



AGREED-UPON PROCEDURES REPORT • CALENDAR YEAR 2024 AND 2025

Jekyll Island Authority Agreed Upon Procedures - Leases Jekyll Island, Georgia

Including Independent Accountant's Report

Greg S. Griffin | State Auditor



DOAA

Georgia Department
of Audits & Accounts



INDEPENDENT ACCOUNTANT'S REPORT ON AGREED-UPON PROCEDURES

Members of the Board of the Jekyll Island Authority
Mr. Mark Williams, Executive Director

We have performed the procedures enumerated below, which were agreed to by management of the Jekyll Island Authority (Authority), solely to assist you in evaluating compliance by businesses located on Jekyll Island with the lease agreements between the Authority and the businesses. This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The entity has acknowledged that the procedures are appropriate to meet the intended purpose. The procedures performed may not address all of the items of interest to a user of this report and may not meet the needs of all users in this report, and, as such, users are responsible for determining whether the procedures performed are appropriate and for their purposes.

The procedures and associated findings are:

1. Review the monthly gross revenue reports for the businesses selected by the Authority and reperform the Authority's review of the mathematical accuracy of the reports for each month in calendar years 2024 and 2025.

Of the nineteen (19) businesses reviewed, seventeen (17) businesses submitted mathematically accurate monthly reports of gross income. One (1) business did not submit monthly reports for one or more months in calendar years 2024 and 2025, and one (1) business did not submit any monthly revenue reports.

2. Compare the categories of revenue shown on the monthly revenue reports to the applicable lease agreement for calendar years 2024 and 2025 for businesses selected in Procedure 1.

Of the nineteen (19) businesses reviewed, seventeen (17) businesses included all categories of revenue in the monthly reports submitted. One (1) business did not submit monthly reports for one or more months in calendar years 2024 and 2025 and one (1) business did not submit any monthly reports for calendar years 2024 and 2025, resulting in accountants being unable to confirm the revenue categories to those in the lease agreements.

3. Review the percentage rent calculations provided by the Authority and compare the amounts used in the calculations to the underlying accounting records of the businesses and reperform the percentage rent calculations based on the applicable terms for each month in calendar years 2024 and 2025.

Of the nineteen (19) businesses reviewed, seven (7) businesses had no overpayments or underpayments calculated for 2024 or 2025. Two (2) businesses had net underpayments totaling \$31,907.67 for 2024 and 2025, one (1) business had a net underpayment totaling \$56.36 for 2024, three (3) businesses had net underpayments totaling \$9,903.92 for 2025, one (1) business had net overpayments totaling \$777.80 for 2024 and 2025, one (1) business had an overpayment totaling \$62.25 for 2024 and an underpayment totaling \$10.81 for 2025. For the remaining four (4) businesses, there was inadequate supporting documentation to complete the procedure.

4. Compare the amount reported on the revenue section of the profit and loss statement for the businesses selected by the Authority against the State sales and use reports for each month the businesses were leased in calendar years 2024 and 2025, and report variances greater than 25%.

Of the thirty (30) businesses reviewed, twenty-four (24) businesses submitted all documentation and had variances under 25%. Five (5) businesses did not provide any sales and use reports for 2024 and 2025, one (1) business provided monthly sales and use tax reports that included multiple business locations; however, there was inadequate supporting documentation to identify the amounts attributable to the lease with the Authority.

5. Compare the amounts reported in the accounting records of the businesses selected by the Authority to computer-generated booking reports from the Fare Harbor booking site to determine whether all bookings were included in the businesses' accounting records.

One (1) business was reviewed for this procedure and accountants were unable to complete the procedure due to lack of accounting records.

We were not engaged to and did not conduct an examination, the objective of which would have resulted in the expression of an opinion on the businesses' compliance with the lease agreements. Accordingly, we do not express such an opinion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the Jekyll Island Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of management of the Jekyll Island Authority and is not intended to be and should not be used by anyone other than these specified parties.

