaration which is defined and bounded by properly referenced and recorded plats designated thereon as "common area(s)", "open space", "drainage easements", "sidewalks", "paths", "Roadside Ditches", "streets", "Roads", "private easements" or driveways created by the Declarant to provide access to the streets or roads for more than one Lot, or any area that is set aside for the general use of the members. Common areas shall also include all real property and easement interests owned or assigned by the Association for the common use and enjoyment of members of the Association, which may include but are not limited to entrance ways and signage. (This list of possible amenities is for descriptive purposes only and does not bind the Declarant to construct any or all of said amenities.)
- G. "Declaration" shall mean and refer to this Declaration of Covenants, Conditions and Restrictions for Salt Wynd Preserve Subdivision, and any amendments thereto as recorded in the Carteret County Registry.
- H. "Declarant" shall mean and refer to Beaufort Agrihood Development, LLC, a North Carolina Limited Liability Company, its successors and assigns. "Declarant" and "Developer" are interchangeable and have the same definition.
- I. "Lot" shall mean and refer to any plot of land within Salt Wynd Preserve Subdivision with or without improvements thereon, which constitute or will constitute after construction of improvements, a single residential site as shown on the plats or plans for Salt Wynd Preserve Subdivision or amendments thereto, recorded in the Carteret County Registry.
- J. "Member" shall mean and refer to any person or other entity which holds membership in the Association.
- K. "Owner" shall mean and refer to the owner of record of fee simple interest in any Lot in the Subdivision, excluding those persons having such interest merely of the security interest for the performance of an obligation.
- L. "Person" shall mean and refer to a natural person, corporation, partnership, firm, association, trust or other legal entity. The use of the masculine pronoun shall include the neuter and feminine, and the use of the singular shall include the plural where the context so requires.

Article II - Properties Subject To This Declaration

Section 1. Applicability.

Lots 1 through 81 as shown on the map of Salt Wynd Preserve Subdivision referred to above are expressly made subject to the operation of these Covenants.

Section 2. Additional Lands.

Declarant at any time prior to December 31, 2031, reserves the right to add or bring additional phases, Lots, or lands under this Declaration by filing in the office of the Register of Deeds for Carteret County, North Carolina, either an applicable amendment or a supplementary Declaration of Covenants and restrictions with respect to the additional Lots, phases, or properties. Said amendments or supplemental Declaration would extend the scheme of development and the binding effect of these Covenants and restrictions on the additional property, and such amendments or supplementary Declarations may contain complementary additions and modifications of these Covenants and restrictions as may be necessary to reflect the different character of the added properties. In no event shall the supplementary declaration revoke, modify or add to these Covenants as they are applicable to the Lots set forth in Article 1 above.

Section 3. Reservations.

The Declarant reserves the right absolutely to change, alter or re-designate the allocated, planned, platted, or recorded use, area, or designation of any of the Lots shown on the map of Salt Wynd Preserve Subdivision recorded aforesaid so long as the Declarant retains title to the property involved, so long as any changes or alterations are in conformance with the Town of Beaufort's Subdivision and zoning ordinances, including, but not limited to the right to change, alter or re-designate roads, utility and drainage facilities, and to change, alter or re-designate such other present or proposed Lot lines and facilities as may, in the sole judgment of the Declarant, be necessary or desirable.

Article III - Association Memberships and Voting Rights

Declarant has heretofore incorporated Salt Wynd Preserve Owners' Association, Inc. for the benefit of Lot Owners within said Subdivision so as to provide for the maintenance, upkeep and repair of streets, stormwater easements and facilities, as well as the maintenance, upkeep and repair of drainage easements, amenities and common areas which are subject to the management and administration of the Association.

Section 1. Membership.

(a) Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by these Covenants to assessments by the Association shall be a member of the Association, subject to and bound by the Association's Articles of Incorporation, By-Laws, rules and regulations. The foregoing is not intended to include persons, or entities who hold an interest in any Lot merely as security for the performance of an obligation. Ownership of record of such Lot shall be the sole qualification for membership. When any Lot is owned of record in tenancy by the entireties, joint tenancy, or tenancy in common or by some other legal form of multiple Ownership, the membership (including the voting power arising therefrom) shall be exercised only as stipulated in Article 2 herein below.

(b) During any period when a member shall be in default in the payment of any annual, special or other periodic assessment levied by the Association, the voting rights and right to the use of the common area or any other facilities which the Association may provide, may be suspended by the Board of Directors of the Association until such assessment is paid. In the event of violation by a member of any rules and regulations established by the Board of Directors of the Association, such member's voting and use rights may be suspended by the Board of Directors of the Association after a hearing at which the general requirements of due process shall be observed. Such hearing shall only be held by the Board of Directors of the Association (or a committee thereof) after giving the member ten (10) days prior written notice specifying the alleged violation and setting the time, place and

vote of the hearing. Determination of violation shall be made by majority vote of the board or the committee thereof.

(c) No membership fee shall be charged nor members be required to pay at any time any amount to carry on the business of the Association except to pay when due the charges, assessments, and special assessments levied upon each member's Lot as specified in the Declaration or as the members of the Association may from time to time adopt.

Section 2. Voting and Voting Rights.

(a) The voting rights of the membership shall be appurtenant to the ownership of Lots. The ownership of each Lot by a person other than Declarant shall entitle its owner to one vote. The Association shall have two classes of voting membership as follows:

(1) Class A Member. Class A members shall be all owners, other than the Declarant; however, the Declarant shall be a class A member to the extent provided in subparagraph 2 below. Class A members shall be entitled to one vote for each Lot owned.

(2) Class B Members. The Class B member shall be the Declarant, and it shall be entitled to nine votes for each Lot in which it holds a fee or undivided fee interest; provided, the class B membership shall cease and be converted to class A membership on the happening of either of the following events, whichever first occurs:

(i) Four (4) months after the total votes outstanding in the class A membership equal the total votes outstanding in the class B membership; or

(ii) On December 31, 2032.

(b) When two or more persons hold an interest (other than a leasehold or security interest) in any Lot, all such persons shall be members. The vote for such Lot shall be exercised by one of such persons as proxy and nominee for all persons holding an interest in a Lot and in no event shall more than one (1) vote be cast with respect to any Lot (except with respect to Lots owned by Declarant), nor shall any fractional vote be cast.

(c) Any member who is delinquent in the payment of any charges duly levied by the Association against any Lot owned by such member shall not be entitled to vote until all such charges, together with such reasonable penalties as the Board of Directors of the Association may impose, have been paid.

(d) Members shall vote in person or by proxy executed in writing by the member. No proxy shall be valid after eleven (11) months from the date of its execution or upon conveyance by the member of his Lot. A corporate member's vote shall be cast by the president of the member corporation or by any other officer or proxy appointed by the president or designated by the Board of Directors of such corporation, which designation must be in writing.

(e) Voting on all matters except the election of directors shall be by voice vote or by show of hands unless a majority of the members present at the meeting shall, prior to voting on any matter, demand a ballot vote on that particular matter. Where directors or officers are to be elected by the members, the solicitation of proxies for such elections may be conducted by mail.

Article IV - Common Area Property Rights

Section 1. Description of Association Common Areas.

The Association common areas shall initially consist of the stormwater swales, paths, drainage easements, streets and other areas designated "common area", as shown on the recorded plat. The streets are private and will be subject to maintenance by the Association. The stormwater drainage easements, paths, roadside ditches or swales that have been privately dedicated to the owners of Lots within said Subdivision and their heirs, successors and assigns, for the maintenance of adequate drainage of surface waters within the Subdivision. The Declarant has reserved the right in accordance with these Covenants to assign, lease or transfer or assign the drainage easements and facilities to governmental agencies or third parties for maintenance purposes.

Section 2. Ownership of Association Properties.

The Declarant by the recordation of the Salt Wynd Preserve plat has dedicated the streets within Salt Wynd Preserve Commons to the private use of Lot owners and their guests and invitees, and all Lot owners and their heirs, successors in interest and assigns, and members of the Association shall have the right of enjoyment of the street. The Association shall have the continuing obligation and duty to maintain said streets and roads. Title to the drainage easements located within the Subdivision is vested in the owner of each lot over which such drainage easement runs, but the Association shall have the continuing responsibility to maintain the drainage easements. Title to the roadside swales and drainage facilities shall be assigned to the Association and it shall be the responsibility of the Association to budget for, maintain, repair and replace the same as part of the common areas and in accordance with State and Local rules and regulations.

Section 3. Sidewalks, Paths, Area Lights, Privacy Fences, Entrance Way and Signage.

It shall be the responsibility of the Association to maintain and pay for all utility charges and maintenance expenses associated with any area lights not specifically assigned to a numbered Lot by a utility company, and the Association shall also maintain any privacy fences installed by the Declarant around a portion or all of the Subdivision boundaries or on any portions of the common areas, including the entrance way and Subdivision entrance signs, landscaping, walls, sidewalks, paths and utilities associated therewith.

Section 4. Easements of Enjoyment.

Every Lot owner shall have a right and easement of enjoyment in and to the common area properties and easements granted herein. Each owner may delegate, in accordance with the by-laws, his right of enjoyment to the common areas and facilities to the members of his family, his tenants, or contract purchasers who reside on the property. Said rights of use and enjoyment shall be subject to the following provisions:

(a) The Association shall have the right to charge dues and assessments for the upkeep and maintenance of Association properties, streets, drainage easements, and other amenities which are the responsibility of the Association herein. Likewise, the Association shall have the right to charge dues and assessments for the construction, maintenance and/or replacement of any improvements on said common areas, and to provide for all types of insurance for the Association and its properties, and the upkeep and maintenance of drainage facilities, paths, sidewalks and other Subdivision amenities.

(b) The Association shall have the right to suspend the right to the use of any Association properties by any member for any period during which any dues or assessments against such member are overdue and unpaid, and for a period not exceeding sixty (60) days for any infraction of rules and regulations established by the Association for the regulation and control of Association properties.

Likewise, the Association shall have the right to fine any member an amount not exceeding \$50.00 for each violation of rules and regulations established by the Association.

(c) The Association by rules and regulations established from time to time shall have the right to provide for the use and enjoyment of common areas and Association properties. This right to the use of Association properties shall extend to members of the Association and relatives of members who reside with and in the house of members, tenants of each member' Lots in the Subdivision so long as the tenancy exist, and contract purchasers of Lots in the Subdivision who reside on the Lot.

Section 5. Title to the Common Area.

The Declarant hereby Covenants that it will convey fee simple title to the common areas shown on the aforementioned recorded plat to the Association, free and clear of all encumbrances and liens, except utility, drainage easements, and easements to governmental authorities, at such time as 90% of the Lots have been sold.

Section 6. Parking and Use Regulations for Boats, Trailers, Etc.

The Association may regulate, prescribe and/or prohibit the parking and use of boats, trailers, motor homes, recreational vehicles, trucks and similar items on the common areas (including the provision of special facilities for which a reasonable charge may be made). No boats, trailers, motor homes, recreational vehicles or trucks shall be parked within the right of way of any street in or adjacent to this development.

Section 7. AE6 Floodplain Disclosure.

A portion of the Property is located within the FEMA flood hazard area known as AE6. Such Flood hazard areas identified on the FEMA Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. It is therefore disclosed that the lots identified within Exhibit D and Exhibit E that are within the AE6 flood hazard area may become flooded as described above including the roads, utility easements and lot areas themselves, which may interfere with traversing over said roads during the flood event. Owners are hereby advised of this caution and to take the necessary preparations in the event of a forecasted flood event to assure the safety of the property and life.

Section 8. Operation and Maintenance of the Stormwater Management System.

The Association shall be responsible for the maintenance, operation and repair of the Stormwater Management System. Maintenance of the Stormwater Management System(s) shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance, or other stormwater management capabilities as permitted by the North Carolina Division of Coastal Management. The Association shall be responsible for such maintenance and operation of all elements of the Stormwater Management System located on common areas and Lots. Any repair or reconstruction of the Stormwater Management System shall be as permitted or, if modified as approved by the North Carolina Division of Coastal Management.

(a) Compliance with Permit Conditions. The Association shall operate and maintain the Stormwater Management System in accordance with applicable permits. The permit conditions may include monitoring and record-keeping schedules and maintenance. The Association shall allocate sufficient funds in its budget for operation and maintenance of the Stormwater Management System and maintenance of any wetland mitigation areas unless and until the North Carolina Division of Coastal Management or other applicable governmental authority ("District") determines that the mitigation area(s) is or are successful in accordance with

any applicable environmental resource permits for the Property. The Association shall be obligated to accept any and all obligations under applicable permits when requested by the Declarant.

- (b) Mitigation Areas. The Association shall maintain any areas designated on the Property as wetland mitigation areas. The Association shall comply with all applicable permit conditions for such areas, including monitoring and maintenance of wetland vegetation and replanting of wetland vegetation to meet required survival rates, if necessary. The Association shall also maintain any notices or signage in or near preservation areas if required by the District.
- (c) Construction Plans. Each Owner shall be responsible at the time of construction of any Improvement to comply with, and not violate, construction plans for the Stormwater Management System and shall comply with the applicable provisions of North Carolina Division of Coastal Management, et seq., and all other governmental regulations. All Owners shall be responsible for maintaining designed flow paths for side and rear drainage as shown in the permitted plans. If the constructed flow path is disturbed or modified, or if any Owner or Lot is not in compliance with any other provisions of the applicable permit(s) or applicable governmental regulations, the Association shall have the authority to enter the Lot, undertake whatever action may be necessary to bring the Lot into compliance, and pass an Individual Assessment for any associated expenses and damages.
- (d) Construction Limitations. No owner of any portion of the Property may construct or maintain any Improvement or perform any activity in the wetlands, wetland mitigation areas, buffer areas, upland conservation areas, and drainage easements described in the approved permit(s) and recorded Plat of any portion of the Property, unless allowed by applicable permits or approval is obtained from the District.
- (e) Vegetation and Buffers.
 - (a) Wetland Buffers. Wetland Buffers shall be maintained in their natural vegetated condition. Native vegetation removed or destroyed within the Wetland Buffers in violation of the requirements of North Carolina Division of Coastal Management shall be immediately restored at the sole expense of the Lot owner. Such areas shall be replanted with comparable native vegetative species as were removed or destroyed. Noxious, non-native, invasive, and dead plant material may be removed.
 - (b) Natural Area. The property intention is to maintain the existing, natural vegetation so as to provide privacy to all Lot owners, maintain the natural beauty of the project, while allowing limited speckled view corridors. Each lot has a minimum Natural Area defined that will be regulated in perpetuity as follows.
 - (a) A landscape plan must be submitted to the Architectural Review Board prior to any construction or modifications to the Lot. The plan shall include an inventory of all existing trees with a trunk diameter of five inches (5") or larger at four feet (4') above grade and all new trees and shrubs to be planted by the applicant. The plan shall include all plantings, street trees and any other landscaping for the entire lot including the Natural Area.
 - (b) No person shall cut down or destroy any existing trees over five inches (5") in diameter at four feet (4') above grade within the Natural Area until approved by the Architectural Review Board for extenuating circumstances only.

- (c) All existing trees required by the approved landscape plan shall be clearly marked with tape or non-permanent spray paint to protect them from damage during construction. The applicant shall be responsible for replacing any such existing trees that are severely damaged and any new trees that do not survive at least two years after planting.
- (f) Storm Water System Maintenance. The Declarant has constructed Storm Water System components upon certain Lots for the purpose of managing and containing the flow of excess surface water, if any, found upon such Lots from time to time. The Association shall be responsible for maintenance, operation, and repair of the Storm Water System components on the Lot. Maintenance, operation, and repair shall mean the exercise of practices, such as mowing and erosion repair, which allow the swales to provide drainage, water storage, conveyance or other stormwater management capabilities as permitted by the District. Filling, excavation, construction of fences or otherwise obstructing the surface water flow in the swales is prohibited. No alteration of the Storm Water System shall be authorized and any damage to any Storm Water System component, whether caused by natural or human induced phenomena, shall be repaired and the Storm Water System component returned to its former condition as soon as possible at the expense of the Owner(s) of the Lot(s) upon which the Storm Water System component is located. Storm Water System component shall be maintained in accordance with the permitted plans.
- (g) Use of Stormwater Management System. No person shall have the right to pump or otherwise remove any water from any Stormwater Management System for irrigation (excepting water stored on the owner's Lot within retention devices) or any other purpose unless an appropriate permit is obtained from the District. No swimming is permitted and no boats or other motorized vehicles may be used (unless used by the Association or District for the purpose of inspection and maintenance of the system) in the Stormwater Management System.
- (h) Enforcement. The North Carolina Division of Coastal Management shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation, and repair of the Stormwater Management System.
- (i) Limitations on Amendments. Any amendment to this Declaration that alters the Stormwater Management System beyond maintenance in its original condition, including mitigation or preservation areas and the water management portions of the common areas, must have the prior approval of the North Carolina Division of Coastal Management.

Article V - Covenants for Dues and Assessments

Section 1. Monthly Assessments for Maintenance Fund.

For each Lot owned within Salt Wynd Preserve, each owner Covenants and agrees, and each subsequent owner of any such Lot Covenants and agrees, that by acceptance of a deed therefor whether or not it is so expressed in such deed, that the owner will pay to the Association the assessments and charges provided for in this Declaration.

(a) Every owner of a Lot in the Subdivision by the acceptance of a deed to the same, which shall be conclusively evidenced by the recording of a deed in the office of the Register of Deeds Covenants and agrees to pay to the Association such annual dues and assessments for maintenance and upkeep of Association properties, capital improvements and the construction of improvements and facilities on or to Association properties, and the administration of properties and facilities assigned to the Association for operation and management, as may established from time to time by the Board of Directors and membership of the Association. Such dues

and assessments together with interest at the legal rate of interest, costs and reasonable attorney's fees if the dues and assessments remain unpaid, shall be a continuing lien on each Lot against which said assessment is made until paid in full. Said dues and assessments shall also be the personal obligation of the owner of each Lot at the time the dues and assessments become due, and the personal obligation shall not pass to a successor in title unless expressly assumed by the successor. However, said dues and assessments shall be a lien on said Lot and a sale or transfer of any Lot shall not affect the lien for unpaid dues or special assessments against said Lot.

(b) The dues and assessments shall be used exclusively for the purpose of maintaining and improving Subdivision roads, drainage ditches and easements, the maintenance and upkeep of Association properties, the construction of improvements and facilities thereon, the upkeep, maintenance, operation and management of properties or facilities owned, leased to or assigned to the Association in accordance with these Covenants, as well as the upkeep, maintenance and replacement of equipment, improvements in facilities thereon, and generally for the promotion of the recreational, health, safety and welfare of the membership. Additionally, the dues and assessments may be used for acquiring all types of property, casualty and liability insurance for the Association, and the dues and assessments may be used to fund any of the activities, powers and authority of the Association as the Association is authorized to do as a non-profit owners' association.

(c) The Declarant shall have no obligation to pay dues and assessments for unsold Lots. As a Lot is sold in the Subdivision, the Declarant shall collect from each purchaser two months' assessments and dues at its then current rates as working capital which shall be paid to the Association, and the Declarant shall notify the Association as to the name and address of each purchaser. The obligation to pay dues shall commence as to all members purchasing Lots on the date the deed to the Lot from the Declarant shall be recorded.

Section 2. Maximum Monthly or Annual Assessments.

The Board of Directors is authorized to assess and collect its regular dues and assessments on either a monthly, quarterly, semi-annual, or annual basis. Until January 1 of the year immediately following the conveyance of the first Lot to an owner, the maximum annual assessments shall be \$XXX per Lot, per year pending further notification from the Association.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an owner, the maximum annual assessment may be increased each year not more than twenty (20%) percent above the maximum assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an owner, the maximum annual assessment may be increased above twenty (20%) percent by a majority vote of the members of the Association who are voting either in person or by proxy, at a meeting duly called for said purpose.

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

Section 3. Special Assessments.

Special Assessments are assessments levied against all Owners proportionately to pay for unanticipated operating expenses, unanticipated maintenance, repair, or replacement of Association Property for which adequate reserves have not been collected, or to pay for any other unanticipated, unbudgeted monetary obligation of the Association.

Section 4. Individual Assessments.

Individual Assessments are assessments levied against a particular Lot owner and Lot for the purposes otherwise stated in the Governing Documents.

Section 4. Notice and Quorum for any Action Authorized Under Sections 2 and 3 Above.

Written notice of any meeting called for the purpose of taking any action authorized under Sections 2 or 3 above shall be sent to all members not less than ten (10) days nor more than twenty (20) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast fifty-one (51%) percent of all the votes of the membership of the Association who are eligible to vote shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 5. Non-Payment of Assessments.

Any member failing to pay the annual, quarterly, monthly or special assessments and dues or any fees or charges authorized by the Association within a period of thirty (30) days after the billing thereof, shall be deemed to be in default. The Board of Directors shall cause to be filed in the Office of the Clerk of Superior Court or in the office of the Register of Deeds of Carteret County an instrument suitable for recordation which shall set for the name of the owner, the Lot description, the amount of the assessment, the date the assessment was due, and the fact that the Board of Directors has given the owner notice of said assessment and said owner has failed to pay said assessment. In addition to the assessment so stated, all amounts necessary for the collection of said assessment, including, but not limited to mailing costs, recording costs, and a reasonable attorney's fee incurred for the collection thereof, together with interest at the legal rate of interest, shall constitute a lien against said Lot and shall be due and payable from the delinquent owner.

Following the recordation of said lien, the Board of Directors is authorized to institute an appropriate action in a court having jurisdiction over the subject matter and the parties in order to collect the assessments, interest, costs and attorney's fees from the owners and in order to effect a sale of the property to satisfy the lien for the delinquent assessments and expenses.

Section 6. Subordination of the Lien to Mortgages.

The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. The sale or transfer of any Lot shall not affect the assessment lien. Likewise, the sale or transfer shall not relieve the Lot owner from personal liability therefrom.

Section 7. Suspension or termination of voting rights.

In addition to any other rights the Association may have with regard to non-payment of assessments and dues, the payment of any assessments levied by the Association shall be a prerequisite to the exercise of any voting rights earlier provided for herein and for serving on the Board of Directors of the Association. Any member failing to pay the assessments or dues on his Lot so that the same thereafter become delinquent, shall be deemed ineligible to vote at any annual or special meeting of the membership and shall be deemed ineligible to serve on the Board of

Directors or as an officer of the Association so long as said delinquency continues.

Article VI - Architectural Control, Inspection and Use Restrictions

Declarant shall have the responsibility of enforcing the restrictions set forth in this Article prior to the formation of the Architectural Review Committee, which, upon appointment by the Board of Directors, shall assume and be responsible for enforcement. References in this Article to "Committee" shall mean Declarant until the Committee is appointed and references to "Declarant" shall include the Committee once it is appointed. The following architectural restrictions shall apply to each and every Lot now or hereafter subject to this Declaration:

Section 1. General Theme, Approval of Plans and Architectural Review Committee.

