

WATERSIDE CAPITAL CORP

Form N-30D

September 15, 2006

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WATERSIDE CAPITAL CORPORATION

2006 Annual Report

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WATERSIDE CAPITAL CORPORATION

A Small Business Investment Company

LETTER TO STOCKHOLDERS

Waterside reported a net decrease in stockholders' equity resulting from operations of \$2,268,000 or \$1.74 per share for fiscal 2006. The decrease was primarily due to a realized loss of \$1,621,000 due to the foreclosure and subsequent sale of the Caldwell/VSR investment, coupled with an unrealized loss of \$1,300,000 due to the market fluctuation in our holdings of common stock of the publicly traded Billing Services Group, LLC. These losses were somewhat offset by certain realized and unrealized gains on various other investments in the portfolio.

Effective May 1, 2006, the company successfully completed its marketing of 458,873 shares of its common stock through a Stock Rights Offering. The stock was marketed and sold only to its existing shareholders for gross proceeds of \$1,835,000, and after deducting expenses of the offering, generated net proceeds of \$1,734,000 to the company.

We are extremely excited to announce the addition of Mr. Franklin P. Earley to our staff. Mr. Earley joins our staff as Vice-President and Business Development Officer after completing many successful years at Bank of America in the local market. His primary responsibility will be new business development and we are extremely excited with the enthusiasm he brings to the task.

For the future, we continue to see significant opportunities for new investments which we expect to fund with proceeds from several of our investments we anticipate maturing during the coming year as well as the significant cash position we currently enjoy. Additionally, we are continuing to explore new sources of capital to fund the potential new investments.

On behalf of our directors and employees, we thank you for your continued support.

J. Alan Lindauer

President & CEO

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NASDAQ Symbol WSCC

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	Year Ended June 30,				
	2002	2003	2004	2005	2006
Summary of Earnings Information:					
Operating Income:					
Dividends	\$ 2,007,981	\$ 1,444,822	\$ 1,059,292	\$ 767,035	\$ 662,779
Interest on debt securities	1,220,768	1,353,940	1,412,148	1,470,747	1,334,834
Interest on notes receivable	12,723	36,596	166,052	311,244	403,351
Interest on cash equivalents	22,989	41,067	16,575	29,851	68,299
Fee and other income	462,522	316,321	357,120	123,054	60,588
Total operating income	3,726,983	3,192,746	3,011,187	2,701,931	2,529,851
Operating Expenses:					
Interest expense	2,019,865	2,025,651	1,896,734	1,806,302	1,696,852
Other	1,577,290	1,331,368	1,385,099	1,315,039	1,223,464
Total operating expenses	3,597,155	3,357,019	3,281,833	3,121,341	2,920,316
Recovery related to investee litigation, net		615,018			
Net operating income (loss) before income taxes	129,828	450,745	(270,646)	(419,410)	(390,465)
Income tax expense (benefit)					
Net operating income (loss)	129,828	450,745	(270,646)	(419,410)	(390,465)
Realized gain (loss) on investments, net of income taxes (1)	(3,213,047)	(6,896,966)	2,642,556	499,752	(1,175,122)
Change in unrealized appreciation (depreciation) on investments, net of income taxes (2)	(237,934)	10,585,917	(349,930)	1,400,795	(1,102,563)
Net increase (decrease) in stockholders' equity resulting from operations	\$ (3,321,153)	\$ 4,139,696	\$ 2,021,980	\$ 1,481,137	\$ (2,668,150)
Net operating income (loss) per share - basic and diluted	\$ 0.08	\$ 0.29	\$ (0.18)	\$ (0.29)	\$ (0.25)
Net increase (decrease) in stockholders' equity resulting from operations per share - basic and diluted	\$ (2.11)	\$ 2.66	\$ 1.34	\$ 1.02	\$ (1.74)
Weighted average number of shares outstanding	1,576,306	1,554,646	1,505,493	1,456,675	1,533,363

At June 30,

	2002	2003	2004	2005	2006
Balance Sheet Information:					
Loans and investments at fair value (3):					
Debt securities	\$ 8,463,170	\$ 10,549,973	\$ 12,766,273	\$ 10,651,875	\$ 8,103,429
Equity securities	15,304,120	12,547,868	9,858,319	10,140,938	8,099,238
Options and warrants	3,879,533	6,320,902	5,965,298	6,525,602	6,032,022
Assets acquired in liquidation of portfolio securities			250,000	2,597,054	3,384,000
Notes receivable	235,000	1,800,042	4,513,630	4,655,156	4,538,067