Respectfully submitted,



Greg S. Griffin
State Auditor

April 27, 2026

APPENDIX 1

JEKYLL ISLAND AUTHORITY RESULTS OF AGREED-UPON PROCEDURES FOUNDER'S SOCIAL CALENDAR YEAR 2025

1. The accountant confirmed the mathematical accuracy of the monthly reports of gross income submitted by the business to the Authority for 2025. No issues were noted.
2. The accountant compared the categories of revenue reported by the business to the Authority in 2025 to the applicable lease agreement and found the business was within their lease agreement for types of revenue reported.
3. The accountant was unable to compare amounts reported on the monthly revenue reports for 2025 to the business's accounting records and recalculate percentage rent due, due to inadequate documentation.
4. The accountant compared the amount reported on the revenue section of the profit and loss statement against the State sales and use report and noted no variances greater than 25%.

APPENDIX 2

JEKYLL ISLAND AUTHORITY RESULTS OF AGREED-UPON PROCEDURES JEKYLL ISLAND SWEETS CALENDAR YEAR 2025

1. The accountant confirmed the mathematical accuracy of the monthly reports of gross income submitted by the business to the Authority for 2025. No issues were noted.
2. The accountant compared the categories of revenue reported by the business to the Authority in 2025 to the applicable lease agreement and found the business was within their lease agreement for types of revenue reported.
3. The accountant was unable to compare amounts reported on the monthly revenue reports for 2025 to the business's accounting records and recalculate percentage rent due, due to inadequate documentation.
4. The accountant compared the amount reported on the revenue section of the profit and loss statement against the State sales and use report and noted no variances greater than 25%.

APPENDIX 3

JEKYLL ISLAND AUTHORITY RESULTS OF AGREED-UPON PROCEDURES WAKE UP COFFEE CALENDAR YEAR 2025

1. The accountant confirmed the mathematical accuracy of the monthly reports of gross income submitted by the business to the Authority for 2025. No issues were noted.
2. The accountant compared the categories of revenue reported by the business to the Authority in 2025 to the applicable lease agreement and found the business was within their lease agreement for types of revenue reported.
3. The accountant compared the amounts reported on the monthly revenue reports for 2025 to the business's accounting records and recalculated percentage rent due. No issues were noted.
4. The accountant compared the amount reported on the revenue section of the profit and loss statement against the State sales and use report and noted no variances greater than 25%.

APPENDIX 4

JEKYLL ISLAND AUTHORITY RESULTS OF AGREED-UPON PROCEDURES BRITTNEY'S CLOSET CALENDAR YEAR 2024 AND 2025

1. The accountant confirmed the mathematical accuracy of the monthly reports of gross income submitted by the business to the Authority for 2024 and 2025. No issues were noted.
2. The accountant compared the categories of revenue reported by the business to the Authority in 2024 and 2025 to the applicable lease agreement and found the business was within their lease agreement for types of revenue reported.
3. The accountant compared the amounts reported on the monthly revenue reports for 2025 to the business's accounting records and recalculated percentage rent due. No issues were noted in calendar year 2024. The accountant noted an underpayment of \$821.71 in calendar year 2025.
4. The accountant compared the amount reported on the revenue section of the profit and loss statement against the State sales and use report and noted no variances greater than 25%.

APPENDIX 5

JEKYLL ISLAND AUTHORITY
RESULTS OF AGREED-UPON PROCEDURES
THE COLLECTION INC.
CALENDAR YEAR 2024 AND 2025

4. The accountant compared the amount reported on the revenue section of the profit and loss statement against the State sales and use report and noted no variances greater than 25%.

APPENDIX 6

JEKYLL ISLAND AUTHORITY RESULTS OF AGREED-UPON PROCEDURES CORRIDOR Z KITCHEN & COCKTAILS CALENDAR YEAR 2024 AND 2025

1. The accountant confirmed the mathematical accuracy of the monthly reports of gross income submitted by the business to the Authority for 2024 and 2025. No issues were noted.
2. The accountant compared the categories of revenue reported by the business to the Authority in 2024 and 2025 to the applicable lease agreement and found the business was within their lease agreement for types of revenue reported.
3. The accountant compared the amounts reported on the monthly revenue reports for 2024 and 2025 to the business's accounting records and recalculated percentage rent due. No issues were noted.
4. The accountant compared the amount reported on the revenue section of the profit and loss statement against the State sales and use report and noted no variances greater than 25%.