(a) Town of Beaufort subdivision requirements. Attached as Exhibit C are the requirements and conditions imposed by the Town of Beaufort as a condition of approval of this development. All design and construction of a dwelling on any Lot shall be required to adhere to and comply with the architectural requirements.

(b) Declarant has established as the general architectural theme and building design for the subdivision a coastal maritime and/or farmhouse design consisting primarily of clapboard siding, porches, pitched roofs and the like. Houses and residential structures of a contemporary design or era as well as houses constructed with flat roofs will be prohibited. Nothing herein shall be construed as dictating the type or quality of siding materials used so that hardiboard, wood, cedar shake and similar sidings will be allowed. Metal Roofs and architectural shingles are encouraged and may be required by the Committee. It is the Declarant's intent that specified architectural styles or designs be followed using materials as specified by the Committee or guidelines adopted, promulgated and enforced by said Committee. The Committee has the right to approve and specify materials that will be allowed and to specify and prohibit materials that will not be allowed, and to formulate guidelines for owners preparing to build residential structures.

(c) No site preparation or initial construction, erection, or installation of any improvements, including, but not limited, to residences, outbuildings, landscaping, driveways, Lot clearing, fences, walls, signs, antennas and other structures, shall be undertaken upon the Lots unless the plans and specifications therefor, showing the nature, kind, shape, size, height, materials, and location of the proposed improvements on the Lot, including but not limited to, the house, decks, garage, driveways, parking areas, plants, shrubs, trees (including trees to be removed), wetland areas to be disturbed, and any other permanent structures or changes to be made to the Lot, shall have been first submitted to the Committee and expressly approved in writing. No subsequent alteration or modification which will result in an exterior, structural change to the residence, outbuilding, or significant changes to the landscaping may be undertaken on any of the Lots without the prior review and express written approval of the Committee.

(d) In the event the Committee fails to approve or disapprove the site or design of any proposed improvements within sixty (60) days after plans and specifications have been submitted and received, approval will not be required, and the requirements of this Article will be deemed to have been fully met; provided, that the plans and specifications required to be submitted shall not be deemed to have been received by the Committee if they contain erroneous data or fail to present adequate information upon which the Committee can arrive at a decision.

(e) The Committee and its representatives shall have the right, at its election, to enter upon any of the Lots during site preparation or construction, erection or installment of improvements, to inspect the work being undertaken and to determine that such work is being performed in conformity with the approved plans and

specifications an in a good and workmanlike manner, utilizing standard industry methods and good quality materials.

(f) The approval of any such plans, specifications or other items submitted to the Committee pursuant to this Article shall not impose any liability or responsibility on the Committee or the Association with respect to either the compliance or non-compliance with any such plans, specifications, or other items (including any improvements or structures erected in accordance therewith) with applicable zoning ordinances, building codes or other governmental or quasi-governmental laws, ordinances, rules and regulations or defects in or arising from such plans, specifications or other items (including, without limitation, defects relating to engineering matters, structural and design matters and the quality or suitability of materials).

(g) For so long as Declarant is a class B member of the Association, or until such time as the Declarant notifies the Board of Directors in writing of its desire to have the Association elect the members of the Committee, the Declarant shall serve as the Committee, and shall exercise the authority to approve plans and other matters set forth in this article. After Declarant divests itself of all Lots within the property, or so notifies the Association in writing, the Committee consisting of as many members as it chooses shall be appointed by the Board of Directors to serve for a term of one year or until their successors have been duly appointed in the event of the death, resignation or removal by the Board of Directors of a member of the Architectural Review Committee.

(h) With the submission of the plans and specifications, the owner shall pay a non-refundable architectural review fee to the Declarant in such amount as may be established from time to time by the Declarant for the review of the plans and specifications, so long as the Declarant is acting as the Committee, and thereafter shall pay to the Board of Directors such fee as may be approved from time to time for architectural review of the plans and specifications by the Committee.

(i) Basis for Denial of Plans. The Committee may base its denial upon purely aesthetic reasons so that the decision is arbitrary. Each Lot owner should meet with a representative of the Committee prior to submission of plans and the incurring of expenses in order to be informed and receive the architectural guidelines and the requirements for approval.

(j) Architectural Guidelines. The guidelines shall be initially established, enforced and amended from time to time by the Declarant, and thereafter by the Committee after the Committee is appointed by the Board of Directors. At such time as the Board of Directors appoints members to the Committee, then the Board of Directors shall be the only agency under these Covenants that may amend the guidelines and such change or amendment shall require 75% approval of the full Board of Directors.

Section 2. Use Restrictions.

(a) All numbered Lots shall be used for single family residential purposes only. No structures shall be constructed, altered, placed or permitted to remain on any Lot in the Subdivision unless the same is a single-family residence.

(b) Mobile homes, recreational vehicles, trailers, manufactured homes, modular homes, tents and all other structures of a temporary character are expressly prohibited from being placed, put or maintained on any Lot at any time. Provided, this prohibition shall not apply to shelters used by a contractor or builder during the construction of a single-family dwelling so long as said temporary shelter is not used at any time as a resident and said temporary shelter is immediately removed following completion of the dwelling. As used herein, the term "mobile home" and "manufactured home" shall have those definitions and meanings set forth

in N.C. G.S. 41-2.5, N.C. G.S. 143-143.9(6), and N.C. G.S. 143-145(7). Provided, that the width and length of a manufactured home, or mobile home shall be irrelevant and inapplicable as it is the intent of these Covenants to prohibit manufactured homes, modular homes and mobile homes of all sizes regardless of length or width.

(c) Only on-site stick built detached single-family homes first submitted to and approved by the Architectural Review Committee shall be permitted on any of the Lots within the Subdivision. A "modular" home which is defined herein as a prefabricated structure having floors, walls, ceilings, or roof composed of Articles or panels of varying size which have been fabricated prior to erection on a building foundation, may only be approved after the thorough review by the Architectural Review Committee to verify that the structure and aesthetics meet or exceed on-site stick built quality. Nothing herein shall prohibit pre-assembled and manufactured floor trusses, unfinished wall panels, or window or door components from being used. Pre-assembled and manufactured roof trusses are prohibited unless specifically approved by the Committee. No buildings or structures of any kind shall be permitted on any Lot within the Subdivision unless first submitted to and approved in advance by the Architectural Review Control Committee.

(d) All fuel tanks or similar storage receptacles are prohibited from being exposed to view and shall be buried underground if possible, or such receptacles may be installed only within the main dwelling house, within a permitted accessory building, or within a screened area. Provided, the Declarant shall be permitted to erect, place or permit the placement of tanks, equipment and other apparatus within the Subdivision for uses related to the provision of sewage, water and other utilities to the Subdivision.

Section 3. Minimum Building Requirements.

No residential structure shall be constructed on any of the residential Lots within the Subdivision unless the residential structure shall contain the minimum square feet of enclosed dwelling area prescribed for such residential structure. Each residential structure shall contain a minimum of 1500 square feet of enclosed dwelling area. As used herein the term "enclosed dwelling area" shall mean the total enclosed heated area within a dwelling, excluding garages, terraces, decks, unenclosed porches, and similar areas. In the event the Declarant specifies a higher minimum square footage of enclosed dwelling area in deeds to purchasers of Lots within the Subdivision than as set forth in this Section, then the higher minimum square footage figure set out in the deed shall be controlling and shall be complied with.

(a) No building shall be erected or allowed to remain on any Lot in said Subdivision within 30 feet of the street abutting the front of each Lot or within 15 feet of any sideline of each Lot, within 10 feet of any side street, or within 25 feet of the rear Lot line, or as said setbacks may be shown on the recorded maps of the Subdivision, whichever is the greater amount of setback. Outbuildings other than the primary structure shall meet the zoning ordinance setback requirements. If due to topography, irregular Lot shape or similar factors directly related to other Lots within the Subdivision, the setbacks herein would create a hardship or burden on an owner, upon written application to the Committee, the Committee is authorized to vary said setbacks the minimum amount necessary in order to provide for a suitable and aesthetically pleasing structure on the subject Lot. However, any such variance by the Committee would be subject to prior approval by the Town of Beaufort or other governmental agency having authority over the issuance of building permits and enforcement of Subdivision or zoning setback requirements.

(b) The exterior of all houses and other structures must be completed within twelve (12) months after construction is commenced, except under such circumstances where such completion is impossible or would result in great hardship to the owner or

builder due to strikes, fires, national emergency or natural calamities. No house may be occupied unless it has been built substantially in accordance with the approved plans and specifications as approved by the Committee and a certificate of completion has been issued by the appropriate governmental inspector. During all periods of construction, the Lot owner shall be responsible for providing suitable receptacles for debris, trash, building materials, and the like, and shall be responsible for insuring that trash and debris from construction activities does not move to or accumulate on adjoining properties, the Subdivision streets or roads, or common areas. Additionally, each Lot owner shall be responsible for the damages to Subdivision roads, utilities, and vegetation within the common areas, on adjoining Lots, or within the Subdivision roads and utility easements, as may be caused by the acts or omissions of each Lot owner's contractors, subcontractors, material suppliers, agents or employees.

(c) Each Lot owner shall provide receptacles for garbage and trash in a screened area not generally visible from the road giving access to the premises, and the Declarant and/or Association may require the purchase and use of uniform specified roll-out containers meeting the requirements of the Town of Beaufort or contractor providing trash pickup services. All fuel tanks shall be underground if possible, or otherwise screened, and wood piles shall be enclosed within a fence, wall or plant screen so that the same shall not be visible from any street or residence in the Subdivision. All mailboxes and the house or street numbering system and identification letters shall be uniform as approved and specified by the Architectural Review Committee and Declarant.

(d) Each Lot owner shall provide space for parking two automobiles off the street prior to the occupancy of any dwelling constructed on said Lot and automobiles shall not be parked on the streets within said Subdivision, except for special events approved by the Association.

(e) Each Lot owner may be permitted, if approved by the Architectural Review Committee, the right to build, erect or maintain either a detached garage or one additional detached structure if the garage is attached to the main dwelling. Any detached structure to be used as a cabana or gazebo shall not exceed one story in height, and any detached building used as a garage shall not exceed one and a half stories in height. No detached building shall be used for any activity normally conducted as a business. Any cabana or gazebo shall be so located where the same does not interfere with the view of adjoining Lot owners as determined by the Architectural Review Committee. All detached buildings shall be prohibited from being constructed prior to the construction of the main dwelling, and all detached buildings shall comply with all setback requirements set forth herein for the main dwelling. Every detached building shall be built of the same quality and type of materials and so designed as to be compatible with the main dwelling house located on the same Lot. All detached buildings shall be located no closer to the street on which the Lot fronts than the detached single-family dwelling located thereon.

(f) A minimum of 50% of the Lot area (including areas within easements which may require clearing) shall be set aside and preserved in order to reduce the amount of stormwater run-off and destruction of existing vegetation, herein known as "Natural Area". Each Lot owner shall be prohibited from cutting, killing, or otherwise providing for the removal either directly or indirectly of any tree on any Lot within the Subdivision exceeding four inches in diameter except for any tree or vegetation not within the Natural Area as may be required for the proposed improvements on the Lot, or suitable safety zone around the same, or driveway or view corridor, without the prior written approval of the Architectural Review Committee. Additionally, each Lot shall comply with the maximum amount of impervious surface allowed on each Lot herein known as Built-upon Area and contemplated in Exhibit D. Each Lot owner may only clear a 16' wide pervious driveway within the 30' front setback of the lot. The Architectural Review Committee is authorized to allow the cutting or removal of trees that are diseased

or damaged, or constitute a potential damage to structures, automobiles or persons on the subject Lot or adjoining Lots. The Committee shall be guided by the intent of the Declarant herein that existing vegetation within the Natural Area be protected.

(g) Clothes lines and television satellite disks exceeding twenty-four (24) inches in diameter are expressly prohibited. Any television satellite disk meeting the requirements of not exceeding 24 inches in diameter shall additionally be installed at a location to the rear of the main dwelling and screened appropriately with fencing or vegetation so that the same may not be seen or observed from the Subdivision street on which the Lot fronts.

(h) The pickup of garbage, trash and refuse shall be in accordance with such rules and regulations as may be established from time to time by the Salt Wynd Preserve Owners' Association, Inc. and the Town of Beaufort and the Association and/or Town may require the purchase and use of rollout containers.

(i) All driveways leading from the Subdivision road to the dwelling and/or structure located on said Lots shall be constructed of a pervious material as approved by the Architectural Review Committee. The layout of driveways so that the structures are hidden from the Subdivision road is highly recommended.

(j) No campers, boats, recreational vehicles or commercial trucks shall be parked at any time on any Lot unless the same is enclosed within a garage or accessory building which has been approved by the Architectural Review Committee.

(k) The only permitted access to each Lot from the Subdivision streets shall be over a driveway constructed over the drainage ditching and swales along the Subdivision roads which conforms to the slope of the existing swale. No Lot owner shall fill in or alter any of the drainage system, ditches or swales of the Subdivision without the written approval of the Declarant.

(l) No wire or chain link fencing is permitted on any Lot or portion thereof. All other fencing materials shall be approved in advance by the Architectural Review Committee before being used or installed, and no fencing of any type shall be erected, placed or allowed to remain on the front Lot line or street side of any Lot unless the location, appearance and type of construction is first approved by the Committee.

(m) Permanent above ground swimming and wading pools are prohibited. Portable "kiddie" pools are permitted.

(n) An elevator located on the exterior of a house and visible from the street or adjoining Lots is prohibited.

Section 4. Nuisances, Inoperable Vehicles, Etc.

(a) No unserviceable motor vehicles, appliances or other assorted junk and useless materials may be kept on any Lot. All Lots shall be maintained free and clear of rubbish and debris.

(b) No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or a nuisance to the neighborhood. No horses, fowl, livestock or other animals shall be allowed on any of the Lots without prior approval and in accordance with Town of Beaufort restrictions, except that Lot owners actually residing upon their Lots may keep pets which are customarily domesticated, tame and considered house pets such as dogs, cats and birds. Pets will be on a leash and under the owner's control at all times.

(c) All buildings, structures and their appurtenances as well as the landscaping, sodding and appearance of each Lot including vacant Lots shall be maintained in a reasonable state of repair and aesthetically pleasing in appearance without unsightly weeds and similar conditions. In the event of damage to a building or other structure by fire or other casualty, the exterior of a building or structure shall be repaired within six (6) months or the building structure shall be demolished and the premises cleared of debris within six (6) months of the date the damage occurred. In the event a Lot owner fails to comply with the requirements of this paragraph and written notice is given by the Declarant or Board specifying manner of default by the owner and the owner thereafter fails to correct the conditions, the Declarant and Board may cure default by having the conditions corrected and the costs of the same may be assessed as a lien against the Lot and the Lot owner, and the lien may be enforced in the manner as set out in Article V above.

Section 5. Signage and Political Signs.

Without the prior written permission of the Architectural Review Committee, no sign of any character shall be displayed on any Lot except for a property identification sign not exceeding two square feet, and "for sale" signs not exceeding three square feet in size each that may only be placed by the Declarant. All signs must be professionally designed and built so that the appearance of signage is uniform. Nothing herein shall prohibit the Declarant from erecting, placing or maintaining such signs as may be deemed necessary or appropriate by the Declarant for carrying out the Declarant's identification and marketing of the Subdivision. Political signs may be displayed not earlier than 45 days before the day of the election and not more than 7 days after the election for which the signs are directed, and the Association Board may regulate the size and number of such signs that may be placed on an owner's Lot so long as the rules are not more restrictive than the Town of Beaufort's restrictions regarding the size and number of political signs on residential property. The Board shall adhere to the requirements of NCGS 47F-3-121, as amended with regard to such regulations.

Section 6. Subdividing.

Except as to any Lot still owned by the Declarant, no Lot shall be further subdivided, or its boundary lines changed, except with the prior written consent of the Declarant. Likewise, no Lot shall be used as a street, road, lane, way or easement over which access may be obtained from a Salt Wynd Preserve Subdivision Lot to adjacent properties without the specific written consent of the Declarant. In the event the Declarant hereafter determines it necessary to alter or change any boundary lines or Lot, then a revised plat of said Subdivision or Article thereof subject to the alteration or change shall be recorded, and all such Lots thereon shall be subject to the terms and conditions of these Covenants.

Section 7. Lot Re-combinations.

In the event an owner owns two adjoining Lots and builds one residential structure thereon so that an additional primary residential structure may not be constructed thereon, so that the owner effectively combines two Lots into one Lot, then the owner upon application to and approval by the Board of Directors, may be permitted to pay dues and assessments for only one Lot. Upon such approval by the Board of Directors, thereafter binding on future boards and the Owner's Association, the Lot owner's vote at any special or annual meeting shall be reduced from one vote per Lot to one total vote, and the minutes, records and membership list of the Association shall be so amended. Any further division of the recombined Lots thereafter or the sale of one or more parts of either Lot for future development will thereafter void such approval and the Board is thereafter authorized to collect dues and assessments for each Lot owned and the vote of the Lot owner shall be restored to one vote per Lot.

Section 8. Stormwater Restrictions on Built-Up Area and Related Restrictions.

In order to comply with the rules and regulations of the North Carolina Division of Coastal Management and other state agencies with regard to stormwater runoff and the State Stormwater Management Permit XXX as issued by the Division of Water Quality under NCAC-2H-10005, and to meet the Town of Beaufort's maximum impervious Lot coverage requirements under its ordinances, each owner of a Lot shall be restricted to maintain the Natural Area when clearing the Lot and constructing and using as "built-upon" area not more than the specified square footage of impervious coverage of each Lot within its boundaries as herein specified in Exhibit D, inclusive of that portion of the right-of-way between the front Lot line and the edge of the pavement, including structures, pavement (asphalt, concrete, gravel, brick, stone, slate and coquina) but not including raised, open wood decking or the water surface of swimming pools. "Built-upon area" is defined as that portion of a residential Lot that is covered with impervious or partially pervious cover including buildings, pavement, recreation facilities, etc., but not including open decking. The square footage per Lot as described in Exhibit D shall be the maximum built-upon area allocated to each Lot in the subdivision and any request for additional built-upon area in excess of the permitted amount will require an allocation from any remaining built-upon area available to the Property. For those Lots which contain CAMA's Area of Environmental Concern area, only the improvement(s) described in Exhibit will be permitted by the Committee and whereas DCM may calculate a different maximum Lot built-upon area, the governing Lot BUA shall be the more restrictive of the two numbers.

All runoff from built-upon areas on the Lot must drain into the permitted storm water system either through roof drain gutters, or grading the Lot. The State of North Carolina and the Town of Beaufort are third party beneficiaries to the provisions of this paragraph and may enforce the same through proceedings, in law or in equity. The filling in or piping of any vegetative conveyances (ditches, swales, etc.) associated with the Subdivision except for average driveway crossings, is strictly prohibited by any owner, Declarant or third-party person, firm or corporation.

Section 9. Compliance with Environmental Regulations.

The stormwater detention swales, drainage facilities, roads, utilities, Areas of Environmental Concern, common areas and other properties within the Subdivision shall be maintained at all times in a manner consistent with all town, state and federal agencies, and the State of North Carolina and the Town of Beaufort shall have standing to enforce the provisions of these Covenants with regard thereto. Any individual or entity found to be in noncompliance with the provisions of the stormwater management permit or the requirements of the stormwater rules is subject to enforcement procedures as set forth in Chapter 143, Article 21, North Carolina General Statutes. Alteration of the drainage as shown on the approved plans may not be undertaken without the concurrence of the Division of Water Quality.

Section 10. Wetlands.

Declarant has caused to be shown and delineated on a wetlands survey plat (herein wetlands survey) all wetland areas. All of the Properties subject to this Declaration shall also be subject to the special provisions herein relating to wetlands. Declarant shall have the authority and right to restrict and prohibit any future filing or other detrimental activities in the wetland areas which presently exist within the identified areas of the Property. Accordingly, all wetlands shown and delineated on the wetlands survey shall be maintained in perpetuity in their natural or mitigated condition unless written permission or consent is secured from Federal and/or State Agencies. No person or entity shall fill, grade, excavate, or perform any other land disturbing activities; nor cut, remove, or harm any

vegetation; nor construct any structures, nor allow animal grazing or watering or any other agricultural use on such conservation area, except with prior written consent. Benign structures, such as pile-supported walkways and/or docks, are allowed on Lots herein specified in Exhibit D and may be permissible only after reviewed and written consent is provided by the U.S. Army Corps of Engineers to the Owner and the Architectural Review Committee. This covenant may be enforced by both the State of North Carolina and the United States of America. These covenants and conditions are to run with the Property and shall be binding on the Declarant and all future owners of Lots and all parties claiming thereunder.

This Article shall not be amended or modified without the express written consent of the U.S. Army Corps of Engineers, Wilmington District.

Section 11. Rentals.

Only long-term rentals for periods of not less than three (3) continuous months of Lots and houses thereon shall be allowed. Rentals for periods less than three (3) months duration is prohibited.

Section 12. Vehicle Use.

The Association may regulate the type of vehicles that are used on the Subdivision's streets. Dirt bikes, mopeds and go-carts are prohibited. All golf carts must be driven by a licensed driver.

Section 13. Exclusive Right to Sell.

Until such time as described in Section 2a(2) when Declarant has converted its' remaining Class B shares into Class A shares, the Declarant shall have the exclusive right to list and sell all Properties with the Project. Each owner Covenants and agrees, and each subsequent owner of any such Lot Covenants and agrees to this section.

Section 14. Recreational Amenities.

Parks, recreational amenities and other common areas and facilities assigned to, purchased, or otherwise provided for by the Association for the use and enjoyment of members of the Association are provided on a first come, first serve basis for the sole use of Owners and their guests. At no time may these facilities be used by people outside of the Association at the invitation of Owners and/or their guests. The Committee may draft and enforce additional restrictions regarding these areas as may be required. Use of these facilities are a privilege and not a right of Owners within the Association if said Owner abuses said privilege, destroys common area property and/or monopolizes its use. All Owners and their guests waive all liability to the Association during their use of the common areas and facilities.

Article VII - Easements

Section 1. Utility Easements.

The Declarant reserves unto itself a perpetual, alienable and releasable easement and right-of-way on, over, under, through and upon the ground with men and equipment to erect, maintain, and inspect, repair and use electric and telephone poles, wires, cables, conduits, sewers, water mains and pipes and other suitable equipment for the conveyance and use of electricity, telephone equipment, gas, sewage, water and community utilities or conveniences in and over the front fifteen feet of each Lot and five feet along one side line of each Lot and such other areas as may be shown on the recorded map of the Subdivision, together with the right to cut drainways for surface water whenever action may appear to the Declarant to be necessary in or to maintain reasonable standards of health, safety and appearance.