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Total Loans and Investments	27,881,823	31,218,785	33,353,520	34,570,625	30,156,756
Cash and cash equivalents	5,417,202	5,857,852	3,010,968	1,822,028	2,212,781
Invested idle funds			200,000		3,026,636
Total assets	35,081,369	38,881,380	38,499,312	37,854,684	36,929,591
Debentures payable	25,400,000	25,400,000	23,400,000	21,400,000	21,400,000
Total stockholders' equity	8,605,658	12,719,754	14,300,283	15,781,420	14,847,600

- (1) Amount presented net of income tax expense of \$0 for 2002, 2003, 2004, 2005, and 2006.
- (2) Amounts have been presented net of deferred income tax expense (benefit) of \$550,000, \$0, \$0, \$0 and \$0 respectively, for the years ended June 30, 2002, 2003, 2004, 2005, and 2006.
- (3) The Company's loans and investments are presented at fair value, as determined by the Executive Committee of the Board of Directors, using the Model Valuation Policy as published by the Small Business Administration (SBA). The valuation policy includes estimates made by management in the absence of readily ascertainable market values. These estimated values may differ from those that would have been used had a ready market for the securities existed. See the Notes to the Company's Financial Statements included elsewhere herein. The cost of the loans and investments was \$35,349,098, \$28,335,143, \$30,819,808, \$30,636,118, and \$27,324,812 at June 30, 2002, 2003, 2004, 2005, and 2006 respectively.

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**MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL
CONDITION AND RESULTS OF OPERATIONS**

The following analysis of the financial condition and results of operations of the Company should be read in conjunction with the Company's fiscal year 2006 financial statements and the notes thereto and the other information included elsewhere in this report.

General

Waterside Capital Corporation ("Waterside" or the "Company") is a specialty finance company headquartered in Norfolk, Virginia. The Company invests in equity and debt securities to finance the growth, expansion and modernization of small private businesses, primarily in the Mid-Atlantic Region. The Company was formed in 1993 as the Eastern Virginia Small Business Investment Corporation. Through June 30, 1996, the Company operated as a development stage company focused primarily on preparation to commence operation. The Company was licensed in 1996 by the Small Business Administration (SBA) as a Small Business Investment Company (SBIC) under the Small Business Investment Act of 1958. In October 1996 the Company made its first portfolio investment. In January 1998 the Company completed its Initial Public Offering (IPO) to raise additional equity to support its growth strategy.

The majority of the Company's operating income is derived from dividend and interest income on portfolio investments and application and processing fees related to investment originations. The remaining portion of the Company's operating income comes from interest earned on cash equivalents. The Company's operating expenses primarily consist of interest expense on borrowings and payroll and other expenses incidental to operations. Waterside currently has 5 full time employees.

Loans and Investments

The Company's primary business is investing in and lending to privately owned businesses through investments in subordinated debt, preferred stock and common stock. Substantially all of the Company's investments in subordinated debt securities and preferred stock also include detachable warrants or conversion features. The cost and fair value of the Company's loans and investments at June 30, 2005 and 2006 is shown in the following table:

	Cost		Fair Value	
	June 30,		June 30,	
	2005	2006	2005	2006
Subordinated Debt	40.0%	37.1%	30.8%	26.9%
Preferred Stock	23.7	14.3	27.1	17.3
Common Equity	1.8	5.7	2.2	9.6
Options and Warrants	4.8	5.2	18.9	20.0
Assets Acquired in Liquidation of Portfolio Securities	14.5	21.1	7.5	11.2
Notes Receivable	15.2	16.6	13.5	15.0

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Total	100.0%	100.0%	100.0%	100.0%
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The following tables show the loans and investments by geographic region and industry grouping at June 30, 2005 and 2006:

	Cost June 30,		Fair Value June 30,	
	2005	2006	2005	2005
Geographic Region				
Mid Atlantic	48.3%	45.2%	55.7%	55.2%
Southwest	16.7	22.9	11.5	22.3
Midwest	12.8	7.4	18.1	6.6
Northeast	19.8	21.8	14.5	15.9
West	2.4	2.7	0.2	
Total	100.0%	100.0%	100.0%	100.0%