APPENDIX 7

JEKYLL ISLAND AUTHORITY RESULTS OF AGREED-UPON PROCEDURES CUTIE PATOOTIES CALENDAR YEAR 2024 AND 2025

1. The accountant confirmed the mathematical accuracy of the monthly reports of gross income submitted by the business to the Authority for 2024 and 2025. No issues were noted.
2. The accountant compared the categories of revenue reported by the business to the Authority in 2024 and 2025 to the applicable lease agreement and found the business was within their lease agreement for types of revenue reported.
3. The accountant compared the amounts reported on the monthly revenue reports for 2024 and 2025 to the business's accounting records and recalculated percentage rent due. The accountant noted an underpayment of \$69.32 in calendar year 2024 and \$66.26 in calendar year 2025.
4. The accountant was unable to compare the amount reported on the revenue section of the profit and loss statement against the State sales and use report, due to inadequate documentation.

APPENDIX 8

JEKYLL ISLAND AUTHORITY
RESULTS OF AGREED-UPON PROCEDURES
FUZE FROZEN YOGURT
CALENDAR YEAR 2024 AND 2025

4. The accountant compared the amount reported on the revenue section of the profit and loss statement against the State sales and use report and noted no variances greater than 25%.

APPENDIX 9

**JEKYLL ISLAND AUTHORITY
RESULTS OF AGREED-UPON PROCEDURES
JEKYLL BEVERAGE CENTER
CALENDAR YEAR 2024 AND 2025**

4. The accountant compared the amount reported on the revenue section of the profit and loss statement against the State sales and use report and noted no variances greater than 25%.

APPENDIX 10

JEKYLL ISLAND AUTHORITY
RESULTS OF AGREED-UPON PROCEDURES
JEKYLL MARKET & DELI
CALENDAR YEAR 2024 AND 2025

4. The accountant compared the amount reported on the revenue section of the profit and loss statement against the State sales and use report and noted no variances greater than 25%.

APPENDIX 11

JEKYLL ISLAND AUTHORITY
RESULTS OF AGREED-UPON PROCEDURES
JUDY KAY'S SALON
CALENDAR YEAR 2024 AND 2025

4. The accountant was unable to compare the amount reported on the revenue section of the profit and loss statement against the State sales and use report, as the business did not file sales and use tax returns for 2024 and 2025.

APPENDIX 12

JEKYLL ISLAND AUTHORITY RESULTS OF AGREED-UPON PROCEDURES LARRY'S GIANT SUBS (SUMMER WAVES LOCATION) CALENDAR YEAR 2024 AND 2025

1. The accountant confirmed the mathematical accuracy of the monthly reports of gross income submitted by the business to the Authority for 2024 and 2025. No issues were noted.
2. The accountant compared the categories of revenue reported by the business to the Authority in 2024 and 2025 to the applicable lease agreement and found the business was within their lease agreement for types of revenue reported.
3. The accountant compared the amounts reported on the monthly revenue reports for 2024 and 2025 to the business's accounting records and recalculated percentage rent due. No issues were noted.
4. The accountant compared the amount reported on the revenue section of the profit and loss statement against the State sales and use report and noted no variances greater than 25%.

APPENDIX 13

JEKYLL ISLAND AUTHORITY
RESULTS OF AGREED-UPON PROCEDURES
MAXWELL'S GENERAL STORE
CALENDAR YEAR 2024 AND 2025

4. The accountant compared the amount reported on the revenue section of the profit and loss statement against the State sales and use report and noted no variances greater than 25%.

APPENDIX 14

JEKYLL ISLAND AUTHORITY
RESULTS OF AGREED-UPON PROCEDURES
THE SALT TABLE
CALENDAR YEAR 2024 AND 2025

4. The accountant compared the amount reported on the revenue section of the profit and loss statement against the State sales and use report and noted no variances greater than 25%.

APPENDIX 15

JEKYLL ISLAND AUTHORITY
RESULTS OF AGREED-UPON PROCEDURES
SEASIDE SUNGLASSES
CALENDAR YEAR 2024 AND 2025

4. The accountant compared the amount reported on the revenue section of the profit and loss statement against the State sales and use report and noted no variances greater than 25%.