These easements and rights-of-way expressly include the right to cut trees, bushes or shrubbery, grading of the soil, or to take similar actions reasonably necessary to provide economical and safe utility installation and to maintain reasonable standards of health, safety and appearance. The Declarant further reserves the right to assign said easements to one or more public or private water and/or sewer utility companies for service to each Lot in the future. The Declarant further reserves the right over the front fifteen feet of each Lot for sidewalk infrastructure.

Section 2. Street Lighting.

The Declarant reserves the right to subject the real property in this Subdivision to a contract with the utility company serving the property for the installation of underground electric cables which may require an initial contribution and/or the installation of street lighting, which will require a continuing monthly payment to the applicable electrical utility company by the owner of each lot or the Association.

Section 3. Drainage Easements.

Each Lot owner shall keep free and clear any and all drainage easements shown on the recorded map of the Subdivision, and each owner shall in no way obstruct, block or impede the flow of water through said drainage easements. In the event any Lot owner should obstruct, block or impede the flow of water through said drainage easements or allow said obstruction or blockage to remain so as to impede the flow of water, then the Declarant, Association of property owners, or one or other property owners within the Subdivision shall have the right to clear said drainage easements and to recover from the party responsible the cost of said clearing if said obstruction or blockage were the results of deliberate acts or negligence of the responsible party. Alteration of the drainage as shown on the approved plans may not take place without the concurrence of the North Carolina Division of Water Quality.

Section 4. Subdivision Identification Signs.

The Declarant reserves the right to place gates, signs, fencing, brick or stucco walls, or other appropriate structures identifying Salt Wynd Preserve Subdivision within the subdivision as well as one or more areas adjacent to or in close proximity to the intersection of all public access roads so as to identify said Subdivision and to protect the privacy and well-being of owners and residents. In the event any part of the walls, fencing or structures encroach onto any Lot, said encroachment may continue and the Declarant reserves the right to go on, over, under, through and upon the ground of such portion of the Lots as may be necessary in order to make repairs or alterations to said walls and signs.

Section 5. Stormwater Swales and Drainage Easements.

The recorded plat indicates stormwater swales, open spaces and drainage easements for the movement of stormwater. These facilities are privately dedicated to the owners of Lots within the subdivision for the placement and drainage of stormwater and it shall be the responsibility of the Association to maintain the drainage facilities, to clean out the same from time to time, to provide for and pay utility costs associated with operation of the same, and to assume all costs of operation and management of the same. The Association shall be obligated to establish a time schedule for permanent maintenance of the pond and drainage facilities in accordance with State of North Carolina and Town regulations, and to submit reports as required for management and operation of the same. Declarant at such time as management of the Association is turned over to the membership will transfer and convey said easements and areas to the Association.

Article IX - Covenants Run With the Land Rights of the State of North
Carolina and Town of Beaufort

These Covenants and restrictions shall run with the land and inure to the benefit of the Lot owners for a term of twenty-five (25) years from the date this Declaration is recorded. Thereafter, said Covenants shall be automatically renewed and extended for successive periods of ten (10) years each. These Covenants and restrictions may be amended by an instrument executed by owners of Lots equaling or exceeding two-thirds of the Lots within said Subdivision. Any amendment adopted pursuant to this Article. must be properly recorded.

The State of North Carolina and the Town of Beaufort are made beneficiaries of these covenants to the extent necessary to maintain compliance with the stormwater maintenance permits issued in conjunction with this subdivision. The Covenants pertaining to stormwater may not be altered or rescinded without the express written consent of the State of North Carolina, Division of Water Quality, and the Town of Beaufort.

Article X - Violations

In the event of a violation or breach of any of these Covenants by any Lot owner or other person, the Declarant, Owners' Association or any one or more owners of Lots in the Subdivision, or any of them jointly or severally, shall have the right to proceed at law or in equity to compel compliance with the terms and conditions set forth herein and to prevent the violation or breach of these Covenants, and to recover damages as compensation for a breach or violation of these Covenants. Any failure to enforce any right, reservation, or conditions contained in these Covenants, however long continued, shall not be deemed a waiver of the right to do so hereafter as to the same breach, or as to a breach occurring prior or subsequent thereto, and shall not bar or affect its enforcement.

Article XI - Invalidation

The invalidation by a court or other public agency of any of the provisions of these Covenants shall not in any way affect any of the remaining provisions, and the same shall remain in full force and effect.

Article XII - Initial By-Laws of
Salt Wynd Preserve Owners Association, Inc.

The initial by-laws adopted by the Board of Directors of said Association are set forth on Exhibit A to these Restrictive Covenants. All owners of Lots and the guests, families and invitees of regular members, shall be bound by and fully comply with the by-laws of said Association as well as the Articles of Incorporation of said Association attached as exhibit B. The Association shall have the authority to adopt amendments to the by-laws governing the business and affairs of the Association from time to time in the manner and procedures prescribed by the by-laws and Articles of Incorporation. The by-laws set forth the organization of the Board of Directors and officers, the time and manner of meetings of the Association, quorum and voting procedures, and other rights, powers, responsibilities, duties and obligations of the officers, directors and members of the Association.

The Association shall further have the authority to adopt from time to time rules and regulations regarding the duties and responsibilities of the Association and its individual members with regard to the use, enjoyment, maintenance, ownership, upkeep and maintenance of Association properties and the purposes of the Association.

In witness whereof, the Declarant has executed this instrument on the day and year first above written.

BEAUFORT AGRIHOOD DEVELOPMENT, LLC

By: _____

Member Manager

STATE OF NORTH CAROLINA
COUNTY OF CARTERET

I, _____ a Notary Public, in and for said County and state, do hereby certify that Beth Clifford Member Manager for Beaufort Agrihood Development, LLC, personally appeared before me this day and acknowledge the due execution of the foregoing instrument for and on behalf of Beaufort Agrihood Development, LLC and acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the limited liability company.

Witness my hand and official seal or stamp this the day of XXX, 2021.

Notary public

My commission expires:

EXHIBIT A
By-Laws of Salt Wynd Preserve Owners Association, Inc.

Lot	Gross Lot Area	Building Envelope ¹	Natural Area (minimum)	Built-upon Area (maximum)	Building within Area of Environmental Concern	AE6 Floodplain
1	21,571	9,527	10,786	4,000	N/A	No
2	20,239	10,248	10,120	4,000	N/A	No
3	20,100	10,107	10,090	4,000	N/A	Yes
4	21,413	9,355	10,707	4,000	N/A	Yes
5	24,421		12,211	4,000	N/A	Yes
6	20,441		10,221	4,000	N/A	Yes
7	23,403		11,702	4,000	N/A	No
8	22,740		11,370	4,000	N/A	Yes
9	21,593		10,757	4,000	N/A	Yes
10	22,237		11,119	4,000	N/A	Yes
11	22,518		11,259	4,000	N/A	Yes
12	21,289		10,645	4,000	N/A	Yes
13	23,089		11,545	4,000	N/A	Yes
35	22,881		11,441	4,000	Yes	Yes
36	21,118		10,559	4,000	Yes	Yes
37	29,706		14,853	4,500	Yes	Yes
38	32,042		16,021	4,500	Yes	Yes
39	24,394		12,197	4,000	Yes	Yes
40	29,944		14,972	5,000	Yes	Yes
41	25,402		12,701	5,000	Yes	Yes
42	27,098		13,949	5,000	Yes	Yes
43	50,263		25,132	6,500	Yes	Yes
44	34,128		17,064	5,000	Yes	Yes
45	38,210		19,105	5,000	Yes	Yes
46	30,455		15,228	4,500	Yes	Yes
47	29,423		14,712	4,500	N/A	Yes
48	29,148		14,574	4,500	N/A	Yes
49	20,698		10,349	3,500	N/A	Yes
50	23,075		11,538	3,500	N/A	No
51	21,923		10,962	4,000	N/A	Yes
52	21,078		21,078	4,000	N/A	Yes
53	54,092		27,046	5,000	N/A	Yes
54	36,301		18,151	4,000	N/A	No
55	38,728		19,364	4,000	N/A	No
56	25,189		12,595	3,500	N/A	No
57	56,584		28,292	4,500	N/A	No
58	31,805		15,903	4,000	N/A	No
59	29,383		14,692	3,500	N/A	No
60	21,739		10,870	3,500	N/A	No
61	25,145		12,573	3,500	N/A	No
62	22,312		11,156	3,500	N/A	No
63	20,245		10,123	3,500	N/A	No
64	20,484		10,242	3,500	N/A	No
65	20,314		10,157	3,000	N/A	No
66	22,166		11,083	4,000	N/A	No
67	27,109		13,555	4,000	N/A	No
68	27,645		13,823	4,000	N/A	No
Non-Residential	9,054			0		
ROW	104,033			0		
Total	1,389,248			194,000		

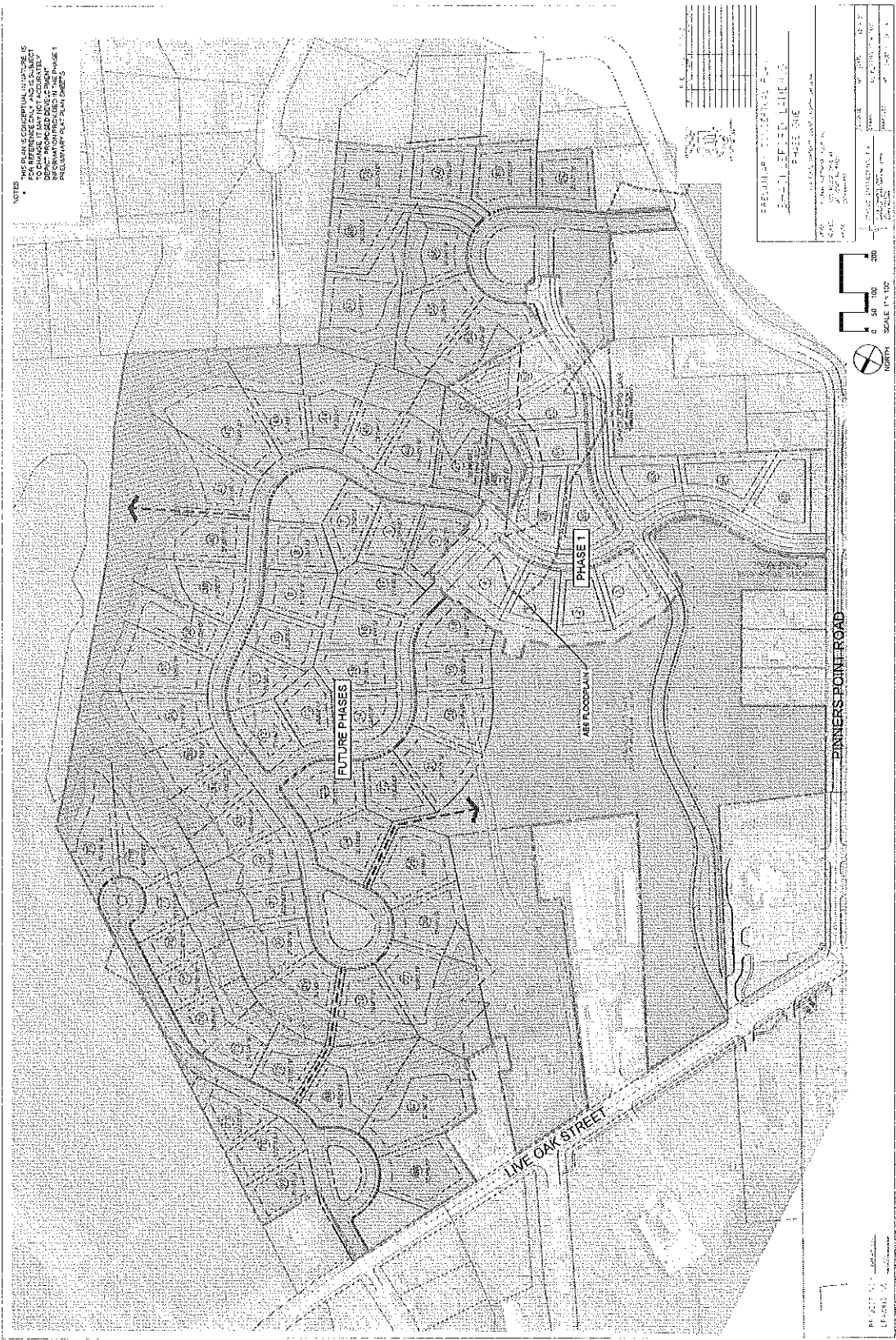
EXHIBIT B
Articles of Association of Salt Wynd Preserve Owners Association, Inc.

EXHIBIT C
Subdivision Restrictions imposed by the Town of Beaufort

EXHIBIT D
Lot Specific Requirements and Restrictions (in square footage)

- ¹ Gross Lot Area minus setbacks
- ² Synonymous with Impervious Coverage
- ³ Parks and non residential use

EXHIBIT E
FEMA AE6 Floodplain





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

Board of Commissioners

Work Session

4:00 PM Monday, September 26, 2022

Train Depot, 614 Broad Street

AGENDA CATEGORY: Items of Discussion & Consideration
SUBJECT: Case # 22-21 Subdivision Text Amendment - Preliminary Plat Process

BRIEF SUMMARY:

Recently, during a Board of Commissioners Meeting a request, by Board Members, was made to Staff and the Town Attorney to propose a Subdivision Text Amendment that would change the Preliminary Plat process to allow the Board of Commissioners the final approval on all Preliminary Plats.

As result of this request the Staff and Attorney are proposing the following Text Amendment to Article VII "Procedure for Review and Approval of Subdivision Plats-Sections 3.06 & 3.07 Preliminary Plats to the Town of Beaufort Subdivision Ordinance

REQUESTED ACTION:

Schedule a Public Hearing for October 10th

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Garner, AICP

Planning & Inspections Director

BUDGET AMENDMENT REQUIRED:

N/A

BOARD STAFF REPORT

BOARD ACTION REQUEST
Case No. : 22-21

TO: Board of Commissioners
FROM: Kyle Garner, Planning Director
DATE: October 10, 2022
RE: Modify Article VII “Procedure for Review and Approval of Subdivision Plats-Section 3 – Preliminary Plats to the Town of Beaufort Subdivision Ordinance”

Background

Recently, during a Board of Commissioners Meeting a request, by Board Members, was made to Staff and the Town Attorney to propose a Subdivision Text Amendment that would change the Preliminary Plat process to allow the Board of Commissioners the final approval on all Preliminary Plats.

As result of this request the Staff and Attorney are proposing the following Text Amendment to Article VII “Procedure for Review and Approval of Subdivision Plats-Sections 3.06 & 3.07 – Preliminary Plats to the Town of Beaufort Subdivision Ordinance.

Staff has included “Draft” text language which shows text to be added as **bold highlighted** and that to be removed shown with **Highlight**.

Action Needed:

- Conduct a Public Hearing on the proposed text amendment.
- Decision to modify the Ordinance as requested; to change the modification to other language; or to deny changing the Ordinance

Attachments:

- Draft Ordinance

Agenda Item Prepared By:
 Kyle Garner, Planning Director

Board Action: Motion by _____ 2nd by _____

The following text is to be removed via **HIGHLIGHT**

3.06. Review Procedure. The Planning Board shall review and take action on each preliminary plat within 30 days after first consideration by the Planning Board. First consideration shall be at the next regularly scheduled meeting of the Planning Board that follows at least 14 days after the plat is submitted. Before taking final action on the plat, the Planning Board shall refer copies of the plat and any accompanying material to those public officials and agencies concerned with the new development including but not limited to town manager, Carteret County Health Department, the District Engineer of the N.C. Department of Transportation (four copies), town building inspector, CAMA officer or Coastal Resources Commission, and the appropriate county soil conservation service office, for review and recommendation.

3.07. Disposition of Copies. If the plat is approved, approval shall be noted on at least three copies of the plat by the Planning Board secretary. One copy shall be transmitted to the town clerk who shall retain it for public examination, one copy shall be returned to the sub-divider, and one copy shall be retained by the Planning Board. If the preliminary plat is disapproved, the Planning Board shall specify the reasons for such action in writing. One copy of such reasons shall be retained by the Planning Board, one copy shall be given to the sub-divider, and one copy shall be transmitted to the town clerk. If the preliminary plat is disapproved, the sub-divider may make the recommended changes and submit a revised preliminary plat, or appeal the decision to the Board of Commissioners.

The new text reads as follows: in **BOLD HIGHLIGHTED TEXT**

ARTICLE VII. PROCEDURE FOR REVIEW AND APPROVAL OF SUBDIVISION PLATS

3.06. Review Procedure. After approval of a preliminary plan by the TRC in accordance with section 2 of Article VII and after review by those agencies set forth in section 3 of Article VI, the Planning Board shall review and make a recommendation to the BOC on the preliminary plat within ninety (90) days after submittal of such plat to the Town's Planning Director. After receiving the recommendation from the Planning Board, the BOC will consider the preliminary plat at its next regularly scheduled meeting.

3.07. Disposition of Copies. If the preliminary plat is approved by the BOC, approval shall be noted on at least three (3) copies of the plat by the Planning Department. One copy (1) shall be transmitted to the town clerk who shall retain it for public examination; one (1) copy shall be returned to the sub-divider; and one (1) copy shall be retained by the Planning Department. If the preliminary plat is disapproved by the BOC, the Planning Department shall specify the reasons for such action in writing. One (1) copy of such reasons shall be retained by the Planning Department, one (1) copy shall be given to the sub-divider, and one (1) copy shall be transmitted to the town clerk. If the preliminary plat is disapproved, the sub-divider may make the recommended changes and submit a revised preliminary plat or may appeal the decision in accordance with NCGS section 160D-1403.



BEAUFORT BOARD OF COMMISSIONERS
AN ORDINANCE TO Modify Article VII “Procedure for Review and Approval of
Subdivision Plats-Section 3 – Preliminary Plats to the Town of Beaufort Subdivision
Ordinance”

ORDINANCE NO. 22-__

Applicant: Staff Initiated Request
Amendment: Modify Article VII “Procedure for Review and Approval of Subdivision
Plats-Section 3 – Preliminary Plats to the Town of Beaufort Subdivision
Ordinance”

WHEREAS, Town Staff has submitted a request to modify the Town of Beaufort Subdivision Ordinance; and

WHEREAS, the Beaufort Board of Commissioners conducted a public hearing on October 10, 2022 at which time the Town Staff was given the opportunity to present the proposed text changes and the Board of Commissioners and public were given the opportunity to comment on the proposed changes; and

WHEREAS, the Beaufort Subdivision Ordinance contains regulations which establish the subdivision of land; and

WHEREAS, the Beaufort Subdivision Ordinance contains regulations which establish the development of land within the Town of Beaufort and it’s Extraterritorial Jurisdiction; and

WHEREAS, the Board of Commissioners determines that the public interest will be served by adopting the following text amendment to modify text as it relates to the Procedure of Final Plats.

NOW THEREFORE be it ordained by the Board of Commissioners of the Town of Beaufort as follows:

The Town of Beaufort Subdivision Ordinance is amended as follows:



ARTICLE VII. PROCEDURE FOR REVIEW AND APPROVAL OF SUBDIVISION PLATS

The following text is to be removed via strikethrough

~~3.06. Review Procedure. The Planning Board shall review and take action on each preliminary plat within 30 days after first consideration by the Planning Board. First consideration shall be at the next regularly scheduled meeting of the Planning Board that follows at least 14 days after the plat is submitted. Before taking final action on the plat, the Planning Board shall refer copies of the plat and any accompanying material to those public officials and agencies concerned with the new development including but not limited to town manager, Carteret County Health Department, the District Engineer of the N.C. Department of Transportation (four copies), town building inspector, CAMA officer or Coastal Resources Commission, and the appropriate county soil conservation service office, for review and recommendation.~~

~~3.07. Disposition of Copies. If the plat is approved, approval shall be noted on at least three copies of the plat by the Planning Board secretary. One copy shall be transmitted to the town clerk who shall retain it for public examination, one copy shall be returned to the sub-divider, and one copy shall be retained by the Planning Board. If the preliminary plat is disapproved, the Planning Board shall specify the reasons for such action in writing. One copy of such reasons shall be retained by the Planning Board, one copy shall be given to the sub-divider, and one copy shall be transmitted to the town clerk. If the preliminary plat is disapproved, the sub-divider may make the recommended changes and submit a revised preliminary plat, or appeal the decision to the Board of Commissioners.~~

The new text reads as follows: in BOLD TEXT

ARTICLE VII. PROCEDURE FOR REVIEW AND APPROVAL OF SUBDIVISION PLATS

3.06. *Review Procedure.* After approval of a preliminary plan by the TRC in accordance with section 2 of Article VII and after review by those agencies set forth in section 3 of Article VI, the Planning Board shall review and make a recommendation to the BOC on the preliminary plat within ninety (90) days after submittal of such plat to the Town's Planning Director. After receiving the recommendation from the Planning Board, the BOC will consider the preliminary plat at its next regularly scheduled meeting.

3.07. *Disposition of Copies.* If the preliminary plat is approved by the BOC, approval shall be noted on at least three (3) copies of the plat by the Planning Department. One copy (1) shall be transmitted to the town clerk who shall retain it for public examination; one (1) copy shall be returned to the sub-divider; and one (1) copy shall be retained by the Planning Department. If the preliminary plat is disapproved by the BOC, the Planning Department shall specify the reasons for such action in writing. One (1) copy of such reasons shall be retained by the Planning Department, one (1) copy shall be given to the sub-divider, and one (1) copy shall be transmitted to the town clerk. If the preliminary plat is disapproved, the sub-divider may make the recommended changes and submit a revised preliminary plat or may appeal the decision in accordance with NCGS section 160D-1403.



Enacted on motion of Commissioner ---- and carried on a vote of in favor and 0 against.

This, the 10th day of October 2022.

TOWN OF BEAUFORT

By: _____

Mayor

Attest:

_____ Town Clerk

Enacted on motion of Commissioner _____ and carried on a vote of ____ in favor and ____ against.

This, the 10th day of October 2022

TOWN OF BEAUFORT

Sharon Harker, Mayor

Elizabeth Lewis, Town Clerk



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

Board of Commissioners Work Session 4:00 PM Monday, September 26, 2022 Train Depot, 614 Broad Street

AGENDA CATEGORY: Items for Discussion and Consideration
SUBJECT: Voluntary Annexation (Salt Wynd Phase II)- Certificate of Sufficiency; Fix a Public Hearing Date

REQUESTED ACTION:

Upon the Town Clerk presenting the Certificate of Sufficiency regarding the attached petitions for voluntary annexation, a Public Hearing date needs to be set on the question of annexation.

Recommended date of October 10, 2022- the next regularly scheduled BOC meeting.

SUBMITTED BY:

Elizabeth Lewis, Town Clerk

BUDGET AMENDMENT REQUIRED:

No

Paid 6/14/22

4.

This Annexation may be recorded only upon the approval of the Subdivision Preliminary Plat by the Town of Beaufort and the transfer of ownership of the property from the Property Owner to the Applicant.