APPENDIX 16

JEKYLL ISLAND AUTHORITY RESULTS OF AGREED-UPON PROCEDURES SUNRISE GRILLE CALENDAR YEAR 2024 AND 2025

1. The accountant confirmed the mathematical accuracy of the monthly reports of gross income submitted by the business to the Authority for 2024 and 2025. No issues were noted.
2. The accountant compared the categories of revenue reported by the business to the Authority in 2024 and 2025 to the applicable lease agreement and found the business was within their lease agreement for types of revenue reported.
3. The accountant compared the amounts reported on the monthly revenue reports for 2024 and 2025 to the business's accounting records and recalculated percentage rent due. No issues were noted in calendar year 2024. The accountant noted an underpayment of \$7,448.87 in calendar year 2025.
4. The accountant compared the amount reported on the revenue section of the profit and loss statement against the State sales and use report and noted no variances greater than 25%.

APPENDIX 17

JEKYLL ISLAND AUTHORITY
RESULTS OF AGREED-UPON PROCEDURES
TONYA'S TREASURES
CALENDAR YEAR 2024 AND 2025

4. The accountant compared the amount reported on the revenue section of the profit and loss statement against the State sales and use report and noted no variances greater than 25%.

APPENDIX 18

JEKYLL ISLAND AUTHORITY
RESULTS OF AGREED-UPON PROCEDURES
WEE PUB
CALENDAR YEAR 2024 AND 2025

4. The accountant compared the amount reported on the revenue section of the profit and loss statement against the State sales and use report and noted no variances greater than 25%.

APPENDIX 19

JEKYLL ISLAND AUTHORITY
RESULTS OF AGREED-UPON PROCEDURES
WHITTLE'S GIFT SHOP
CALENDAR YEAR 2024 AND 2025

4. The accountant compared the amount reported on the revenue section of the profit and loss statement against the State sales and use report and noted no variances greater than 25%.

APPENDIX 20

JEKYLL ISLAND AUTHORITY RESULTS OF AGREED-UPON PROCEDURES CIRCLE K & DAIRY QUEEN CALENDAR YEAR 2024 AND 2025

1. The accountant confirmed the mathematical accuracy of the monthly reports of gross income submitted by the business to the Authority for 2024 and 2025. No issues were noted.
2. The accountant compared the categories of revenue reported by the business to the Authority in 2024 and 2025 to the applicable lease agreement and found the business was within their lease agreement for types of revenue reported.
3. The accountant compared the amounts reported on the monthly revenue reports for 2024 and 2025 to the business's accounting records and recalculated percentage rent due. The accountant noted underpayments of \$14,450.38 in calendar year 2024 and \$17,321.71 in calendar year 2025.

APPENDIX 21

JEKYLL ISLAND AUTHORITY RESULTS OF AGREED-UPON PROCEDURES GICL LIMITED, LLC CALENDAR YEAR 2024 AND 2025

1. The accountant confirmed the mathematical accuracy of the monthly reports of gross income submitted by the business to the Authority for 2024 and 2025. No issues were noted.
2. The accountant compared the categories of revenue reported by the business to the Authority in 2024 and 2025 to the applicable lease agreement and found the business was within their lease agreement for types of revenue reported.
3. The accountant compared the amounts reported on the monthly revenue reports for 2024 and 2025 to the business's accounting records and recalculated percentage rent due. The accountant noted an overpayments of \$367.80 in calendar year 2024 and \$410.00 in calendar year 2025.

APPENDIX 22

JEKYLL ISLAND AUTHORITY RESULTS OF AGREED-UPON PROCEDURES GOLDEN ISLES CARRIAGE & TRAILS, LLC CALENDAR YEAR 2024 AND 2025

1. The accountant was unable to confirm the mathematical accuracy of the monthly reports of gross income as these reports were not provided for 2024 and 2025.
2. The accountant was unable to compare the categories of revenue reported by the business to the Authority in 2024 and 2025 to the applicable lease agreement as the monthly reports of gross revenue were not provided.
3. The accountant was unable to compare the amounts reported on the monthly revenue reports for 2024 and 2025 to the business's accounting records and recalculate percentage rent as the monthly reports of gross revenue were not provided.
4. The accountant was unable to compare the amount reported on the revenue section of the profit and loss statement against the State sales and use report as these reports were not provided for 2024 and 2025.
5. The accountant was unable to compare amounts reported in the business's accounting records against computer-generated Fare Harbor Booking reports due to inadequate documentation.