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

APPLICATION FOR VOLUNTARY ANNEXATION REQUEST

Instructions: Please complete the form below and include all required attachments, including the **\$100 application fee (to The Town of Beaufort)** and return to Town Manager, Town Hall, 701 Front St., PO Box 390, Beaufort, NC, 28516. Incomplete applications will not be processed and returned to the applicant. Please contact Town Hall at (252) 728-2141 with any questions.

Complete applications must be received 15 days prior to the scheduled meeting.

Applicant Name: Beaufort Agrihood Development, LLC

Applicant Address: 176 Mine Lake Ct. Ste 100, Raleigh, NC 28516

Phone Number: 207-449-8801 Email: beth@beltwayig.com

Property Owner Name: Neely, Bertie Eubanks

Address of Property: 846 NEELY ROAD, ASHEBORO, NC 27203

Phone Number: 336-625-4660 Email: H.HILL.NURSERY@GMAIL.COM

PROPERTY INFORMATION

Property Address: Live Oak St. Current Zoning: R20

15 Digit Pin: 731609167703000 Size of Property (Square Feet or Acres): 26.81a

Is the property Contiguous to the City Limits: ☒ Yes ☐ No;

If Not Contiguous please indicate how many miles it is to the City Limits: _____

Current Use of Property:

☒ Residential
☐ Commercial

☐ Vacant
☐ Other: _____

Beth Date: 05/27/22
Applicant Signature

OFFICE USE ONLY

Revised 03/16

Received by: _____

Reviewed for Completeness By: _____

Date: _____

Date Deemed Complete and Accepted: _____

Bette Eubanks Neely Date: 6/1/22
Property Owner Signature (if different than above)

A fee of \$100 to the Town of Beaufort must accompany this application.

REQUIRED ATTACHMENTS FOR A VOLUNTARY ANNEXATION REQUEST

Please provide the following as attachments to the voluntary annexation request form:

1. Copy of the Annexation Survey (suitable for recording)
2. Copy of all the deeds for the area to be annexed to verify ownership
3. A TYPED list of adjoining property owners
4. Carteret County Tax Parcel Card (Included should be parcel number and tax value)
5. Anticipated impact to city services including estimated gallons of water/sewer per day

Revised 03/16



Town of Beaufort NC
 701 Front St. • P.O. Box 390 • Beaufort, N.C. 28516
 252-728-2141 • 252-728-3982 fax
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This Annexation may be recorded only upon the approval of the Subdivision Preliminary Plat by the Town of Beaufort and the transfer of ownership of the property from the Property Owner to the Applicant.

APPLICATION FOR VOLUNTARY ANNEXATION REQUEST

Instructions: Please complete the form below and include all required attachments, including the **\$100 application fee (to The Town of Beaufort)** and return to Town Manager, Town Hall, 701 Front St., PO Box 390, Beaufort, NC, 28516. Incomplete applications will not be processed and returned to the applicant. Please contact Town Hall at (252) 728-2141 with any questions.

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Applicant Name: Beaufort Agrihood Development, LLC

Applicant Address: 176 Mine Lake Ct. Ste 100, Raleigh NC 28516

Phone Number: 207-449-8801 Email: beth@beltwayig.com

Property Owner Name: Bertram Rental Properties, LLC

Address of Property: 125 Bertram Rd, Beaufort NC 28516

Phone Number: 919 817 1837 Email: Bertram.kelly@gmail.com

PROPERTY INFORMATION

Property Address: 125 Bertram Rd. Beaufort NC Current Zoning: R20

15 Digit Pin: 73160916155600 Size of Property (Square Feet or Acres): 7.10a

Is the property Contiguous to the City Limits: ☒ Yes ☐ No;

If Not Contiguous please indicate how many miles it is to the City Limits: _____

Current Use of Property:

☒ Residential
☒ Commercial

☐ Vacant
☐ Other: _____

Applicant Signature:  Date: 5/27/2022

OFFICE USE ONLY

Revised 03/16

Received by: _____

Reviewed for Completeness By: _____

Date: _____

Date Deemed Complete and Accepted: _____

DocuSigned by:

Kelly Bertram

D90B693C7963421...

DocuSigned by:

Mickey Bertram

D0702F03707E421...

Date: 6/7/2022

Property Owner Signature (if different than above)

A fee of \$100 to the Town of Beaufort must accompany this application.

REQUIRED ATTACHMENTS FOR A VOLUNTARY ANNEXATION REQUEST

Please provide the following as attachments to the voluntary annexation request form:

1. Copy of the Annexation Survey (suitable for recording)
2. Copy of all the deeds for the area to be annexed to verify ownership
3. A TYPED list of adjoining property owners
4. Carteret County Tax Parcel Card (Included should be parcel number and tax value)
5. Anticipated impact to city services including estimated gallons of water/sewer per day



This Annexation may be recorded only upon the approval of the Subdivision Preliminary Plat by the Town of Beaufort and the transfer of ownership of the property from the Property Owner to the Applicant.

Town of Beaufort NC
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APPLICATION FOR VOLUNTARY ANNEXATION REQUEST

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Complete applications must be received 15 days prior to the scheduled meeting.

Applicant Name: Beaufort Agrihood Development, LLC
Applicant Address: 176 Mine Lake Ct. Ste 100, Raleigh, NC 28516
Phone Number: 207-449-8801 Email: beth@beltwayig.com

Property Owner Name: West, Pearl G. Trust
Address of Property: Live Oak St/Pinners Point
Phone Number: 678 613 8917 Email: Abweskin@att.net

PROPERTY INFORMATION

Property Address: Live Oak St. Current Zoning: R20
15 Digit Pin: 731609066438000 Size of Property (Square Feet or Acres) 10.74a

Is the property Contiguous to the City Limits: ☒ Yes ☐ No;

If Not Contiguous please indicate how many miles it is to the City Limits: _____

Current Use of Property:

☒ Residential
☐ Commercial

☐ Vacant
☐ Other: _____

Beth Date: 05/27/22
Applicant Signature

OFFICE USE ONLY

Revised 03/16

Received by: _____

Reviewed for Completeness By: _____

Date: _____

Date Deemed Complete and Accepted: _____

DocuSigned by:

Roberta D West

6/8/2022

Date: _____

Property Owner Signature (if different than above)

A fee of \$100 to the Town of Beaufort must accompany this application.

REQUIRED ATTACHMENTS FOR A VOLUNTARY ANNEXATION REQUEST

Please provide the following as attachments to the voluntary annexation request form:

1. Copy of the Annexation Survey (suitable for recording)
2. Copy of all the deeds for the area to be annexed to verify ownership
3. A TYPED list of adjoining property owners
4. Carteret County Tax Parcel Card (Included should be parcel number and tax value)
5. Anticipated impact to city services including estimated gallons of water/sewer per day

PID R 7316.09.06.6438000
LISTER 2/27/2015 REF
TWP BEAUFORT CITY
LOT BLK
NBHD 11000200 USE 000800 VACANT
LEGAL: TR 2 PEARL G WEST - BEAUFORT

WEST,PEARL G TRUSTEE
231 PINNERS POINT ROAD
BEAUFORT NC 28516
FIRE BEAUFORT FIRE
PL BK/PG 32 92 PLAT
DEED 1327 241 AICUZ

2021 464,718 PY Val
464,718 MKT
USE
DEF
7.920 ACRES
RESCUE BEAUFORT RESCUE
ADDRESS 0000000
PRINTED 4/16/2021 BY ALLENW

CARD 001
464,718 LAND 002
BLDG 000
XFOB 000
OTHER

LAND													
Seq	Zone	Code	Use	Description									
	Front	Depth	Back	FT	#Units	UT	UTPrice	Adj1	Adj2	Adj3	Adj4	Fadj	Dadj
1			110221		RURAL COMMERCIAL		125,000.000	1.00	1.00	1.00	1.00	1.00	1.00
					2.000 AC								
2			110203		RESIDUAL ACREAGE		40,300.000	.90	1.00	1.00	1.00	1.00	1.00
					5.920 AC								

PID R 7316.09.16.1556000
LISTER 11/20/2014 VWD
TWP BEAUFORT CITY
LOT BLK
NBHD 11000200 USE 000501 MOBILE HOME PAR
LEGAL: ACREAGE OFF HWY 70 - BEAUFORT

BERTRAM RENTAL PROPERTIES LLC
C/O MICHAEL L BERTRAM
416 VICTORIA HILLS DR
FUQUAY VARINA NC 27526

2021 227,786 MKT
227,786 PY Val
USE
DEF 182,248 BLDG 003
.000 ACRES 45,538 XFOB 003

FIRE BEAUFORT FIRE
PL BK/PG 33 28 PLAT
DEED 1580 14 AICUZ

RESCUE BEAUFORT RESCUE OTHER
ADDRESS 0000125 BERTRAM RD BEAUFORT 28570
PRINTED 4/16/2021 BY ALLENW

SALES BUILDING PERMITS
IN Q RC M V Sale Date Sale Price Number Type Description Issued Schd Complt Revisit Act Complt Amount
WD V OE I 6/27/2017

EXTRA FEATURES																	
Seq	Bldg Code	Description	Length	Width	Height	#Units	UT	Qty	Qual	UTPrice	Year	Adj1	Adj2	Adj3	Adj4	%Good	Value
001	00040C	PAVING AVERAGE	2052	1		2052.000	SF	1	0C	6.790	0000	.41	1.00	1.00	1.00	100.00	5,713
002	00068D	MH PRK SPACE-BL	14	1		14.000	UT	1	0D	6,794.000	0000	.41	1.00	1.00	1.00	100.00	38,998
003	000960	PREFAB CARPORT	20	16		320.000	SF	1	0D	2.870	2009	.90	1.00	1.00	1.00	100.00	827

PID R 7316,09.15,3648000 WEST,PEARL G TRUSTEE 2021 53,198 MKT CARD 001
53,198 PY Val USE 53,198 LAND 003
231 PINNERS POINT ROAD DEF BLDG 000
BEAUFORT NC 28516 25.840 ACRES XFOB 000
LISTER 10/05/2020 MEH CITY FIRE BEAUFORT FIRE RESCUE BEAUFORT RESCUE OTHER
TWP BEAUFORT LOT BLK PL BK/PG 31 989 PLAT ADDRESS 0000000
NBHD 11000200 USE 000800 VACANT DEED 1327 241 AICUZ PRINTED 4/16/2021 BY ALLENW
LEGAL: PT TR 2 PEARL G WEST

										RVDT	PRMT	REVISTDATE	7/12/2017	9/01/2017	10/05/2020					
										LAND										
Seq	Zone	Code	Use	Description			UTPrice	Adj1	Adj2	Adj3	Adj4	Fadj	Dadj	Nbhd	Adj	Eff	Rate	Value		
	Front	Depth	Back	FT	#Units	UT														
1			110227	TILLABLE	GOOD	2.670 AC	4,000.000	1.00	1.00	1.00	1.00	1.00	1.00	1.000		4,000.000		10,680		
2			110228	TILLABLE	FAIR	4.620 AC	3,400.000	.90	1.00	1.00	1.00	1.00	1.00	1.000		3,059.956		14,137		
3			110233	WOODLAND	GOOD	18.550 AC	1,700.000	.90	1.00	1.00	1.00	1.00	1.00	1.000		1,529.973		28,381		

RT 110002.018.000 NEELY,BERTIE EUBANKS 2021 335,560 MKT CARD 002
 PID R 7316.09.16.7703000 355,668 PY Val USE 335,560 LAND 005
 846 NEELY RD DEF BLDG 001
 LISTER 1/27/2014 F1 ASHEBORO NC 27203 42.390 ACRES XFOB 001
 TWP BEAUFORT CITY FIRE BEAUFORT FIRE RESCUE BEAUFORT RESCUE OTHER
 LOT BLK PL BK/PG PLAT ADDRESS 0001980 LIVE OAK ST BEAUFORT 28516
 NBHD 11000200 USE 000100 RESIDENTIAL DEED 0330 00258 AICUZ PRINTED 4/16/2021 BY ALLENW
 LEGAL: ACREAGE HWY 70E HOWLAND ROCK

EXTRA FEATURES

Seq	Bldg Code	Description	Length	Width	Height	#Units	UT	Qty	Qual	UTPrice	Year	Adj1	Adj2	Adj3	Adj4	%Good	Value					
001	000050	BARN	30	18		540.000	SF	1	00	13.870	0000	.05	1.00	1.00	1.00	.00						
LAND																						
Seq	Zone	Code	Use	Description	Length	Width	Height	#Units	UT	UTPrice	Year	Adj1	Adj2	Adj3	Adj4	Fadj	Dadj	Nbhd	Adj	Eff	Rate	Value
1		110202		HOMESITE ACRE				1.000	AC	108,000.000	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.000		108,000.000		108,000
2		110236		ROAD FRT AGRIC				1.500	AC	105,000.000	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.000		105,000.000		157,500
3		110234		WOODLAND FAIR				26.130	AC	1,500.000	.95	1.00	1.00	1.00	1.00	1.00	1.00	1.000		1,424.990		37,235
4		110239		MARSHLAND				4.230	AC	100.000	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.000		100.000		423
5		110228		TILLABLE FAIR				9.530	AC	3,400.000	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.000		3,400.000		32,402

Box 133
Box 133

WARRANTY DEED — Without Private Examination Herald Printing Co., Morehead City, N. C.

NORTH CAROLINA, CARTERET County.

THIS DEED, Made this 28th day of July, A. D. 1965, by Ivey Eubanks and Marie D. Eubanks

of CARTERET County and State of NORTH CAROLINA of the first part, to Bertie L. Eubanks

of CARTERET COUNTY County and State of NORTH CAROLINA of the second part;

WITNESSETH, That said party of the first part in consideration of Ten and No/100 Dollars, to them paid by party of the second part the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey to said party of the second part

his heirs and assigns, a certain tract or parcel of land in CARTERET County, State of NORTH CAROLINA, more particularly described as follows:

BEGINNING at a iron stake Harry Hardy's southwest corner in the east right of way line of U. S. Highway No. 70; running thence with said Hardy's south line S 49°-40'E, 200.0'; thence N 36°-00'E, 140.0' to the Gooding line; thence with said line S 49°-40'E, 362.0'; thence S 50°-00'E, 797.0' to a concrete monument in the center of a Branch; thence with the center of the Branch S 9°-20'E, 450.0'; S 14°-35'E, 725.0' to another Branch or Cut; thence up said Branch or Cut S 58°-30'W, 542.0' to a iron stake; thence N 66°-45'W, 113.0' to a iron stake; thence S 87°-00'W, 215.0' to a iron axle; thence N 29°-30'W, 354.0'; thence N 65°-30'E, 228.0' to a iron stake; thence N 33°-00'W, 1386.5'; thence N 41°-15'E, 81.5'; thence S 32°-15'E, 137.0'; thence N 36°-30'E, 100.0'; thence N 53°-30'W, 150.0' to the east right of way line of U. S. Highway No. 70; thence with said Highway line N 36°-00'E, 363.0' to the point of beginning. Containing 39.85 Acres.

Being a part of the Ivey Eubanks Farm in Beaufort Township Carteret County, North Carolina.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging, to the said party of the second part his heirs and assigns, to his only use and behoof forever.

And the said party of the first part for their selves and their heirs, executors and administrators, covenant with said party of the second part his heirs and assigns, that he is seized of said premises in fee and has right to convey in fee simple; that the same are free and clear from all encumbrances and that he do hereby forever warrant and will forever defend the said title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year first above written.

(SEAL) Ivey Eubanks (SEAL)
(SEAL) Marie D. Eubanks (SEAL)

STATE OF NORTH CAROLINA, CARTERET County.
1. Charlene Taylor Notary Public, My Commission Expires August 8, 1976

Ivey Eubanks and his wife Marie D. Eubanks personally appeared before me this day and acknowledged the due execution of the annexed deed of conveyance September 17th day of 1965. My commission expires August 8, 1976

STATE OF NORTH CAROLINA, CARTERET County.
The foregoing certificate of Charlene Taylor a Notary Public of Carteret County, State of North Carolina, is acknowledged to be correct. Let the instrument, with the certificate be registered.

Witness my hand and official seal, this 17 day of Sept, A. D. 1965

Filed for registration on the 17 day of Sept, 1965, at 3:00 o'clock, P. M. and duly recorded in the office of the Register of Deeds of Carteret County, N. C. in Book 330 Page 258
James B. Williams, Jr. Register of Deeds

BK. 330

Joy Lawrence 2P
 CARTERET COUNTY
 JL Date 11/30/2009 Time 12:31:00
 GR 1327241 Page 1 of 2

NORTH CAROLINA, CARTERET COUNTY
 This instrument and this certificate are duly filed at
 the date and time and in the Book and Page shown
 on the first page hereof.

By Joy Lawrence, Register of Deeds
 Asst. Deputy, Register of Deeds

ExciseTax NTC

Recording Time, Book and Page

Tax Lot No. _____
 Verified by _____

Parcel Identifier No. 7316.09.06.8198000
 County on the _____ day of _____, 20____

by _____
 Mail after recording to
 Grantee _____

This instrument was prepared by Patrick E. Neighbors, Esq., Attorney-at-Law, 2500 Regency Parkway, Suite 108, Cary, North Carolina 27518 **No title opinion given, nor representation rendered.

Brief description for the Index _____

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this ____ day of _____,
 _____, by and between GRANTOR
 PEARL G. WEST

GRANTEE

PEARL G. WEST, trustee of the PEARL WEST
 REVOCABLE LIVING TRUST DATED

11-19-09

231 Pinnars Point Road
 Beaufort, North Carolina 28516

231 Pinnars Point Road
 Beaufort, North Carolina 28516

Enter in the appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership
 The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.
 WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is here acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all of the certain lot or parcel of land situated in the City of _____, Beaufort Township, Carteret County, North Carolina and more particularly described as follows:

Tract 1: Being an 18.674 acre parcel (pin = 7316.09069076).

Tract 2-11: Being all of lots 1,2,3,4, and 5, Block A, and lots 1,2,3,5, and 6, Block B, Gibbs Place as recorded in amp book 17, page 14.

BOOK 1327 PAGE 241

(2)

Tracts 12 and 13: Any right or interest in those 60 ft. wide strips shown as Briar Wood Road and Overland Road shown on plat of Gibbs Place recorded in map book 17, page 14, Carteret Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in:
Book 1166, Page 462

A map showing the above described property is recorded in Plat Book _____ page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Of record. See prior granting instrument for any applicable exceptions.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year for above written.

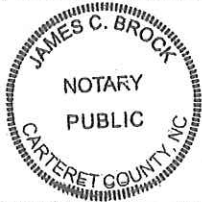
x Pearl G. West (seal)
PEARL G. WEST

STATE OF NORTH CAROLINA
COUNTY OF CARTERET

I, JAMES C BROCK, Notary Public Of CARTERET COUNTY, Do Hereby Certify That PEARL G. WEST Personally Appeared Before Me This Day And Acknowledged The Due Execution Of The Foregoing Instrument In Writing. Witness my hand and seal Or Stamp, This 30 Day Of NOVEMBER, 2009.

MY COMMISSION EXPIRES: 28 OCTOBER, 2012

James C Brock
NOTARY PUBLIC
(SEAL OR STAMP)



is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By _____ REGISTER OF DEEDS FOR Carteret County
Deputy/Assistant - Register of Deeds

BOOK 1327 PAGE 241



NORTH CAROLINA, CARTERET COUNTY
This instrument and this certificate are duly filed at
the date and time and in the Book and Page shown
on the first page hereof.

Karen S. Hardesty, Register of Deeds
By Mary Haines
Asst. Deputy, Register of Deeds

FILE # 1580014

FOR REGISTRATION REGISTER OF DEEDS
Karen S. Hardesty
Carteret County, NC
June 27, 2017 03:13:55 PM
TRAVIS DEED 4 P
FEE: \$26.00
FILE # 1580014

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00
Parcel Identifier No. 731609161556000 Verified by Carteret County on the ____ day of ____, 20____
By: _____

✓ Mail/Box to: Wheatly, Wheatly, Weeks, Lupton & Massie, PA, P O Box 360, Beaufort, NC 28516

This instrument was prepared by: C. R. Wheatly, III

Brief description for the Index: Acceage off Hwy 70, Beaufort

THIS DEED made this 9th day of June, 2017, by and between

GRANTOR	GRANTEE
Michael L. Bertram and William Kelly Bertram, Co-Executors of the Estate of Fred L. Bertram; Michael L. Bertram and wife, Tamara Bertram; and William Kelly Bertram and wife, Loretta Bertram 416 Victoria Hills Drive Fuquay Varina, NC 27526	Bertram Rental Properties, LLC, a North Carolina Limited Liability Company 416 Victoria Hills Drive Fuquay Varina, NC 27526

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Beaufort Township, Carteret County, North Carolina and more particularly described as follows:

Beginning at a point in the eastern right-of-way of U.S. Highway 70, which point of beginning is described as being the following course and distance from where the centerline of Pinner Point Road would intersect with the centerline of U.S. Highway 70 and running from said point of intersection N 38-49-14 E, 747.19 feet to a found iron pipe, Tiller School's northwest corner, the Point or Place of Beginning; running thence from said Point or Place of Beginning and running with the eastern right-of-way of U.S. Highway 70 N 35-52-55 E, 220.55 feet to a set iron pipe; running thence from said set iron pipe and leaving the eastern right-of-way of U.S. Highway 70 S 33-30-01 E, 216.4 feet to a point; thence from said point S 56-30-00 W, 32.2 feet to a point; thence S 33-30-00 E, 76.6 feet to a point; thence N 56-30-00 E, 35 feet to a point; thence from said point S 33-30-00 E, 1,703.6 feet to a set iron pipe; thence from said point S 68-00-00 W, 239 feet to a set

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Printed by Agreement with the NC Bar Association

BOOK 1580 PAGE 14

(4)

iron pipe; thence from said point N 32-17-44 W, 1,144.59 feet to a point; thence N 28-01-57 W, 192.55 feet to a point; thence from said point S 60-02-29 W, 14.09 feet to a point; thence S 60-02-29 W, 45.91 feet to a point; thence from said point N 28-45-10 W, 546.85 feet to the Point or Place of Beginning, see map entitled "Existing Parcel Survey for Fred L. Bertram", dated July 23, 2014, revised July 29, 2014 and July 30, 2014, prepared by Powell Surveying Company, PA, which map is incorporated herein by reference.

All leases for property on the above described tract are hereby assigned to Grantee.

The property hereinabove described was acquired by the deceased, Fred L. Bertram, by instrument recorded in Book 338, Page 367, Carteret County Registry.

All or a portion of the property herein conveyed does not include the primary residence of the Grantor.

A map showing the above described property is recorded in Map Book _____, Page _____, Carteret County Registry.

THIS DEED HAS BEEN PREPARED WITHOUT TITLE EXAMINATION.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Michael L. Bertram (SEAL)
Michael L. Bertram, Co-Executor of the Estate of
Fred L. Bertram

William Kelly Bertram (SEAL)
William Kelly Bertram, Co-Executor of the Estate of
Fred L. Bertram

Michael L. Bertram (SEAL)
Michael L. Bertram

Tamara Bertram (SEAL)
Tamara Bertram

William Kelly Bertram (SEAL)
William Kelly Bertram

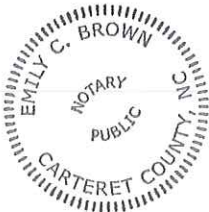
Loretta Bertram (SEAL)
Loretta Bertram

BOOK 1580 PAGE 14

State of North Carolina
County of Carteret

I, the undersigned Notary Public of the County and State aforesaid, certify that Michael L. Bertram, Co-Executor of the Estate of Fred L. Bertram, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 27 day of June, 2017.

My Commission Expires:
2/22/22

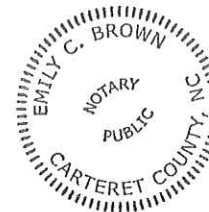


Emily C. Brown
Notary Public

State of North Carolina
County of Carteret

I, the undersigned Notary Public of the County and State aforesaid, certify that Michael L. Bertram and wife, Tamara Bertram, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 27 day of June, 2017.

My Commission Expires:
2/22/22

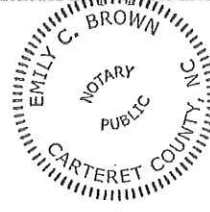


Emily C. Brown
Notary Public

State of North Carolina
County of Carteret

I, the undersigned Notary Public of the County and State aforesaid, certify that William Kelly Bertram, Co-Executor of the Estate of Fred L. Bertram, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 27 day of June, 2017.

My Commission Expires:
2/22/22



Emily C. Brown
Notary Public

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
Printed by Agreement with the NC Bar Association

BOOK 1580 PAGE 14

State of North Carolina
County of Carteret

I, the undersigned Notary Public of the County and State aforesaid, certify that William Kelly Bertram and wife, Loretta Bertram, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 27 day of June, 2017.

My Commission Expires:
2/22/22



Emily C Brown
Notary Public

BOOK 1580 PAGE 14



TOWN OF BEAUFORT
701 FRONT ST.
PO BOX 390
BEAUFORT, NC 28516-0390

4.

INVOICE #

22-01319

INVOICE DATE: 06/14/22

DUE DATE:

ACCOUNT ID: BEAUF235 PIN: 85777C

Beaufort Agrihood Dev LLC
176 Mine Lake Ct
Suite 100
Raleigh, NC 27615

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Salt Wynd Annex Request 052722		
1.0000	APPFEE	Other Application Fees	100.000000	100.00
		Salt Wynd Annex Request 052722		
			TOTAL DUE:	\$ 100.00
			Prn Payment: 06/14/22 CK	-100.00
			BALANCE:	\$ 0.00

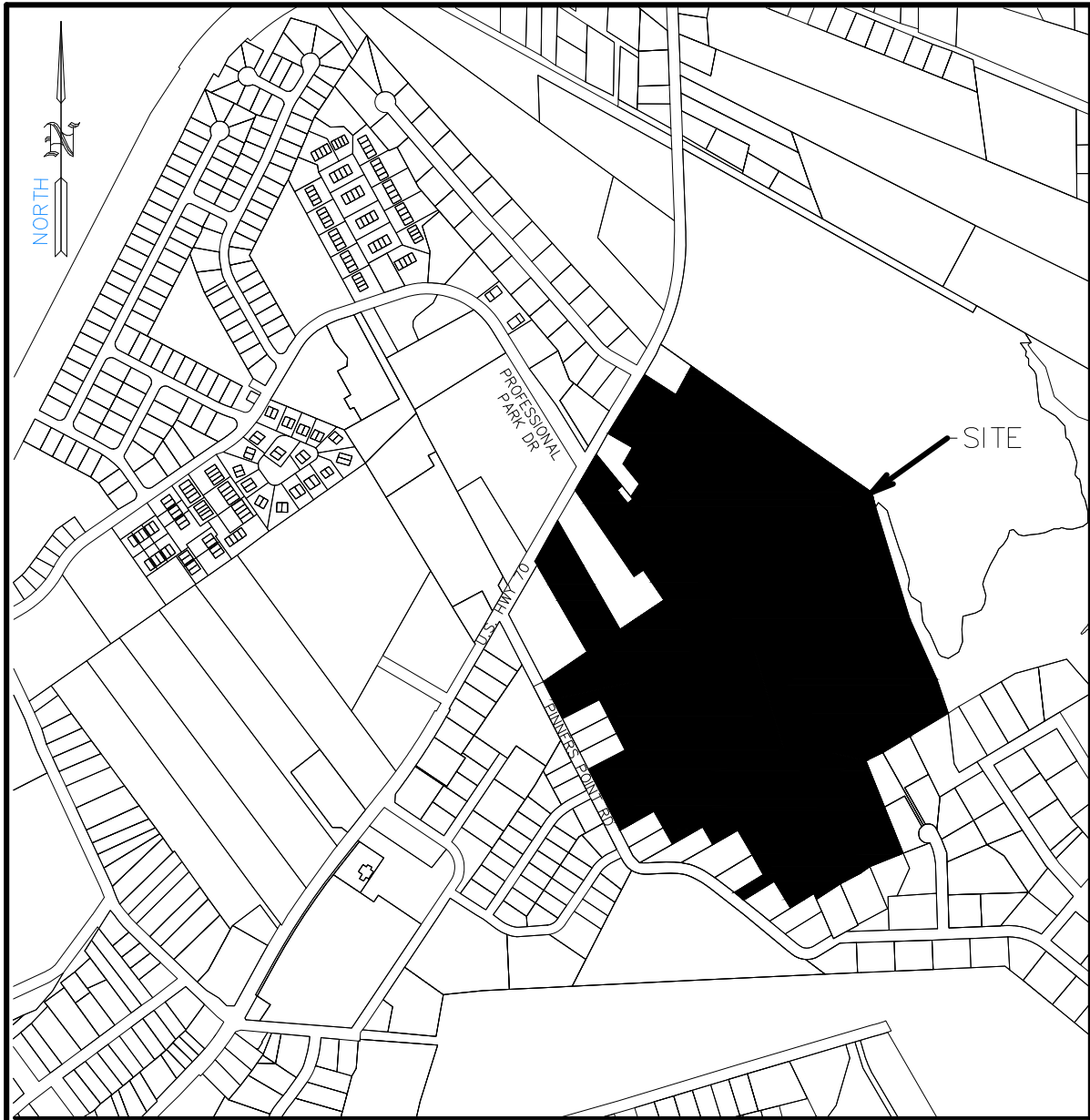
PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

TOWN OF BEAUFORT
701 FRONT ST.
PO BOX 390
BEAUFORT, NC 28516-0390

INVOICE #: 22-01319
DESCRIPTION: Salt Wynd Annex Request 052722
ACCOUNT ID: BEAUF235 PIN: 85777C
DUE DATE:
TOTAL DUE: \$ 0.00

Beaufort Agrihood Dev LLC
176 Mine Lake Ct
Suite 100
Raleigh, NC 27615





LEGEND:

BOUNDARY LINE

ADJOINING PROPERTY LINE

EX. RIGHT-OF-WAY

NORMAL HIGH WATER

ADJOINING PROPERTIES LIST		
OWNER/PIN#	DEED/MAP REFERENCE	ZONING
#1 N/F STATE EMPLOYEES CREDIT UNION N.C.PIN# 731609063522000	DB 1394 PG 4 MB 32 PG 486	ZONED: B-1
#2 N/F MELTON JR. & LINDA LAWRENCE N.C.PIN# 731609065043000	DB 392 PG 370	ZONED: R-20
#3 N/F MELTON JR. & LINDA LAWRENCE N.C.PIN# 731609055984000	DB 1414 PG 359 MB 17 PG 14	ZONED: R-20
#4 N/F JAMES LAWRENCE N.C.PIN# 731609056845000	DB 778 PG 225	ZONED: R-20

PROJECT NO.: PM3067~001

DRAWING NO.: 001

N/F TILLER SCHOOL FOR ELEMENTARY
DB 739 PG 713
MB 31 PG 524
N.C.PIN# 731609066779000
ZONED: R-8

N/F FRANK GRASSI
DB 1479 PG 116
N.C.PIN# 731609077308000
ZONED: B-1

N/F BRATCHER CEMETERY
DB 292 PG 366
MB 33 PG 28
N.C.PIN# 731609077242000
ZONED: R-20

N/F BERTRAM RENTAL PROPERTIES, LLC
DB 1580 PG 14
MB 33 PG 28
AREA = 9.93+/- ACRES
N.C.PIN# 731609161556000
ZONED: R-20

N/F BERTIE NEELY
DB 330 PG 258
AREA = 42.39+/- ACRES
N.C.PIN# 731609167703000
ZONED: R-20

N/F PEARL WEST TRUSTEE
DB 1327 PG 241
MB 32 PG 92
AREA = 7.92+/- ACRES
N.C.PIN# 731609066438000
ZONED: R-20

N/F PEARL WEST TRUSTEE
DB 1327 PG 241
MB 31 PG 989
AREA = 25.84+/- ACRES
N.C.PIN# 731609153648000
ZONED: R-20

N/F ROY & TAMMY EMERSON
DB 1734 PG 283
N.C.PIN# 731605079876000
ZONED: R-20

N/F THERON MCLAMB
DB 1608 PG 144
MB 33 PG 647
N.C.PIN# 731605270779000
ZONED: B-1 & R-20

NORMAL HIGHWATER TABLE

1	23.34	S 64°35'00" W
2	38.94	S 7°26'50" E
3	41.17	S 5°15'30" E
4	24.65	S 14°28'47" E
5	26.48	S 50°17'23" W
6	20.08	S 11°52'26" W
7	20.42	N 72°12'10" W
8	21.22	N 64°38'58" W
9	40.27	N 73°04'22" W
10	23.37	S 41°52'15" W
11	30.00	N 45°24'04" W
12	22.07	N 19°19'45" W
13	29.46	N 16°33'57" W
14	25.07	N 66°30'32" W
15	17.87	S 43°40'13" W
16	30.70	S 66°01'03" W
17	39.33	N 52°02'23" W
18	33.59	N 45°35'35" W

NOTES:

- PARCELS ARE CURRENTLY ZONED R-20 PER THE TOWN OF BEAUFORT LAND DEVELOPMENT ORDINANCE.
- THE PURPOSE OF THIS MAP IS FOR TOWN OF BEAUFORT ANNEXATION.

REVISIONS			
BY	NO.	DATE	DESCRIPTION



ANNEXATION MAP

SALT WYND PRESERVE

BEAUFORT, CARTERET COUNTY, NORTH CAROLINA

OWNER: BEAUFORT AGRIHOOD DEVELOPMENT, LLC

ADDRESS: 176 MINE LAKE CT SUITE 100
RALEIGH, NC 27615

PHONE: 207-449-8801

DESIGNED: N/A

DRAWN: JLU

APPROVED: JLU

DATE: 5/13/22

SCALE: 1"=150'

SHEET 1 OF 1

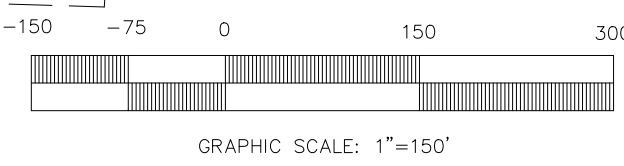
TOTAL AREA TO BE ANNEXED: 44.65 ACRES

AREA WITHIN PARCEL 731609066438000: 7.92 ACRES

AREA WITHIN PARCEL 731609153648000: 2.82 ACRES

AREA WITHIN PARCEL 731609161556000: 7.10 ACRES

AREA WITHIN PARCEL 731609167703000: 26.81 ACRES





CERTIFICATE OF SUFFICIENCY

To the Board of Commissioners of the Town of Beaufort of Carteret County, North Carolina:

I, Elizabeth Lewis, Town of Beaufort Clerk, do hereby certify that I have investigated the attached petitions and hereby make the following findings:

- a) The petition for Voluntary Annexation of several portions of the following parcels: 731609153648000; 731609161556000; 731609167703000; totaling 44.65 acres contains an adequate boundary of requested area to be annexed, via the survey map.
- b) The area described in the petitions is contiguous to the Town of Beaufort primary corporate limits, as defined by G.S. 160A- 31.
- c) The petitions are signed by the owners of referenced parcels above and include addresses of all owners of real property lying in the area described therein.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Beaufort of Carteret County, this 26th day of September 2022.

(SEAL)

Elizabeth Lewis
Town Clerk



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

Board of Commissioners Work Session 4:00 PM Monday, September 26, 2022 Train Depot, 614 Broad Street

AGENDA CATEGORY: Items for Discussion and Consideration

SUBJECT: Financial Notes

BRIEF SUMMARY:

- Tax balances remaining are listed for July and August.

July		
Tax Year	Balance Remaining	Collection Rate to Date
2014	\$856	99.97%
2015	\$3,443	99.87%
2016	\$10,242	99.61%
2017	\$14,171	99.52%
2018	\$15,292	99.53%
2019	\$22,521	99.41%
2020	\$44,010	99.08%
2021	\$79,255	98.39%
August		
Tax Year	Balance Remaining	Collection Rate to Date
2014	\$856	99.97%
2015	\$3,443	99.87%
2016	\$10,242	99.61%
2017	\$14,142	99.52%
2018	\$15,292	99.53%
2019	\$22,241	99.42%
2020	\$43,243	99.10%
2021	\$76,992	98.44%

- Sales and Use tax distribution for September is \$267,403 (June sales)
- Ad Valorem Taxes collected during August have not been received from the county as of September 20, 2022.
- Carteret County had a tax software conversion that resulted in a slight delay of tax bills being sent out. The bills were sent out to the billing vendor last Friday.

REQUESTED ACTION:

No action requested/ review

EXPECTED LENGTH OF PRESENTATION: 5 minutes

5 minutes

SUBMITTED BY:

Christi Wood – Finance Director

BUDGET AMENDMENT REQUIRED:

No

Revenue Account Range: 10-301-0000 to 60-307-0001

Expend Account Range: First to Last

Print Zero YTD Activity: No

Include Non-Anticipated: Yes

Include Non-Budget: No

Year To Date As Of: 08/31/22

Current Period: 08/01/22 to 08/31/22

Prior Year: 08/01/21 to 08/31/21

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
10-301-0000	AD VALOREM TAX - CURRENT YEAR	\$4,839,362.69	\$4,976,349.00	\$0.00	\$0.00	-\$4,976,349.00	0%
10-301-0001	AD VALOREM TAX PRIOR YEAR	\$105,927.91	\$70,000.00	\$2,535.27	\$2,535.27	-\$67,464.73	4%
10-301-0002	PENALTIES AND INTEREST	\$24,488.88	\$10,000.00	\$847.18	\$1,004.14	-\$8,995.86	10%
10-301-0004	MOTOR VEHICLE TAX	\$231,915.23	\$273,213.00	\$46,051.39	\$65,937.79	-\$207,275.21	24%
10-301-0006	PAYMENT IN LIEU OF TAXES	\$43,019.54	\$22,507.00	\$0.00	\$0.00	-\$22,507.00	0%
10-303-0001	LOCAL OPTION SALES TAX	\$2,544,966.21	\$2,406,000.00	\$0.00	\$0.00	-\$2,406,000.00	0%
10-303-0002	UTILITIES FRANCHISE TAX	\$419,723.00	\$380,000.00	\$0.00	\$0.00	-\$380,000.00	0%
10-303-0003	BEER AND WINE TAX	\$17,688.93	\$18,382.00	\$0.00	\$0.00	-\$18,382.00	0%
10-303-0004	POWELL BILL	\$137,385.56	\$137,385.00	\$0.00	\$0.00	-\$137,385.00	0%
10-303-0009	NC DOT	\$0.00	\$8,338.00	\$0.00	\$0.00	-\$8,338.00	0%
10-303-0012	GRANT FROM NC NATURAL & CULTURAL RES.	\$13,998.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-303-0014	FEMA MITIGATION GRANT	\$0.00	\$84,650.00	\$0.00	\$0.00	-\$84,650.00	0%
10-303-0016	GRANTS - SRO, CAD, School Safety	\$72,069.98	\$216,425.00	\$0.00	\$0.00	-\$216,425.00	0%
10-304-0001	COUNTY ABC PROFIT DISTRIBUTION	\$269,434.00	\$225,000.00	\$0.00	\$0.00	-\$225,000.00	0%
10-304-0002	FIRE DISTRICT AD VALOREM TAX	\$819,989.96	\$610,295.00	\$50,833.33	\$101,666.66	-\$508,628.34	17%
10-304-0003	FIRE DISTRICT SALES TAX	\$129,999.96	\$150,000.00	\$12,500.00	\$25,000.00	-\$125,000.00	17%
10-304-0004	HARLOWE DIST AD VALOREM TAX	\$68,094.96	\$69,175.00	\$5,742.65	\$11,485.30	-\$57,689.70	17%
10-304-0005	HARLOWE FIRE DISTRCIT SALES TAX	\$20,031.96	\$22,435.00	\$1,869.70	\$3,739.40	-\$18,695.60	17%
10-304-0020	MISC REVENUE-FIRE DEPARTMENT	\$3,185.00	\$0.00	\$50.00	\$50.00	\$50.00	0%
10-305-0001	SOLID WASTE USER FEE (RES)	\$604,608.63	\$662,616.00	\$55,688.52	\$110,097.00	-\$552,519.00	17%
10-305-0002	SOLID WASTE USER FEES (COMM)	\$13,918.75	\$14,902.00	\$1,246.06	\$2,498.86	-\$12,403.14	17%
10-305-0003	STORMWATER	\$143,536.11	\$141,000.00	\$183.48	\$183.48	-\$140,816.52	0%
10-305-0004	SOLID WASTE USER FEE -WBD	\$41,259.26	\$42,688.00	\$4,765.26	\$9,509.03	-\$33,178.97	22%
10-305-0005	BUILDING PERMITS	\$369,781.29	\$200,000.00	\$27,385.74	\$65,473.32	-\$134,526.68	33%
10-305-0006	PARKING METER	\$211,306.58	\$195,000.00	\$48,527.29	\$96,419.01	-\$98,580.99	49%
10-305-0007	PARKING VIOLATIONS/PENALTIES	\$10,144.22	\$10,000.00	\$21,040.00	\$22,970.00	\$12,970.00	230%
10-305-0008	COURT COSTS, FEES, CHARGES	\$1,720.00	\$750.00	\$56.00	\$114.50	-\$635.50	15%

Statement of Revenue and Expenditures - Operating

<i>Revenue Account</i>	<i>Description</i>	<i>Prior Yr Rev</i>	<i>Anticipated</i>	<i>Curr Rev</i>	<i>YTD Rev</i>	<i>Excess/Deficit</i>	<i>% Real</i>
10-305-0009	ROAD RACE REGISTRATION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-305-0010	LATE FEES - SOLID WASTE	\$14.84	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-305-0011	SPECIAL EVENT FEES	\$5,706.00	\$0.00	\$0.00	\$75.00	\$75.00	0%
10-305-0013	TRAIN DEPOT RENTAL	\$610.00	\$0.00	\$115.00	\$310.00	\$310.00	0%
10-306-0000	DREDGE FUNDS	\$0.00	\$60,000.00	\$0.00	\$10,000.00	-\$50,000.00	17%
10-306-0001	PROPERTY LEASES	\$227,436.19	\$172,763.00	\$16,806.54	\$36,529.22	-\$136,233.78	21%
10-306-0002	ANTENNA CONTRACT REVENUE	\$68,876.90	\$69,900.00	\$44,105.37	\$44,105.37	-\$25,794.63	63%
10-306-0003	CEMETERY LOT SALES	\$8,613.12	\$3,500.00	\$550.00	\$1,125.00	-\$2,375.00	32%
10-306-0006	SALE OF SURPLUS PROPERTY	\$47,026.55	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-306-0010	SURETY BOND	\$3,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-307-0001	INVESTMENT EARNINGS	\$12,810.42	\$2,000.00	\$17,612.80	\$29,949.74	\$27,949.74	1,497%
10-307-0002	MISCELLANEOUS REVENUE	\$32,775.05	\$2,700.00	\$1,275.00	\$20,501.86	\$17,801.86	759%
10-307-0003	MISCELLANEOUS REVENUE - PD	\$11,979.00	\$0.00	\$4,250.00	\$6,040.00	\$6,040.00	0%
10-307-0007	PROCEEDS FROM LOAN	\$360,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-307-0008	REIMBURSEMENT FROM INSURANCE	\$250.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-307-0009	APPROPRIATED FUND BALANCE	\$0.00	\$721,831.00	\$0.00	\$0.00	-\$721,831.00	0%
10-307-0010	UTILITY FUND ADMIN EXPENSE ALLOCATION	\$624,000.00	\$400,000.00	\$0.00	\$0.00	-\$400,000.00	0%
10-329-0065	TRANSFER FROM CRF	\$207,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-900-9000	cancel revenue	\$106.41	\$0.00	\$60.00	\$60.00	\$60.00	0%
General Fund Revenue Total		\$12,767,761.09	\$12,379,804.00	\$364,096.58	\$667,379.95	\$11,712,424.05	5%

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Encumbered</i>	<i>Balance</i>	<i>% Expd</i>
10-410-0000	GOVERNING BODY:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-410-0200	SALARIES AND WAGES	\$48,222.54	\$50,786.00	\$4,214.85	\$8,229.06	\$0.00	\$42,556.94	16%
10-410-0500	FICA	\$3,688.82	\$3,931.00	\$322.43	\$629.50	\$0.00	\$3,301.50	16%
10-410-0800	WORKERS COMPENSATION	\$142.00	\$139.00	\$0.00	\$139.00	\$0.00	\$0.00	100%
10-410-1140	PUBLIC NOTICES/ADVERTISING	\$3,426.55	\$4,700.00	\$272.64	\$272.64	\$0.00	\$4,427.36	6%
10-410-1141	NEWSLETTER	\$4,452.41	\$5,500.00	\$432.22	\$857.76	\$0.00	\$4,642.24	16%
10-410-1210	OFFICE SUPPLIES	\$3,929.44	\$3,500.00	\$255.63	\$255.63	\$0.00	\$3,244.37	7%
10-410-1250	DUES & SUBSCRIPTIONS	\$9,972.82	\$12,000.00	\$193.99	\$2,804.99	\$63.99	\$9,131.02	24%