APPENDIX 23

JEKYLL ISLAND AUTHORITY RESULTS OF AGREED-UPON PROCEDURES JEKYLL FISHING CENTER CALENDAR YEAR 2024 AND 2025

1. The accountant confirmed the mathematical accuracy of the monthly reports of gross income submitted by the business to the Authority for 2024 and 2025. No issues were noted.
2. The accountant compared the categories of revenue reported by the business to the Authority in 2024 and 2025 to the applicable lease agreement and found the business was within their lease agreement for types of revenue reported.
3. The accountant compared the amounts reported on the monthly revenue reports for 2024 and 2025 to the business's accounting records and recalculated percentage rent due. No issues were noted.
4. The accountant compared the amount reported on the revenue section of the profit and loss statement against the State sales and use report and noted no variances greater than 25%.

APPENDIX 24

JEKYLL ISLAND AUTHORITY RESULTS OF AGREED-UPON PROCEDURES JEKYLL HARBOR MARINA CALENDAR YEAR 2024 AND 2025

1. The accountant confirmed the mathematical accuracy of the monthly reports of gross income submitted by the business to the Authority for 2024 and 2025. No issues were noted.
2. The accountant compared the categories of revenue reported by the business to the Authority in 2024 and 2025 to the applicable lease agreement and found the business was within their lease agreement for types of revenue reported.
3. The accountant compared the amounts reported on the monthly revenue reports for 2024 and 2025 to the business's accounting records and recalculated percentage rent due. No issues were noted.
4. The accountant compared the amount reported on the revenue section of the profit and loss statement against the State sales and use report and noted no variances greater than 25%.

APPENDIX 25

JEKYLL ISLAND AUTHORITY RESULTS OF AGREED-UPON PROCEDURES ZACHARY'S RESTAURANT CALENDAR YEAR 2024 AND 2025

1. The accountant confirmed the mathematical accuracy of the monthly reports of gross income submitted by the business to the Authority for 2024 and 2025. No issues were noted.
2. The accountant compared the categories of revenue reported by the business to the Authority in 2024 and 2025 to the applicable lease agreement and found the business was within their lease agreement for types of revenue reported.
3. The accountant compared the amounts reported on the monthly revenue reports for 2024 and 2025 to the business's accounting records and recalculated percentage rent due. No issues were noted.
4. The accountant compared the amount reported on the revenue section of the profit and loss statement against the State sales and use report and noted no variances greater than 25%.

APPENDIX 26

JEKYLL ISLAND AUTHORITY RESULTS OF AGREED-UPON PROCEDURES JI BOAT TOURS – JEKYLL WHARF MARINA CALENDAR YEAR 2024 AND 2025

1. The accountant confirmed the mathematical accuracy of the monthly reports of gross income submitted by the business to the Authority for 2024 and 2025. No issues were noted.
2. The accountant compared the categories of revenue reported by the business to the Authority in 2024 and 2025 to the applicable lease agreement and found the business was within their lease agreement for types of revenue reported.
3. The accountant compared the amounts reported on the monthly revenue reports for 2024 and 2025 to the business's accounting records and recalculated percentage rent due. The accountant noted an underpayment of \$56.36 in calendar year 2024. No issues were noted in calendar year 2025.
5. The accountant was unable to compare the amount reported on the revenue section of the profit and loss statement against the State sales and use report, as the business did not file sales and use tax returns for 2024 and 2025.