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Encumbered</i>	<i>Balance</i>	<i>% Expd</i>
10-410-1430	TRAINING- REGISTRATION & CLASS MAT	\$2,543.79	\$9,800.00	\$738.00	\$738.00	\$5,283.23	\$3,778.77	61%
10-410-1431	TRAVEL MILEAGE	\$245.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-410-1432	MEALS	\$3,627.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-410-1433	LODGING	\$3,650.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-410-4510	PROFESSIONAL SERVICES	\$4,520.94	\$6,000.00	\$0.00	\$0.00	\$0.00	\$6,000.00	0%
10-410-4520	CODIFICATION	\$2,846.63	\$2,800.00	\$0.00	\$1,295.00	\$0.00	\$1,505.00	46%
10-410-5400	INSURANCE	\$0.00	\$4,100.00	\$0.00	\$5,014.20	\$0.00	-\$914.20	122%
10-410-5720	ELECTIONS	\$8,282.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-410-5730	CONTINGENCIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
410 Total		\$99,552.01	\$103,256.00	\$6,429.76	\$20,235.78	\$5,347.22	\$77,673.00	25%
10-420-0000	ADMINISTRATION:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-420-0200	SALARIES AND WAGES	\$357,612.87	\$373,347.00	\$29,755.66	\$73,115.44	\$0.00	\$300,231.56	20%
10-420-0500	FICA EXPENSE	\$25,406.37	\$28,121.00	\$2,267.15	\$5,575.03	\$0.00	\$22,545.97	20%
10-420-0600	GROUP INSURANCE EXPENSE	\$22,023.32	\$36,073.00	\$2,145.28	\$4,290.56	\$0.00	\$31,782.44	12%
10-420-0700	RETIREMENT EXPENSE	\$52,889.45	\$60,108.00	\$4,830.41	\$11,893.25	\$0.00	\$48,214.75	20%
10-420-0800	WORKERS COMPENSATION	-\$391.46	\$770.00	\$0.00	\$769.00	\$0.00	\$1.00	100%
10-420-0900	UNEMPLOYMENT INSURANCE EXPENSE	\$2,316.07	\$7,500.00	\$0.00	\$0.00	\$0.00	\$7,500.00	0%
10-420-1110	TELEPHONE	\$10,386.09	\$8,250.00	\$0.00	\$0.00	\$1,670.74	\$6,579.26	20%
10-420-1120	INTERNET/CABLE	\$7,317.94	\$8,200.00	\$659.27	\$659.27	\$659.27	\$6,881.46	16%
10-420-1130	POSTAGE	\$2,760.37	\$3,100.00	\$21.98	\$521.98	\$28.69	\$2,549.33	18%
10-420-1210	OFFICE SUPPLIES	\$19,196.14	\$16,000.00	\$1,440.48	\$1,472.67	\$2,249.82	\$12,277.51	23%
10-420-1220	OFFICE EQUIPMENT (NON-CAPITAL)	\$4,204.84	\$6,000.00	\$0.00	\$0.00	\$0.00	\$6,000.00	0%
10-420-1221	OFFICE EQUIPMENT LEASES	\$9,265.88	\$8,100.00	\$521.76	\$1,565.28	\$0.00	\$6,534.72	19%
10-420-1230	OFFICE CONTRACT SERVICES	\$6,551.14	\$6,700.00	\$240.75	\$255.90	\$597.48	\$5,846.62	13%
10-420-1250	DUES AND SUBSCRIPTIONS	\$2,797.87	\$4,450.00	\$0.00	\$6,083.00	\$0.00	-\$1,633.00	137%
10-420-1310	ELECTRIC	\$13,361.86	\$18,000.00	\$1,476.12	\$2,792.41	\$0.00	\$15,207.59	16%
10-420-1330	WATER/SEWER/SOLID WASTE	\$4,217.91	\$3,500.00	\$412.56	\$412.56	\$0.00	\$3,087.44	12%
10-420-1430	TRAINING-REGISTRATION & CLASS MAT'	\$5,658.60	\$14,100.00	\$1,707.81	\$1,707.81	\$2,377.57	\$10,014.62	29%
10-420-1431	TRAVEL MILEAGE	\$122.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-420-1432	MEALS	\$1,531.81	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Encumbered</i>	<i>Balance</i>	<i>% Expd</i>
10-420-1433	LODGING	-731.65	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-420-1630	EQUIPMENT MAINT. & REPAIRS	\$0.00	\$100.00	\$0.00	\$0.00	\$0.00	\$100.00	0%
10-420-5400	INSURANCE	\$63,819.70	\$61,175.00	\$10,641.00	\$60,338.83	\$0.00	\$836.17	99%
10-420-5730	CONTINGENCIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
	420 Total	\$610,317.97	\$663,594.00	\$56,120.23	\$171,452.99	\$7,583.57	\$484,557.44	27%
10-430-0000	FINANCE:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-430-0200	SALARIES AND WAGES	\$283,752.96	\$305,343.00	\$23,495.89	\$60,676.48	\$0.00	\$244,666.52	20%
10-430-0500	FICA EXPENSE	\$19,723.43	\$23,570.00	\$1,681.65	\$4,410.16	\$0.00	\$19,159.84	19%
10-430-0600	GROUP INSURANCE EXPENSE	\$36,581.52	\$45,092.00	\$3,561.72	\$7,123.44	\$0.00	\$37,968.56	16%
10-430-0700	RETIREMENT EXPENSE	\$45,014.88	\$50,381.00	\$3,845.85	\$9,937.32	\$0.00	\$40,443.68	20%
10-430-0800	WORKERS COMPENSATION	\$1,110.00	\$2,529.00	\$0.00	\$711.00	\$0.00	\$1,818.00	28%
10-430-1230	OFFICE CONTRACT SERVICES	\$23,783.27	\$29,000.00	\$1,068.79	\$6,853.66	\$36.28	\$22,110.06	24%
10-430-1250	DUES & SUBSCRIPTIONS	\$302.93	\$400.00	\$0.00	\$0.00	\$0.00	\$400.00	0%
10-430-1430	TRAINING-REGISTRATION & CLASS MATE	\$288.13	\$5,100.00	\$0.00	\$0.00	\$0.00	\$5,100.00	0%
10-430-1431	TRAVEL MILEAGE	\$291.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-430-1432	MEALS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-430-1433	LODGING	\$299.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-430-1630	EQUIPMENT MAINT & REPAIRS	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00	0%
10-430-4510	PROFESSIONAL SERVICES	\$20,590.00	\$20,400.00	\$6,005.00	\$6,005.00	\$0.00	\$14,395.00	29%
10-430-4520	TAX COLLECTION ADMIN EXPENSE PROP.	\$102,246.06	\$103,947.00	\$59.61	\$59.61	\$0.00	\$103,887.39	0%
10-430-4525	TAX COLLECTION ADMIN EXPENSE MVT	\$12,482.71	\$14,000.00	\$2,646.81	\$3,735.98	\$0.00	\$10,264.02	27%
10-430-5730	CONTINGENCIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
	430 Total	\$546,466.86	\$600,262.00	\$42,365.32	\$99,512.65	\$36.28	\$500,713.07	17%
10-450-0000	PARKING DEPARTMENT:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-450-0200	SALARIES AND WAGES	\$44,051.40	\$46,729.00	\$7,052.82	\$17,372.23	\$0.00	\$29,356.77	37%
10-450-0201	OVERTIME	\$1,041.38	\$0.00	\$0.00	\$41.09	\$0.00	-\$41.09	0%
10-450-0205	OTHER SALARIES - PART TIME	\$0.00	\$14,175.00	\$0.00	\$0.00	\$0.00	\$14,175.00	0%
10-450-0500	FICA EXPENSE	\$3,460.29	\$4,742.00	\$539.53	\$1,332.13	\$0.00	\$3,409.87	28%
10-450-0600	GROUP INSURANCE	\$0.00	\$9,019.00	\$0.00	\$0.00	\$0.00	\$9,019.00	0%
10-450-0700	RETIREMENT EXPENSE	\$1,716.21	\$7,684.00	\$555.17	\$1,218.46	\$0.00	\$6,465.54	16%

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Encumbered</i>	<i>Balance</i>	<i>% Expd</i>
10-450-0800	WORKERS COMPENSATION	\$1,343.00	\$1,273.00	\$0.00	\$0.00	\$0.00	\$1,273.00	0%
10-450-1210	OFFICE SUPPLIES	\$1,345.79	\$2,000.00	\$146.24	\$146.24	\$40.52	\$1,813.24	9%
10-450-1230	OFFICE CONTRACT SERVICES - SOFTWARE	\$15,762.70	\$12,387.00	\$0.00	\$992.00	\$0.00	\$11,395.00	8%
10-450-1430	TRAINING -REGISTRATION AND CLASS MAT'L	\$695.00	\$3,130.00	\$0.00	\$0.00	\$0.00	\$3,130.00	0%
10-450-1431	TRAVEL MILEAGE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-450-1432	MEALS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-450-1433	LODGING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-450-1620	EQUIPMENT RENTAL - HANDHELDS	\$2,267.50	\$2,100.00	\$440.00	\$880.00	\$0.00	\$1,220.00	42%
10-450-1630	EQUIPMENT MAINTENANCE AND REPAIRS	\$2,472.81	\$3,100.00	\$68.14	\$68.14	\$12.45	\$3,019.41	3%
10-450-3901	PARKING METER CREDIT CARD PROCESSING	\$20,044.15	\$22,440.00	\$3,419.90	\$6,791.34	\$2.00	\$15,646.66	30%
10-450-3902	COLLECTION FEES	\$317.30	\$2,040.00	\$93.47	\$175.94	\$0.00	\$1,864.06	9%
10-450-4550	CONTRACT SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-450-5730	CONTINGENCY	\$0.00	\$3,000.00	\$0.00	\$0.00	\$0.00	\$3,000.00	0%
10-450-8010	DEBT SERVICE - PRINCIPAL	\$8,195.70	\$8,492.52	\$0.00	\$0.00	\$0.00	\$8,492.52	0%
10-450-8011	DEBT SERVICE - INTEREST	\$607.66	\$310.80	\$0.00	\$0.00	\$0.00	\$310.80	0%
450 Total		\$103,320.89	\$142,622.32	\$12,315.27	\$29,017.57	\$54.97	\$113,549.78	20%
10-510-0000	POLICE DEPARTMENT:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-510-0200	SALARIES AND WAGES	\$1,077,244.38	\$1,340,849.00	\$85,272.12	\$215,211.01	\$0.00	\$1,125,637.99	16%
10-510-0201	OVERTIME	\$29,109.63	\$31,212.00	\$1,622.31	\$4,049.35	\$0.00	\$27,162.65	13%
10-510-0203	SEPARATION PAY	\$45,347.75	\$46,374.00	\$3,567.22	\$8,918.05	\$0.00	\$37,455.95	19%
10-510-0205	OTHER SALARIES-PARTTIME	\$3,726.81	\$16,830.00	\$75.18	\$867.32	\$0.00	\$15,962.68	5%
10-510-0500	FICA EXPENSE	\$85,200.38	\$99,945.00	\$6,742.77	\$17,155.44	\$0.00	\$82,789.56	17%
10-510-0600	GROUP INSURANCE EXPENSE	\$141,837.71	\$171,347.00	\$12,817.52	\$25,635.04	\$0.00	\$145,711.96	15%
10-510-0700	RETIREMENT EXPENSE	\$185,596.19	\$213,994.00	\$14,742.88	\$37,206.19	\$0.00	\$176,787.81	17%
10-510-0800	WORKERS COMPENSATION	\$43,160.13	\$34,765.00	\$0.00	\$28,000.00	\$0.00	\$6,765.00	81%
10-510-1110	TELEPHONE	\$7,255.21	\$7,500.00	\$0.00	\$0.00	\$1,218.24	\$6,281.76	16%
10-510-1111	TELEPHONE-CELLULAR	\$10,795.16	\$12,200.00	\$1,901.93	\$1,901.93	\$53.35	\$10,244.72	16%
10-510-1120	INTERNET/CABLE	\$5,556.16	\$6,100.00	\$486.81	\$486.81	\$486.81	\$5,126.38	16%
10-510-1130	POSTAGE	\$264.40	\$500.00	\$299.65	\$299.65	\$12.35	\$188.00	62%
10-510-1210	OFFICE SUPPLIES	\$2,383.75	\$2,500.00	\$0.00	\$0.00	\$116.07	\$2,383.93	5%

Statement of Revenue and Expenditures - Operating

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<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Encumbered</i>	<i>Balance</i>	<i>% Expd</i>
10-510-1220	OFFICE EQUIPMENT (NON-CAPITAL)	\$718.52	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00	0%
10-510-1221	OFFICE EQUIPMENT LEASES	\$4,295.78	\$4,200.00	\$374.25	\$1,122.75	\$0.00	\$3,077.25	27%
10-510-1230	OFFICE CONTRACT SERVICES	\$23,714.69	\$61,000.00	\$2,417.93	\$9,105.03	\$338.23	\$51,556.74	15%
10-510-1250	DUES AND SUBSCRIPTIONS	\$1,509.49	\$2,000.00	\$54.41	\$54.41	\$54.41	\$1,891.18	5%
10-510-1260	MISC. ADMIN. EXPENSE	\$0.00	\$350.00	\$0.00	\$0.00	\$0.00	\$350.00	0%
10-510-1310	ELECTRIC	\$5,989.86	\$7,000.00	\$625.36	\$1,232.42	\$0.00	\$5,767.58	18%
10-510-1330	WATER/SEWER/SOLID WASTE	\$2,915.15	\$3,500.00	\$248.78	\$248.78	\$0.00	\$3,251.22	7%
10-510-1420	OSHA/SAFETY COMPLIANCE	\$119.99	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00	0%
10-510-1430	TRAINING- REGISTRATION &CLASS MAT'	\$3,791.74	\$20,000.00	\$1,141.32	\$2,099.32	\$1,474.36	\$16,426.32	18%
10-510-1431	TRAVEL MILEAGE	\$142.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-510-1432	MEALS	\$3,501.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-510-1433	LODGING	\$2,164.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-510-1440	UNIFORMS	\$15,807.78	\$23,400.00	\$1,276.84	\$1,367.79	\$2,334.97	\$19,697.24	16%
10-510-1451	EMPLOYEE WELLNESS	\$6,243.00	\$11,800.00	\$1,000.00	\$1,471.00	\$0.00	\$10,329.00	12%
10-510-1610	NON-CAPITAL EQUIPMENT PURCHASE	\$70,304.91	\$50,690.00	\$5,699.74	\$22,709.74	\$6,420.38	\$21,559.88	57%
10-510-1630	EQUIPMENT MAINT. & REPAIRS	\$3,538.12	\$4,000.00	\$0.00	\$0.00	\$0.00	\$4,000.00	0%
10-510-1710	AUTO FUEL	\$38,770.81	\$37,000.00	\$6,773.79	\$11,866.32	\$0.00	\$25,133.68	32%
10-510-1730	VEHICLE MAINT. & REPAIRS	\$15,738.33	\$16,000.00	\$277.52	\$527.29	\$0.00	\$15,472.71	3%
10-510-3310	DEPARTMENT SUPPLIES & MATERIALS	\$24,275.64	\$20,000.00	\$119.38	\$509.38	\$165.21	\$19,325.41	3%
10-510-4510	PROFESSIONAL SERVICES	\$0.00	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00	0%
10-510-4560	ABANDONED AND DERELICT VESSEL REMOVA	\$2,350.00	\$12,000.00	\$0.00	\$3,100.00	\$634.82	\$8,265.18	31%
10-510-4570	MARINE OPERATIONS	\$8,222.35	\$17,000.00	\$197.07	\$197.07	\$201.90	\$16,601.03	2%
10-510-5400	INSURANCE AND BONDS	\$26,447.06	\$26,500.00	\$25.00	\$27,536.84	\$0.00	-\$1,036.84	104%
10-510-5730	CONTINGENCIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-510-5791	CRIMINAL INVESTIGATION	\$368.00	\$10,000.00	\$3,000.00	\$3,000.00	\$0.00	\$7,000.00	30%
10-510-5793	CRIME PREVENTION	\$2,766.05	\$5,000.00	\$71.78	\$71.78	\$77.93	\$4,850.29	3%
10-510-7430	CAPITAL OUTLAY - VEHICLES	\$67,484.78	\$236,226.00	\$0.00	\$0.00	\$247,073.81	-\$10,847.81	105%
10-510-8010	DEBT SERVICE - PRINCIPAL	\$16,705.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-510-8011	DEBT SERVICE - INTEREST	\$551.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-510-9020	GRANT EXPENDITURES	\$27,662.00	\$0.00	\$0.00	\$0.00	\$0.00	\$106,425.00	0%

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Encumbered</i>	<i>Balance</i>	<i>% Expd</i>
	510 Total	\$2,013,576.09	\$2,663,207.00	\$150,831.56	\$425,950.71	\$260,662.84	\$1,976,593.45	26%
10-531-0000	FIRE DEPARTMENT:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-531-0200	SALARIES & WAGES	\$1,004,175.51	\$1,328,977.00	\$97,179.37	\$230,201.64	\$0.00	\$1,098,775.36	17%
10-531-0201	OVERTIME	\$25,865.60	\$42,272.00	\$2,492.24	\$5,528.28	\$0.00	\$36,743.72	13%
10-531-0205	SALARIES-PARTIME/PRN	\$51,622.85	\$43,942.00	\$4,307.59	\$9,596.60	\$0.00	\$34,345.40	22%
10-531-0500	FICA EXPENSE	\$79,408.59	\$110,329.00	\$7,745.47	\$18,348.38	\$0.00	\$91,980.62	17%
10-531-0600	GROUP INSURANCE	\$131,509.37	\$184,382.70	\$14,248.08	\$26,024.45	\$0.00	\$158,358.25	14%
10-531-0700	RETIREMENT EXPENSE	\$166,766.33	\$228,603.00	\$16,336.15	\$38,637.12	\$0.00	\$189,965.88	17%
10-531-0701	FIREMAN'S PENSION FUND	\$1,810.00	\$2,203.00	\$0.00	\$0.00	\$0.00	\$2,203.00	0%
10-531-0800	WORKERS COMPENSATION	\$54,526.40	\$57,763.00	\$193.88	\$39,193.88	\$0.00	\$18,569.12	68%
10-531-1110	TELEPHONE	\$7,604.68	\$7,589.00	\$0.00	\$0.00	\$1,102.55	\$6,486.45	15%
10-531-1111	TELEPHONE- CELLULAR	\$1,583.77	\$2,601.00	\$304.08	\$304.08	\$0.00	\$2,296.92	12%
10-531-1120	INTERNET/CABLE	\$4,748.30	\$6,998.00	\$375.00	\$375.00	\$375.00	\$6,248.00	11%
10-531-1130	POSTAGE	\$25.01	\$208.00	\$0.00	\$0.00	\$170.30	\$37.70	82%
10-531-1210	OFFICE SUPPLIES	\$738.89	\$1,248.00	\$314.90	\$555.70	\$82.37	\$609.93	51%
10-531-1220	OFFICE EQUIPMENT (NON-CAPITAL)	\$6,038.30	\$7,000.00	\$1,661.13	\$1,661.13	\$1,750.65	\$3,588.22	49%
10-531-1221	OFFICE EQUIPMENT LEASES	\$2,883.09	\$3,152.00	\$239.94	\$719.82	\$0.00	\$2,432.18	23%
10-531-1230	OFFICE CONTRACT SERVICES	\$2,128.00	\$2,737.00	\$0.00	\$2,128.00	\$0.00	\$609.00	78%
10-531-1250	DUES & SUBSCRIPTIONS	\$1,750.48	\$2,132.00	\$84.00	\$84.00	\$15.00	\$2,033.00	5%
10-531-1310	ELECTRIC	\$20,156.98	\$26,808.00	\$2,062.55	\$3,658.07	\$294.20	\$22,855.73	15%
10-531-1320	LP GAS	\$286.09	\$520.00	\$0.00	\$22.99	\$0.00	\$497.01	4%
10-531-1330	WATER/SEWER/SOLID WASTE	\$5,033.93	\$7,362.00	\$802.29	\$861.93	\$0.00	\$6,500.07	12%
10-531-1420	OSHA/ SAFETY COMPLIANCE	\$11,281.17	\$14,090.00	\$85.38	\$256.08	\$0.00	\$13,833.92	2%
10-531-1421	SAFETY EQUIPMENT	\$9,442.68	\$68,802.00	\$534.74	\$5,054.74	\$17,028.00	\$46,719.26	32%
10-531-1422	SAFETY SUPPLIES & MATERIALS	\$1,258.30	\$3,121.00	\$198.44	\$198.44	\$391.40	\$2,531.16	19%
10-531-1430	TRAINING- REGIST & CLASS MATERIAL	\$3,059.48	\$12,484.00	\$1,003.75	\$1,003.75	\$3,418.34	\$8,061.91	35%
10-531-1431	MILEAGE	\$705.59	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-531-1432	MEALS	\$2,297.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-531-1433	LODGING	\$2,956.53	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-531-1440	UNIFORMS	\$11,384.33	\$17,076.00	\$134.71	\$206.53	\$0.00	\$16,869.47	1%

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Encumbered</i>	<i>Balance</i>	<i>% Expd</i>
10-531-1510	BUILDING MAINTENANCE	\$2,781.66	\$4,755.00	\$1,640.80	\$2,750.16	\$125.65	\$1,879.19	60%
10-531-1511	GROUND MAINT	\$688.00	\$3,641.00	\$236.11	\$636.11	\$0.00	\$3,004.89	17%
10-531-1512	JANITORIAL SUPPLIES	\$2,504.00	\$3,373.00	\$636.00	\$1,633.02	\$325.40	\$1,414.58	58%
10-531-1513	CONTRACTED SERVICES	\$5,508.93	\$8,843.00	\$56.00	\$146.00	\$0.00	\$8,697.00	2%
10-531-1610	NON-CAPITAL EQUIPMENT PURCHASE	\$35,159.00	\$39,700.00	\$750.83	\$808.81	\$2,471.39	\$36,419.80	8%
10-531-1630	EQUIPMENT MAINT & REPAIRS	\$5,687.50	\$16,230.00	\$76.89	\$104.85	\$0.00	\$16,125.15	1%
10-531-1710	AUTO FUEL	\$19,438.78	\$25,102.00	\$5,119.98	\$7,586.71	\$355.48	\$17,159.81	32%
10-531-1730	VEHICLE MAINT & REPAIRS	\$27,539.09	\$30,090.00	\$3,377.08	\$6,090.93	\$1,866.27	\$22,132.80	26%
10-531-3310	DEPARTMENT SUPPLIES & MATERIALS	\$6,041.13	\$9,364.00	\$145.30	\$872.81	\$717.39	\$7,773.80	17%
10-531-5400	INSURANCE & BONDS	\$38,329.00	\$40,666.00	\$3,800.12	\$43,358.38	\$0.00	-\$2,692.38	107%
10-531-7410	CAPITAL OUTLAY - BUILDINGS	\$156,004.47	\$29,975.00	\$26,399.00	\$26,399.00	\$3,576.00	\$0.00	100%
10-531-7420	CAPITAL OUTLAY - EQUIPMENT	\$44,472.97	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-531-7430	CAPITAL OUTLAY- VEHICLES	\$200,000.00	\$444,998.00	\$362,004.00	\$362,004.00	\$79,446.22	\$3,547.78	99%
10-531-8010	DEBT SERVICE - PRINCIPAL	\$258,479.46	\$329,602.04	\$0.00	\$170,040.03	\$0.00	\$159,562.01	52%
10-531-8011	DEBT SERVICE - INTEREST	\$86,047.88	\$86,832.94	\$0.00	\$35,118.00	\$0.00	\$51,714.94	40%
10-531-9003	HURRICANE SUPPLIES & MATERIALS	-\$73.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-531-9010	COVID-19 RESPONSE	\$4,509.42	\$0.00	\$191.80	\$191.80	\$228.07	-\$419.87	0%
	531 Total	\$2,504,166.14	\$3,255,571.68	\$554,737.60	\$1,042,361.22	\$113,739.68	\$2,099,470.78	36%
10-540-0000	PLANNING & INSPECTIONS:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-540-0200	SALARIES AND WAGES	\$334,862.88	\$352,760.00	\$27,796.79	\$68,169.35	\$0.00	\$284,590.65	19%
10-540-0201	OVERTIME	\$1,137.63	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-540-0500	FICA EXPENSE	\$25,278.15	\$27,315.00	\$2,095.07	\$5,163.77	\$0.00	\$22,151.23	19%
10-540-0600	GROUP INSURANCE EXPENSE	\$37,139.42	\$45,092.00	\$3,558.80	\$7,117.60	\$0.00	\$37,974.40	16%
10-540-0700	RETIREMENT EXPENSE	\$54,310.25	\$58,385.00	\$4,529.46	\$11,122.61	\$0.00	\$47,262.39	19%
10-540-0800	WORKERS COMPENSATION	\$5,733.00	\$6,870.00	\$0.00	\$6,500.00	\$0.00	\$370.00	95%
10-540-1230	OFFICE CONTRACT SERVICES	\$1,126.97	\$20,000.00	\$54.41	\$54.41	\$20,000.00	-\$54.41	100%
10-540-1250	DUES & SUBSCRIPTIONS	\$2,667.65	\$2,500.00	\$639.00	\$689.00	\$54.41	\$1,756.59	30%
10-540-1420	OSHA/SAFETY COMPLIANCE	\$114.88	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00	0%
10-540-1430	TRAINING-REGISTRATION & CLASS MAT'	\$2,347.55	\$8,550.00	\$70.00	\$70.00	\$921.60	\$7,558.40	12%
10-540-1431	TRAVEL MILEAGE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%

Expend Account	Description	Prior Yr Expd	Budgeted	Curr Expd	YTD Expd	Encumbered	Balance	% Expd
10-540-1432	MEALS	\$35.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-540-1433	LODGING	\$348.83	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-540-1610	NON-CAPITAL EQUIPMENT PURCHASE	\$2,091.49	\$2,000.00	-\$41.98	-\$41.98	\$63.80	\$1,978.18	1%
10-540-1710	AUTO FUEL	\$994.68	\$1,800.00	\$201.23	\$359.93	\$0.00	\$1,440.07	20%
10-540-1730	VEHICLE MAINT & REPAIRS	\$263.74	\$500.00	\$3.25	\$3.25	\$0.00	\$496.75	1%
10-540-1810	PERMITS & FEES RECURRING	\$1,660.00	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00	0%
10-540-3510	HISTORIC COMM.EXPENSE	\$0.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00	0%
10-540-3512	HISTORIC COMM-TRAVEL	\$0.00	\$1,800.00	\$0.00	\$0.00	\$0.00	\$1,800.00	0%
10-540-4510	PROFESSIONAL SERVICES	-\$7,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-540-5730	CONTINGENCIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-540-7420	CAPITAL OUTLAY-PROFESSIONAL SERVICES	\$29,169.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-540-7440	CAPITAL OUTLAY - CONTRACTED SERVICES	\$0.00	\$124,000.00	\$0.00	\$0.00	\$0.00	\$124,000.00	0%
10-540-8010	DEBT SERVICE - PRINCIPAL	\$4,951.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-540-8011	DEBT SERVICE - INTEREST	\$71.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
540 Total		\$496,805.42	\$654,872.00	\$38,906.03	\$99,207.94	\$21,039.81	\$534,624.25	18%
10-550-0000	PUBLIC SERVICE ADMINISTRATION:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-550-0200	SALARIES AND WAGES	\$219,016.24	\$225,819.00	\$17,791.06	\$43,580.69	\$0.00	\$182,238.31	19%
10-550-0500	FICA EXPENSE	\$15,632.69	\$17,864.00	\$1,277.60	\$3,167.12	\$0.00	\$14,696.88	18%
10-550-0600	GROUP INSURANCE EXPENSE	\$15,596.30	\$18,037.00	\$1,425.46	\$2,850.92	\$0.00	\$15,186.08	16%
10-550-0700	RETIREMENT	\$35,462.07	\$38,184.00	\$2,901.46	\$7,115.47	\$0.00	\$31,068.53	19%
10-550-0800	WORKERS COMPENSATION	\$0.00	\$6,002.00	\$0.00	\$6,000.00	\$0.00	\$2.00	100%
10-550-1230	OFFICE CONTRACT SERVICES	\$4,656.14	\$7,500.00	\$0.00	\$0.00	\$0.00	\$7,500.00	0%
10-550-1250	DUES AND SUBSCRIPTIONS	\$1,177.53	\$1,000.00	\$37.26	\$37.26	\$37.26	\$925.48	7%
10-550-1420	OSHA/SAFETY COMPLIANCE	\$0.00	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00	0%
10-550-1430	TRAINING - REGISTRATION & CLASS MATERIAL	\$1,225.00	\$2,725.00	\$0.00	\$0.00	\$132.00	\$2,593.00	5%
10-550-1431	TRAVEL MILEAGE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-550-1432	MEALS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-550-1433	LODGING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-550-1440	UNIFORMS	\$0.00	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00	0%
10-550-1610	NON-CAPITAL EQUIPMENT PURCHASE	\$56.29	\$150.00	\$0.00	\$0.00	\$0.00	\$150.00	0%

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Encumbered</i>	<i>Balance</i>	<i>% Expd</i>
10-550-1710	AUTO FUEL	\$324.48	\$500.00	\$48.35	\$161.80	\$0.00	\$338.20	32%
10-550-1730	VEHICLE MAINT. & REPAIRS	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00	0%
10-550-3310	DEPARTMENTAL SUPPLIES & MATERIALS	\$0.00	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00	0%
10-550-4510	PROFESSIONAL SERVICES	\$0.00	\$7,500.00	\$0.00	\$0.00	\$0.00	\$7,500.00	0%
10-550-5730	CONTINGENCY	\$0.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00	0%
	550 Total	\$293,146.74	\$327,631.00	\$23,481.19	\$62,913.26	\$169.26	\$264,548.48	19%
10-560-0000	PUBLIC WORKS:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-560-0200	SALARIES AND WAGES	\$540,391.41	\$597,480.00	\$41,098.73	\$107,324.29	\$0.00	\$490,155.71	18%
10-560-0201	OVERTIME	\$8,698.41	\$5,307.00	\$762.20	\$1,768.15	\$0.00	\$3,538.85	33%
10-560-0500	FICA EXPENSE	\$38,614.12	\$47,667.00	\$2,951.86	\$7,837.16	\$0.00	\$39,829.84	16%
10-560-0600	GROUP INSURANCE EXPENSE	\$94,456.72	\$117,237.00	\$8,550.12	\$17,812.00	\$0.00	\$99,425.00	15%
10-560-0700	RETIREMENT EXPENSE	\$87,437.11	\$99,766.00	\$6,790.58	\$17,722.39	\$0.00	\$82,043.61	18%
10-560-0800	WORKERS COMPENSATION	\$26,864.73	\$34,360.00	\$0.00	\$26,342.95	\$0.00	\$8,017.05	77%
10-560-1110	TELEPHONE	\$2,484.03	\$3,000.00	\$81.29	\$81.29	\$253.78	\$2,664.93	11%
10-560-1111	TELEPHONE- CELLULAR	\$970.19	\$0.00	\$81.27	\$81.27	\$0.00	-\$81.27	0%
10-560-1120	INTERNET\CABLE	\$5,389.57	\$4,900.00	\$444.28	\$444.28	\$444.28	\$4,011.44	18%
10-560-1130	POSTAGE	\$5,660.09	\$4,500.00	\$516.86	\$1,032.98	\$0.00	\$3,467.02	23%
10-560-1210	OFFICE SUPPLIES	\$1,440.93	\$2,125.00	\$71.18	\$71.18	\$98.16	\$1,955.66	8%
10-560-1220	OFFICE EQUIPMENT (NON-CAPITAL)	\$0.00	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00	0%
10-560-1221	OFFICE EQUIPMENT LEASE	\$3,200.38	\$3,350.00	\$266.30	\$798.90	\$0.00	\$2,551.10	24%
10-560-1230	OFFICE CONTRACT SERVICES	\$2,724.69	\$2,350.00	\$371.70	\$371.70	\$0.00	\$1,978.30	16%
10-560-1250	DUES AND SUBSCRIPTIONS	\$512.90	\$825.00	\$48.13	\$48.13	\$125.64	\$651.23	21%
10-560-1310	ELECTRIC	\$7,772.89	\$7,125.00	\$768.40	\$1,488.39	\$0.00	\$5,636.61	21%
10-560-1320	LP GAS	\$6,978.34	\$3,500.00	\$15.25	\$15.25	\$0.00	\$3,484.75	0%
10-560-1330	WATER/SEWER/SOLID WASTE	\$3,189.90	\$2,750.00	\$211.14	\$211.14	\$0.00	\$2,538.86	8%
10-560-1420	OSHA/SAFETY COMPLIANCE	\$3,613.06	\$5,800.00	\$59.15	\$255.03	\$49.94	\$5,495.03	5%
10-560-1430	TRAINING -REGISTRATION & CLASS	\$2,424.00	\$6,550.00	\$0.00	\$0.00	\$0.00	\$6,550.00	0%
10-560-1431	TRAVEL MILEAGE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-560-1432	MEALS	\$507.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-560-1433	LODGING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%

TOWN OF BEAUFORT

Statement of Revenue and Expenditures - Operating

Expend Account	Description	Prior Yr Expd	Budgeted	Curr Expd	YTD Expd	Encumbered	Balance	% Expd
10-560-1440	UNIFORMS	\$7,135.43	\$7,350.00	\$404.40	\$715.97	\$0.00	\$6,634.03	10%
10-560-1610	NON-CAPITAL EQUIPMENT PURCHASE	\$6,714.22	\$12,000.00	\$0.00	\$0.00	\$37.40	\$11,962.60	0%
10-560-1630	EQUIPMENT MAINT. & REPAIRS	\$2,977.45	\$10,500.00	\$0.00	\$0.00	\$0.00	\$10,500.00	0%
10-560-1710	AUTO FUEL	\$17,739.43	\$15,500.00	\$2,575.15	\$4,860.07	\$0.00	\$10,639.93	31%
10-560-1730	VEHICLE MAINT. & REPAIRS	\$14,989.40	\$17,000.00	\$3.25	\$422.48	\$138.78	\$16,438.74	3%
10-560-1820	PERMITS & FEES - ONE TIME	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-560-3310	DEPARTMENT SUPPLIES & MATERIAL	\$4,250.34	\$8,150.00	\$472.16	\$619.79	\$0.00	\$7,530.21	8%
10-560-3811	STREET CONT. SERVICES	\$2,902.50	\$8,000.00	\$0.00	\$0.00	\$0.00	\$8,000.00	0%
10-560-3812	STREET SUPPLIES & MAT'L	\$10,067.09	\$10,000.00	\$1,887.18	\$2,609.76	\$26.18	\$7,364.06	26%
10-560-3814	SIDEWALKS & MULTI-MODAL	\$18,422.69	\$19,100.00	\$61.33	\$61.33	\$0.00	\$19,038.67	0%
10-560-4550	CONTRACT SERVICES	\$9,313.50	\$12,000.00	\$0.00	\$0.00	\$0.00	\$12,000.00	0%
10-560-4552	MOSQUITO CONTROL	\$0.00	\$2,500.00	\$14.99	\$14.99	\$0.00	\$2,485.01	1%
10-560-4590	DREDGING EXPENSE	\$85,400.95	\$85,000.00	\$0.00	\$0.00	\$0.00	\$85,000.00	0%
10-560-5400	INSURANCE	\$19,340.92	\$19,890.00	\$369.32	\$15,348.72	\$0.00	\$4,541.28	77%
10-560-5730	CONTINGENCIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-560-5900	STREET LIGHTS	\$127,854.29	\$147,750.00	\$10,688.73	\$21,371.85	\$0.00	\$126,378.15	14%
10-560-7430	CAPITAL OUTLAY - VEHICLES	\$247,368.99	\$50,000.00	\$0.00	\$0.00	\$0.00	\$50,000.00	0%
10-560-7440	CAPITAL OUTLAY - OTHER STRUCTURES	\$75,738.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-560-8010	DEBT SERVICES-PRINCIPAL	\$245,000.00	\$245,000.00	\$0.00	\$0.00	\$0.00	\$245,000.00	0%
10-560-8011	DEBT SERVICES-INTEREST	\$83,692.00	\$77,714.00	\$0.00	\$0.00	\$41,846.00	\$35,868.00	54%
560 Total		\$1,822,338.46	\$1,698,046.00	\$79,564.95	\$229,731.44	\$43,020.16	\$1,425,294.40	16%
10-570-0000	SANITATION:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-570-1310	ELECTRIC FOR COMPACTOR	\$579.53	\$1,020.00	\$45.43	\$92.36	\$0.00	\$927.64	9%
10-570-1630	EQUIPMENT MAINT.	\$73.59	\$1,500.00	\$194.66	\$194.66	\$0.00	\$1,305.34	13%
10-570-1710	AUTO FUEL	\$12,691.28	\$12,000.00	\$2,280.91	\$4,640.98	\$0.00	\$7,359.02	39%
10-570-1730	VEHICLE MAINTENANCE	\$3,379.40	\$1,020.00	\$17.66	\$17.66	\$0.00	\$1,002.34	2%
10-570-4520	COLLECTION CONTRACTED SV WBD ROLLOUT	\$25,053.36	\$26,045.00	\$2,238.33	\$2,238.33	\$2,238.33	\$21,568.34	17%
10-570-4521	COLLECTION CONTRACTSVCS RESROLLOUT SV	\$467,431.56	\$476,766.00	\$38,842.37	\$38,842.37	\$39,652.30	\$398,271.33	16%
10-570-4550	CONTRACTOR SERVICES	\$0.00	\$5,000.00	\$160.00	\$160.00	\$0.00	\$4,840.00	3%
10-570-4560	RECYCLING DISPOSAL WBD CARDBOARD ONL	\$7,630.59	\$7,500.00	\$686.40	\$686.40	\$686.40	\$6,127.20	18%

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Encumbered</i>	<i>Balance</i>	<i>% Expd</i>
10-570-4561	SOLID WASTE DISPOSAL RES BULK SERVICE	\$39,958.28	\$42,585.00	\$4,262.09	\$4,262.09	\$3,466.46	\$34,856.45	18%
10-570-4562	YARD DEBRIS DISPOSAL FEE DEE GARNER	\$54,431.99	\$58,470.00	\$7,440.00	\$13,790.00	\$0.00	\$44,680.00	24%
10-570-4563	SOLID WASTE DISPOSAL WBD COMPACTOR FI	\$34,862.32	\$31,750.00	\$3,682.64	\$3,701.63	\$3,002.23	\$25,046.14	21%
10-570-8010	DEBT SERVICES- PRINCIPAL (GRAPPLE TRUCK	\$38,917.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-570-8011	DEBT SERVICES - INTEREST (GRAPPLE TRUCK	\$496.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
570 Total		\$685,505.80	\$663,656.00	\$59,850.49	\$68,626.48	\$49,045.72	\$545,983.80	18%
10-580-0000	STORMWATER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-580-1610	NON-CAPITAL EQUIPMENT PURCHASES	\$20,256.13	\$25,500.00	\$141.51	\$1,878.57	\$0.00	\$23,621.43	7%
10-580-1630	EQUIPMENT MAINT & REPAIRS	\$0.00	\$7,500.00	\$604.74	\$964.34	\$0.00	\$6,535.66	13%
10-580-1710	AUTO FUEL	\$5,823.22	\$10,800.00	\$0.00	\$0.00	\$0.00	\$10,800.00	0%
10-580-3310	DEPARTMENT SUPPLIES & MATERIALS	\$0.00	\$7,500.00	\$358.27	\$1,198.27	\$364.01	\$5,937.72	21%
10-580-4550	CONTRACT SERVICES	\$45,512.04	\$42,750.00	\$0.00	\$0.00	\$0.00	\$42,750.00	0%
580 Total		\$71,591.39	\$94,050.00	\$1,104.52	\$4,041.18	\$364.01	\$89,644.81	5%
10-620-0000	FACILITIES & GROUND MAINT:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-620-0200	SALARIES AND WAGES	\$0.00	\$9,000.00	\$0.00	\$0.00	\$0.00	\$9,000.00	0%
10-620-1510	TOWN HALL BLDG MAINT	\$53,434.36	\$87,600.00	\$90.10	\$183.64	\$287.15	\$87,129.21	1%
10-620-1511	TOWN HALL GROUND MAINT	\$0.00	\$510.00	\$0.00	\$0.00	\$0.00	\$510.00	0%
10-620-1512	TOWN HALL JANITORIAL SUPPLIES	\$1,229.39	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-620-1513	TOWN HALL CONTRACTED SERVICES	\$577.99	\$2,025.00	\$0.00	\$135.00	\$0.00	\$1,890.00	7%
10-620-1520	TRAIN DEPOT BLDG MAINT	\$1,501.64	\$55,000.00	\$0.00	\$0.00	\$0.00	\$55,000.00	0%
10-620-1522	TRAIN DEPOT JANITORIAL SUPPLIES	\$186.79	\$1,000.00	\$383.00	\$383.00	\$0.00	\$617.00	38%
10-620-1530	POLICE DEPT BLDG MAINT	\$13,614.86	\$15,000.00	\$24.99	\$52.97	\$0.00	\$14,947.03	0%
10-620-1532	POLICE DEPT JANITORIAL SUPPLIES	\$434.65	\$800.00	\$0.00	\$0.00	\$0.00	\$800.00	0%
10-620-1533	POLICE DEPT CONTRACTED SERVICES	\$750.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-620-1540	PUBLIC WORKS BLDG MAINT	\$5,751.32	\$11,000.00	\$0.00	\$53.35	\$0.00	\$10,946.65	0%
10-620-1541	PUBLIC WORKS GROUND MAINT	\$510.64	\$765.00	\$0.00	\$0.00	\$0.00	\$765.00	0%
10-620-1542	PUBLIC WORKS JANITORIAL SUPPLIES	\$33.45	\$510.00	\$0.00	\$0.00	\$0.00	\$510.00	0%
10-620-1550	CEMETERY MAINTENANCE	\$18,521.15	\$50,000.00	\$3,241.24	\$3,272.10	\$0.00	\$46,727.90	7%
10-620-1560	PUBLIC RESTROOM BLDG MAINT	\$5,518.06	\$6,100.00	\$661.86	\$671.44	\$0.00	\$5,428.56	11%
10-620-1562	PUBLIC RESTROOM JANITORIAL SUPPLY	\$7,987.96	\$10,000.00	\$1,543.39	\$2,996.29	\$0.00	\$7,003.71	30%

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Encumbered</i>	<i>Balance</i>	<i>% Expd</i>
10-620-1570	PARKS MAINTENANCE	\$15,869.28	\$20,000.00	\$1,393.20	\$2,316.91	\$0.00	\$17,683.09	12%
10-620-1571	RJP PARK MAINTENANCE	\$11,329.36	\$17,000.00	\$1,204.57	\$3,169.13	\$195.57	\$13,635.30	20%
10-620-1572	TOPSAIL PARK IMPROVEMENTS	\$7,955.14	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00	0%
10-620-1573	PARKS CONTRACTED SERVICE	\$5,800.69	\$35,000.00	\$153.37	\$533.11	\$0.00	\$34,466.89	2%
10-620-1580	DOCKS AND BOARDWALK MAINT	\$3,865.56	\$5,600.00	\$46.94	\$146.07	\$0.00	\$5,453.93	3%
10-620-1590	PUBLIC R.O.W. MAINT	\$15,378.35	\$15,750.00	\$1,150.00	\$3,493.92	\$0.00	\$12,256.08	22%
10-620-1591	TREES	\$11,671.15	\$15,000.00	\$0.00	\$0.00	\$0.00	\$15,000.00	0%
10-620-1610	NON CAPITAL EQUIPMENT PURCHASE	\$1,832.25	\$2,550.00	\$0.00	\$0.00	\$358.57	\$2,191.43	14%
10-620-1630	EQUIPMENT MAINT & REPAIRS	\$1,816.01	\$2,550.00	\$412.73	\$412.73	\$0.00	\$2,137.27	16%
10-620-3310	DEPARTMENTAL SUPPLIES & MATERIALS	\$235.10	\$4,200.00	\$0.00	\$0.00	\$0.00	\$4,200.00	0%
10-620-4550	CONTRACT SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-620-7420	CAPITAL OUTLAY/EQUIPMENT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
	620 Total	\$185,805.20	\$369,460.00	\$10,305.39	\$17,819.66	\$841.29	\$350,799.05	5%
10-700-0000	NON-DEPARTMENTAL:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-700-0200	GENERAL ADJUSTMENTS-FOR BUDGET PURPOSES	\$0.00	\$101,317.00	\$0.00	\$0.00	\$0.00	\$101,317.00	0%
10-700-0206	MERIT AWARDS	\$0.00	\$81,372.00	\$0.00	\$0.00	\$0.00	\$81,372.00	0%
10-700-1000	PUBLIC INFORMATION	\$0.00	\$5,500.00	\$0.00	\$0.00	\$0.00	\$5,500.00	0%
10-700-1120	INTERNET- FIBER HUB CONNECTION	\$7,347.26	\$8,400.00	\$630.38	\$630.38	\$630.38	\$7,139.24	15%
10-700-1130	INFORMATION TECHNOLOGY SERVICES	\$63,724.89	\$64,200.00	\$4,796.57	\$16,793.14	\$0.00	\$47,406.86	26%
10-700-1250	EURY'S LANDING CONDOMINIUM ANNUAL DUES	\$800.00	\$800.00	\$0.00	\$0.00	\$0.00	\$800.00	0%
10-700-1410	HUMAN RESOURCES - EMPLOYMENT	\$42,096.68	\$23,000.00	\$1,577.00	\$9,245.15	\$0.00	\$13,754.85	40%
10-700-1420	HUMAN RESOURCES - TRAINING	\$6,677.45	\$7,500.00	\$0.00	\$0.00	\$0.00	\$7,500.00	0%
10-700-1430	HUMAN RESOURCES- EMPLOYEE ADVERTISING	\$0.00	\$2,500.00	\$524.00	\$524.00	\$100.00	\$1,876.00	25%
10-700-1440	HUMAN RESOURCES- EMPLOYEE ASSISTANCE	\$0.00	\$1,800.00	\$0.00	\$0.00	\$0.00	\$1,800.00	0%
10-700-1450	EMPLOYEE ENGAGEMENT	\$22,758.93	\$30,000.00	\$0.00	\$93.91	\$1,183.07	\$28,723.02	4%
10-700-1592	WBD PROJECTS	\$18,896.13	\$72,550.00	\$19,129.91	\$19,557.68	\$100.31	\$52,892.01	27%
10-700-4510	PROFESSIONAL SERVICES	\$87,148.95	\$210,550.00	\$21,543.50	\$21,543.50	\$8,872.50	\$180,134.00	14%
10-700-4530	LEGAL SERVICES	\$203,424.57	\$181,000.00	\$17,271.08	\$33,935.33	\$0.00	\$147,064.67	19%
10-700-5600	CONTRIBUTIONS TO OTHER AGENCIES	\$2,100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-700-5730	CONTINGENCY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%