APPENDIX 27

JEKYLL ISLAND AUTHORITY RESULTS OF AGREED-UPON PROCEDURES LARRY'S GIANT SUBS (BEACH VILLAGE LOCATION) CALENDAR YEAR 2024 AND 2025

1. The accountant confirmed the mathematical accuracy of the monthly reports of gross income submitted by the business to the Authority for 2024 and 2025. No issues were noted.
2. The accountant compared the categories of revenue reported by the business to the Authority in 2024 and 2025 to the applicable lease agreement and found the business was within their lease agreement for types of revenue reported.
3. The accountant compared the amounts reported on the monthly revenue reports for 2024 and 2025 to the business's accounting records and recalculated percentage rent due. No issues were noted.
4. The accountant compared the amount reported on the revenue section of the profit and loss statement against the State sales and use report and noted no variances greater than 25%.

APPENDIX 28

JEKYLL ISLAND AUTHORITY RESULTS OF AGREED-UPON PROCEDURES LIGHTHOUSE TROLLEYS LAND & SEA TOURS CALENDAR YEAR 2024 AND 2025

1. The accountant confirmed the mathematical accuracy of the monthly reports of gross income submitted by the business to the Authority for 2024 and 2025. The accountant was unable to complete the procedure for two months of calendar year 2024 and six months in calendar year 2025, due to inadequate documentation.
2. The accountant was only able to compare the categories of revenue reported by the business to the authority to the applicable lease agreement for only ten months in 2024 and four months in 2025, due to inadequate documentation.
3. The accountant compared the amounts reported on the monthly revenue reports for 2024 and 2025 to the business's accounting records and recalculated percentage rent due. The accountant was unable to complete this procedure for two months of calendar year 2024 and six months of calendar year 2025 due to inadequate documentation.
4. The accountant was unable to compare the amount reported on the revenue section of the profit and loss statement against the State sales and use report, due to inadequate documentation.

APPENDIX 29

JEKYLL ISLAND AUTHORITY
RESULTS OF AGREED-UPON PROCEDURES
RED BUG MOTORS
CALENDAR YEAR 2024 AND 2025

4. The accountant compared the amount reported on the revenue section of the profit and loss statement against the State sales and use report and noted no variances greater than 25%.

APPENDIX 30

JEKYLL ISLAND AUTHORITY RESULTS OF AGREED-UPON PROCEDURES RED BUG MOTORS PIZZA CALENDAR YEAR 2024 AND 2025

1. The accountant confirmed the mathematical accuracy of the monthly reports of gross income submitted by the business to the Authority for 2024 and 2025. No issues were noted.
2. The accountant compared the categories of revenue reported by the business to the Authority in 2024 and 2025 to the applicable lease agreement and found the business was within their lease agreement for types of revenue reported.
3. The accountant compared the amounts reported on the monthly revenue reports for 2024 and 2025 to the business's accounting records and recalculated percentage rent due. No issues were noted in calendar year 2024. The accountant noted an underpayment of \$1,633.34 in calendar year 2025.
4. The accountant compared the amount reported on the revenue section of the profit and loss statement against the State sales and use report and noted no variances greater than 25%.

APPENDIX 31

JEKYLL ISLAND AUTHORITY
RESULTS OF AGREED-UPON PROCEDURES
TRIBUZIO'S GRILLE, LLC
CALENDAR YEAR 2024 AND 2025

4. The accountant compared the amount reported on the revenue section of the profit and loss statement against the State sales and use report and noted no variances greater than 25%.

APPENDIX 32

JEKYLL ISLAND AUTHORITY RESULTS OF AGREED-UPON PROCEDURES GEORGIA ADVENTURE SPORTS CALENDAR YEAR 2024 AND 2025

1. The accountant confirmed the mathematical accuracy of the monthly reports of gross income submitted by the business to the Authority for 2024 and 2025. No issues were noted.
2. The accountant compared the categories of revenue reported by the business to the Authority in 2024 and 2025 to the applicable lease agreement and found the business was within their lease agreement for types of revenue reported.
3. The accountant compared the amounts reported on the monthly revenue reports for 2024 and 2025 to the business's accounting records and recalculated percentage rent due. The accountant noted an overpayment of \$62.25 in calendar year 2024 and an underpayment of \$10.81 in calendar year 2025.
4. The accountant was unable to compare the amount reported on the revenue section of the profit and loss statement against the State sales and use report, due to inadequate documentation.