Statement of Revenue and Expenditures - Operating

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Encumbered</i>	<i>Balance</i>	<i>% Expd</i>
10-700-7430	CAPITAL OUTLAY - VEHICLES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-700-8010	DEBT SERVICE - PRINCIPAL	\$100,000.00	\$100,000.00	\$0.00	\$100,000.00	\$0.00	\$0.00	100%
10-700-8011	DEBT SERVICE - INTEREST	\$16,419.37	\$13,448.00	\$0.00	\$7,415.97	\$0.00	\$6,032.03	55%
10-700-9010	COVID-19 RESPONSE	\$1,493.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
700 Total		\$572,887.46	\$903,937.00	\$65,472.44	\$209,739.06	\$10,886.26	\$683,311.68	24%
10-800-0000	GENERAL FUND TRANSFERS:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-800-0064	TRANSFER TO CAPITAL PROJECTS	\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
10-800-8000	TRANSFER TO CAPITAL RESERVE	\$263,608.00	\$239,639.00	\$0.00	\$0.00	\$0.00	\$239,639.00	0%
800 Total		\$363,608.00	\$239,639.00	\$0.00	\$0.00	\$0.00	\$239,639.00	0%
General Fund Expend Total		\$10,369,088.43	\$12,379,804.00	\$1,101,484.75	\$2,480,609.94	\$512,791.07	\$9,386,402.99	24%

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General Fund

	<u>Prior</u>	<u>Current</u>	<u>YTD</u>
Revenue:	\$12,767,761.09	\$364,096.58	\$667,379.95
Expended:	\$10,369,088.43	\$1,101,484.75	\$2,480,609.94
Net Income:	\$2,398,672.66	-\$737,388.17	-\$1,813,229.99

<i>Revenue Account</i>	<i>Description</i>	<i>Prior Yr Rev</i>	<i>Anticipated</i>	<i>Curr Rev</i>	<i>YTD Rev</i>	<i>Excess/Deficit</i>	<i>% Real</i>
40-303-0009	GRANTS NC	\$22,250.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
40-305-0001	REVENUE ACCOUNT REGULAR - WATER USAC	\$1,325,907.94	\$1,303,046.00	\$132,669.20	\$262,681.18	-\$1,040,364.82	20%
40-305-0002	REVENUE ACCOUNT REGULAR - SEWER USAC	\$3,175,300.81	\$3,138,579.00	\$312,308.86	\$614,789.41	-\$2,523,789.59	20%
40-305-0003	WATER TAP IN FEES	\$131,250.00	\$56,000.00	\$7,000.00	\$13,875.00	-\$42,125.00	25%
40-305-0004	SEWER TAP IN FEE	\$95,250.00	\$60,000.00	\$750.00	\$6,000.00	-\$54,000.00	10%
40-305-0005	ACCOUNT SERVICE CHARGES	\$10,530.00	\$10,000.00	\$1,455.00	\$3,395.00	-\$6,605.00	34%
40-305-0008	LATE FEES - WATER	\$14,166.46	\$40,000.00	\$4,326.23	\$9,345.55	-\$30,654.45	23%
40-305-0009	LATE FEES - SEWER/GREASE	\$46.88	\$0.00	\$6.33	\$12.66	\$12.66	0%
40-305-0010	RETURNED CHECK FEES - WATER	\$250.00	\$0.00	\$50.00	\$125.00	\$125.00	0%
40-305-0012	TEMPORARY UTILITY USE CHARGE	\$2,100.00	\$1,000.00	\$25.00	\$625.00	-\$375.00	62%
40-305-0013	SPRINKLER FEES	\$4,458.75	\$4,000.00	\$0.00	\$0.00	-\$4,000.00	0%
40-305-0014	SEWER ALLOCATION REQUEST FEE	\$1,250.00	\$0.00	\$50.00	\$100.00	\$100.00	0%
40-307-0001	INVESTMENT EARNINGS-WATER	\$4,031.63	100	\$0.00	\$0.00	\$0.00	0%

Statement of Revenue and Expenditures - Operating

<i>Revenue Account</i>	<i>Description</i>	<i>Prior Yr Rev</i>	<i>Anticipated</i>	<i>Curr Rev</i>	<i>YTD Rev</i>	<i>Excess/Deficit</i>	<i>% Real</i>
40-307-0011	APP.UNRESTRICTED FUND BALANCE	\$0.00	\$19,930.00	\$0.00	\$0.00	-\$19,930.00	0%
40-329-0065	TRANSFER FROM CRF	\$90,000.00	\$60,000.00	\$0.00	\$0.00	-\$60,000.00	0%
Utility Fund Revenue Total		\$4,876,792.47	\$4,692,555.00	\$458,640.62	\$910,948.80	-\$3,781,606.20	19%

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Encumbered</i>	<i>Balance</i>	<i>% Expd</i>
40-800-0032	TRANSFER TO FUND EQUITY	\$0.00	\$54,361.00	\$0.00	\$0.00	\$0.00	\$54,361.00	0%
40-800-0206	MERIT AWARDS	\$0.00	\$20,250.00	\$0.00	\$0.00	\$0.00	\$20,250.00	0%
40-800-1240	CONTRIBUTION TO GF FOR ADMIN SERVICES	\$624,000.00	\$400,000.00	\$0.00	\$0.00	\$0.00	\$400,000.00	0%
40-800-8000	TRANSFER TO CAPITAL RESERVE	\$350,000.00	\$355,855.00	\$0.00	\$0.00	\$0.00	\$355,855.00	0%
800 Total		\$974,000.00	\$830,466.00	\$0.00	\$0.00	\$0.00	\$830,466.00	0%
40-810-0000	SEWER DEPARTMENT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
40-810-0200	SALARIES AND WAGES	\$488,453.16	\$505,447.00	\$36,068.08	\$93,743.71	\$0.00	\$411,703.29	19%
40-810-0201	OVERTIME	\$46,935.24	\$50,141.00	\$4,481.14	\$10,113.29	\$0.00	\$40,027.71	20%
40-810-0500	FICA EXPENSE	\$38,451.38	\$42,559.00	\$2,959.09	\$7,644.06	\$0.00	\$34,914.94	18%
40-810-0600	GROUP INSURANCE EXPENSE	\$60,534.50	\$72,146.00	\$4,982.32	\$10,676.40	\$0.00	\$61,469.60	15%
40-810-0700	RETIREMENT EXPENSE	\$40,013.67	\$91,545.00	\$6,601.62	\$16,937.96	\$0.00	\$74,607.04	19%
40-810-0800	WORKERS COMPENSATION	\$10,634.66	\$14,072.00	\$0.00	\$14,072.00	\$0.00	\$0.00	100%
40-810-1110	TELEPHONE	\$9,673.10	\$9,300.00	\$498.08	\$996.16	\$460.74	\$7,843.10	16%
40-810-1111	TELEPHONE-CELLULAR	\$819.41	\$741.00	\$195.30	\$195.30	\$0.00	\$545.70	26%
40-810-1120	INTERNET/CABLE	\$4,496.67	\$5,200.00	\$374.28	\$374.28	\$374.28	\$4,451.44	14%
40-810-1130	POSTAGE	\$6,883.58	\$4,800.00	\$741.12	\$1,257.24	\$311.36	\$3,231.40	33%
40-810-1210	OFFICE SUPPLIES	\$1,174.76	\$1,500.00	\$37.35	\$37.35	\$0.00	\$1,462.65	2%
40-810-1230	OFFICE CONTRACT SERVICES	\$2,161.04	\$2,000.00	\$243.29	\$427.69	\$0.00	\$1,572.31	21%
40-810-1250	DUES & SUBSCRIPTIONS	\$976.67	\$1,300.00	\$45.99	\$101.67	\$18.14	\$1,180.19	9%
40-810-1310	ELECTRIC	\$189,650.17	\$203,796.00	\$18,223.33	\$32,655.28	\$652.17	\$170,488.55	16%
40-810-1330	WATER/SEWER/SOLID WASTE	\$791.90	\$1,000.00	\$523.12	\$523.12	\$0.00	\$476.88	52%
40-810-1420	OSHA/SAFETY COMPLIANCE	\$3,974.20	\$3,100.00	\$275.81	\$452.95	\$0.00	\$2,647.05	15%
40-810-1430	TRAINING - REGISTRATION & CLASS MA	\$2,990.18	\$3,700.00	\$85.00	\$85.00	\$0.00	\$3,615.00	2%
40-810-1431	TRAVEL MILEAGE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
40-810-1432	MEALS	\$142.94	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Encumbered</i>	<i>Balance</i>	<i>% Expd</i>
40-810-1433	LODGING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
40-810-1434	EMPLOYEE DEVELOPMENT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
40-810-1440	UNIFORMS	\$5,333.66	\$5,100.00	\$694.15	\$1,119.07	\$0.00	\$3,980.93	22%
40-810-1510	BUILDING MAINT	\$11,969.60	\$15,500.00	\$0.00	\$178.03	\$0.00	\$15,321.97	1%
40-810-1512	JANITORIAL SUPPLIES	\$1,755.83	\$1,000.00	\$37.98	\$37.98	\$76.83	\$885.19	11%
40-810-1610	NON-CAPITAL EQUIPMENT PURCHASE	\$33,703.69	\$52,300.00	\$0.00	\$0.00	\$394.65	\$51,905.35	1%
40-810-1630	EQUIPMENT MAINT & REPAIRS	\$82,412.27	\$101,163.00	\$951.03	\$2,831.19	\$1,206.28	\$97,125.53	4%
40-810-1710	AUTO FUEL	\$15,240.64	\$17,600.00	\$1,843.06	\$3,085.31	\$0.00	\$14,514.69	18%
40-810-1730	VEHICLE MAINT & REPAIRS	\$7,389.26	\$6,000.00	\$3.25	\$149.88	\$0.00	\$5,850.12	2%
40-810-1810	PERMITS & FEES - RECCURING	\$7,410.00	\$8,260.00	\$0.00	\$2,560.00	\$0.00	\$5,700.00	31%
40-810-1830	COMPLIANCE TESTING	\$8,903.43	\$10,000.00	\$474.00	\$948.00	\$0.00	\$9,052.00	9%
40-810-3310	DEPARTMENT SUPPLIES & MATERIALS - SEWE	\$36,556.03	\$34,000.00	\$3,549.89	\$4,665.85	\$21.30	\$29,312.85	14%
40-810-3311	DEPARTMENT SUPPLIES & MATERIALS -WWTP	\$50,357.58	\$46,725.00	\$7,636.75	\$13,555.88	\$179.54	\$32,989.58	29%
40-810-4510	PROFESSIONAL SERVICES	\$123,900.82	\$85,000.00	\$0.00	\$0.00	\$8,750.00	\$76,250.00	10%
40-810-4550	CONTRACT SERVICES	\$62,019.55	\$143,290.00	\$1,239.84	\$1,239.84	\$66,688.78	\$75,361.38	47%
40-810-4560	STREET PATCHING FOR UTILITY REPAIRS	\$0.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$10,000.00	0%
40-810-5400	INSURANCE	\$52,234.36	\$64,000.00	\$0.00	\$58,731.43	\$0.00	\$5,268.57	92%
40-810-5730	CONTINGENCIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
40-810-7420	CAPITAL OUTLAY - EQUIPMENT	\$887.00	\$80,000.00	\$0.00	\$0.00	\$0.00	\$80,000.00	0%
40-810-7430	CAPITAL OUTLAY - VEHICLES	\$113,894.93	\$49,200.00	\$0.00	\$0.00	\$0.00	\$49,200.00	0%
40-810-7440	CAPITAL OUTLAY - CONTRACTED SERVICES	\$0.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$50,000.00	0%
40-810-8010	DEBT SERVICE-PRINCIPAL	-\$0.63	\$1,029,525.00	\$0.00	\$0.00	\$0.00	\$1,029,525.00	0%
40-810-8011	DEBT SERVICE-INTEREST	\$164,757.46	\$146,158.00	\$0.00	\$0.00	\$0.00	\$146,158.00	0%
810 Total		\$1,687,482.71	\$2,967,168.00	\$92,764.87	\$279,395.92	\$79,134.07	\$2,608,638.01	12%
40-812-0000	WATER DEPARTMENT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
40-812-0200	SALARIES AND WAGES	\$248,395.18	\$231,200.00	\$20,266.21	\$44,874.36	\$0.00	\$186,325.64	19%
40-812-0201	OVERTIME	\$0.00	\$16,979.00	\$0.00	\$0.00	\$0.00	\$16,979.00	0%
40-812-0500	FICA EXPENSE	\$18,956.68	\$19,050.00	\$1,532.85	\$3,405.24	\$0.00	\$15,644.76	18%
40-812-0600	GROUP INSURANCE EXPENSE	\$30,081.56	\$36,073.00	\$2,847.04	\$4,982.32	\$0.00	\$31,090.68	14%
40-812-0700	RETIREMENT EXPENSE	\$40,573.50	\$40,962.00	\$3,295.31	\$7,310.52	\$0.00	\$33,651.48	18%

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Encumbered</i>	<i>Balance</i>	<i>% Expd</i>
40-812-0800	WORKERS COMPENSATION	\$8,400.00	\$7,567.00	\$0.00	\$7,297.00	\$0.00	\$270.00	96%
40-812-1110	TELEPHONE	\$1,593.00	\$2,040.00	\$0.00	\$0.00	\$248.70	\$1,791.30	12%
40-812-1111	TELEPHONE-CELLULAR	\$787.47	\$800.00	\$132.06	\$132.06	\$0.00	\$667.94	17%
40-812-1120	INTERNET/CABLE	\$3,896.79	\$3,700.00	\$324.29	\$324.29	\$324.29	\$3,051.42	18%
40-812-1130	POSTAGE	\$5,916.25	\$4,600.00	\$519.80	\$1,035.92	\$0.00	\$3,564.08	23%
40-812-1210	OFFICE SUPPLIES	\$451.31	\$1,000.00	\$0.00	\$10.99	\$0.00	\$989.01	1%
40-812-1230	OFFICE CONTRACT SERVICES	\$3,402.81	\$3,000.00	\$250.87	\$435.26	\$0.00	\$2,564.74	15%
40-812-1250	DUES AND SUBSCRIPTIONS	\$983.46	\$2,000.00	\$27.84	\$27.84	\$0.00	\$1,972.16	1%
40-812-1310	ELECTRIC	\$47,816.50	\$48,300.00	\$4,456.04	\$8,932.41	\$0.00	\$39,367.59	18%
40-812-1320	LP GAS	\$465.94	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00	0%
40-812-1330	WATER/SEWER/SOLID WASTE	\$829.97	\$750.00	\$60.79	\$60.79	\$0.00	\$689.21	8%
40-812-1420	OSHA/SAFETY COMPLIANCE	\$814.55	\$1,500.00	\$36.10	\$45.95	\$0.00	\$1,454.05	3%
40-812-1430	TRAINING -REGISTRATION&CLASS MAT'L	\$631.92	\$3,000.00	\$0.00	\$0.00	\$0.00	\$3,000.00	0%
40-812-1431	TRAVEL MILEAGE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
40-812-1432	MEALS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
40-812-1434	EMPLOYEE DEVELOPMENT	\$0.00	\$3,000.00	\$0.00	\$0.00	\$0.00	\$3,000.00	0%
40-812-1440	UNIFORMS	\$2,056.95	\$2,600.00	\$133.37	\$211.37	\$29.37	\$2,359.26	9%
40-812-1510	BUILDING MAINT	\$3,696.08	\$2,000.00	\$177.87	\$177.87	\$0.00	\$1,822.13	9%
40-812-1512	JANITORIAL SUPPLIES	\$59.63	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00	0%
40-812-1610	NON-CAPITAL EQUIPMENT PURCHASES	\$1,612.70	\$3,000.00	\$0.00	\$0.00	\$0.00	\$3,000.00	0%
40-812-1630	EQUIPMENT MAINT. & REPAIRS	\$3,452.80	\$20,000.00	\$2,850.00	\$3,011.16	\$3,441.24	\$13,547.60	32%
40-812-1710	AUTO FUEL	\$8,380.91	\$7,500.00	\$5,053.69	\$6,498.57	\$0.00	\$1,001.43	87%
40-812-1730	VEHICLE MAINT. & REPAIRS	\$2,232.60	\$4,000.00	\$36.25	\$780.07	\$0.00	\$3,219.93	20%
40-812-1810	PERMITS & FEES - REOCCURING	\$3,565.00	\$4,575.00	\$0.00	\$0.00	\$0.00	\$4,575.00	0%
40-812-1830	COMPLIANCE TESTING	\$5,423.00	\$13,000.00	\$4,480.00	\$4,480.00	\$0.00	\$8,520.00	34%
40-812-3310	DEPARTMENT SUPPLIES & MATERIALS - METE	\$54,078.64	\$57,000.00	\$276.50	\$473.45	\$33,120.00	\$23,406.55	59%
40-812-3311	DEPARTMENT SUPPLIES & MATERIALS -PLANT	\$96,239.83	\$80,000.00	\$12,650.79	\$14,750.31	\$0.00	\$65,249.69	18%
40-812-4550	CONTRACT SERVICES	\$29,461.61	\$61,442.00	\$27,226.74	\$27,226.74	\$32.74	\$34,182.52	44%
40-812-4560	STREET PATCHING FOR UTILITY REPAIRS	\$29,250.00	\$23,000.00	\$17,500.00	\$17,500.00	\$0.00	\$5,500.00	76%
40-812-4570	COUNTY WATER PURCHASE	\$54,975.23	10343,120.00	\$4,758.67	\$9,543.60	\$0.00	\$33,576.40	22%

Statement of Revenue and Expenditures - Operating

<i>Expend Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>Curr Expd</i>	<i>YTD Expd</i>	<i>Encumbered</i>	<i>Balance</i>	<i>% Expd</i>
40-812-5400	INSURANCE	\$18,217.47	\$23,184.00	\$0.00	\$22,993.12	\$0.00	\$190.88	99%
40-812-5730	CONTINGENCIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
40-812-7430	CAPITAL OUTLAY-VEHICLES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
40-812-7440	CAPITAL OUTLAY - CONT. SERVICES	\$87,263.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
40-812-8010	DEBT SERVICE - PRINCIPAL	\$0.10	\$97,311.00	\$0.00	\$0.00	\$0.00	\$97,311.00	0%
40-812-8011	DEBT SERVICE - INTEREST	\$28,482.64	\$26,418.00	\$0.00	\$0.00	\$0.00	\$26,418.00	0%
812 Total		\$842,445.50	\$894,921.00	\$108,893.08	\$186,521.21	\$37,196.34	\$671,203.45	25%
Utility Fund Expend Total		\$3,503,928.21	\$4,692,555.00	\$201,657.95	\$465,917.13	\$116,330.41	\$4,110,307.46	12%

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Utility Fund

	<u>Prior</u>	<u>Current</u>	<u>YTD</u>
Revenue:	\$4,876,792.47	\$458,640.62	\$910,948.80
Expended:	\$3,503,928.21	\$201,657.95	\$465,917.13
Net Income:	\$1,372,864.26	\$256,982.67	\$445,031.67

<i>Revenue Account</i>	<i>Description</i>	<i>Prior Yr Rev</i>	<i>Anticipated</i>	<i>Curr Rev</i>	<i>YTD Rev</i>	<i>Excess/Deficit</i>	<i>% Real</i>
60-305-0000	WATER CAPACITY FEES	\$19,352.00	\$0.00	\$1,428.00	\$3,965.00	\$3,965.00	0%
60-305-0001	SEWER CAPACITY FEES	\$170,641.00	\$0.00	\$16,572.00	\$23,587.00	\$23,587.00	0%
60-307-0001	INVESTMENT EARNINGS	\$628.86	\$0.00	\$0.00	\$0.00	\$0.00	0%
Impact Fee Fund Revenue Total		\$190,621.86	\$0.00	\$18,000.00	\$27,552.00	\$27,552.00	0%

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Impact Fee Fund

	<u>Prior</u>	<u>Current</u>	<u>YTD</u>
Revenue:	\$190,621.86	\$18,000.00	\$27,552.00
Expended:	\$0.00	\$0.00	\$0.00
Net Income:	\$190,621.86	\$18,000.00	\$27,552.00

Grand Totals

	<u>Prior</u>	<u>Current</u>	<u>YTD</u>
Revenue:	\$17,835,175.42	\$840,737.20	\$1,605,880.75
Expended:	\$13,873,016.64	\$1,303,142.70	\$3,575,648.55
Net Income:	\$3,962,158.78	-\$462,405.50	-\$1,969,767.80

Comparison of FY 19,20,21,22 Sales and Use Tax Distributions								
Sales Month	Collection Month	Distribution Month	Distribution Amount FY 2019	Distribution Amount FY 2020	Distribution Amount FY 2021	Distribution Amount FY 2022	% change from PY	
July	August	October	\$102,279	\$154,624	\$198,338	\$228,391	15%	
August	September	November	\$118,261	\$147,895	\$158,529	\$217,102	37%	
September	October	December	\$104,910	\$132,455	\$173,832	\$205,782	18%	
October	November	January	\$113,279	\$130,905	\$162,919	\$194,343	19%	
November	December	February	\$118,047	\$116,991	\$155,965	\$191,363	23%	
December	January	March	\$112,470	\$133,544	\$177,189	\$215,076	21%	
January	February	April	\$91,523	\$110,330	\$137,779	\$150,659	9%	
February	March	May	\$96,640	\$96,305	\$136,463	\$172,209	26%	
March	April	June	\$127,685	\$127,868	\$191,746	\$217,795	14%	
April	May	July	\$123,099	\$110,588	\$190,518	\$221,813	16%	
May	June	August	\$145,214	\$158,801	\$210,430	\$232,434	10%	
June	July	September	<u>\$150,652</u>	<u>\$202,009</u>	<u>\$250,816</u>	<u>\$267,403</u>	7%	
Total			<u>\$1,404,059</u>	<u>\$1,622,314</u>	<u>\$2,144,525</u>	<u>\$2,514,371</u>		