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	Cost		Fair Value	
	June 30,		June 30,	
	2005	2006	2005	2006
Industry Grouping				
Service	16.1%	15.3%	15.1%	8.7%
Manufacturing	34.8	38.0	27.6	32.3
Telecommunications	19.8	21.8	14.5	15.9
Healthcare	4.6	5.4	4.1	4.8
Information Technology	3.6	3.0	1.2	0.3
Media	12.7	7.0	29.3	28.0
Other	8.4	9.5	8.2	10.0
Total	100.0%	100.0%	100.0%	100.0%

Results of Operations**2006 Compared to 2005**

For the year ended June 30, 2006, total operating income was \$2,530,000 compared to \$2,702,000 reported for fiscal 2005. This reflects a decrease of \$172,000 or 6.4% from the amount reported for fiscal 2005 primarily due to a reduction in performing assets outstanding. The operating income reported for year ended June 30, 2006 consisted of dividends of \$663,000, interest on debt securities of \$1,335,000, interest on notes receivable of \$403,000, interest on cash equivalents of \$68,000 and fee and other income of \$61,000. For the year ended June 30, 2005 total operating income consisted of dividends of \$767,000, interest of debt securities of \$1,471,000, interest on notes receivable of \$311,000, interest on cash equivalents of \$30,000 and fee and other income of \$123,000.

Total operating expenses declined from \$3,121,000 for the year ended June 30, 2005 to \$2,920,000 reported for the year ended June 30, 2006. The reduction of \$201,000 or 6.4% in operating expenses when comparing fiscal 2006 to fiscal 2005 was primarily due to the Company's election to prepay \$2,000,000 in debentures payable to the SBA on March 1, 2005 with the associated reduction in interest expense. Additionally, salaries and benefits declined \$101,000 when comparing fiscal 2006 to 2005, due to management's continued diligence in controlling overhead. Total operating expenses for the year ended June 30, 2006 consisted of interest expense of \$1,697,000, salaries and benefits of \$664,000, legal and accounting expense of \$171,000, and other operating expenses of \$388,000. For the year ended June 30, 2005 total operating expenses consisted of interest expense of \$1,806,000, salaries and benefits of \$765,000, legal and accounting expenses of \$130,000, and other operating expenses of \$420,000.

The Company generated a net operating loss of \$390,000 for the year ended June 30, 2006 compared to a net operating loss of \$419,000 reported for the year ended June 30, 2005. During the year ended June 30, 2002, the Company ceased recognizing deferred tax benefits associated with the generation of net operating losses from operations and its realized losses because management concluded that it is not more likely than not that those benefits could be realized. Because the Company operates as a licensed SBIC, its dividend income is not taxable. As a result it is unlikely that the Company will generate taxable income in the foreseeable future. Unless the Company is able to generate significant realized gains from sales of investments, the benefits of tax losses from operations and any realized losses from settlement of investments are not likely to be realized. As a result, the Company has provided a valuation allowance for the full amount of the deferred tax asset at June 30, 2006.

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During the year ended June 30, 2006, the Company realized a net loss on investments of \$1,175,000 due primarily to the foreclosure and subsequent sale of the Caldwell/VSR investment for a loss of \$1,621,000. The Company additionally realized a loss of \$273,000 on the Wireless Systems Engineering investment due to its eroded value. These losses were partially offset by realized gains of \$400,000 on the AmeriComm Direct Marketing, LLC investment and \$327,000 on the Answernet, Inc. investment due to their sale. During the year ended June 30, 2005, the Company realized a gain on investments of \$500,000 due to the sale of warrants in two investments.

The decrease in unrealized appreciation of \$1,103,000 for the year ended June 30, 2006 was primarily due to the market fluctuation in our holdings of common stock in the publicly traded Billing Services Group, LLC of \$1,300,000. The increase in unrealized appreciation of \$1,401,000 for the year ended June 30, 2005 was due to the recognition of various unrealized gains and losses on portfolio investments due to their changing valuations.

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The net increase (decrease) in stockholders equity resulting from operations of (\$2,668,000) for the year ended June 30, 2006 or (\$1.74) per share compared to an increase of \$1,481,000 or \$1.02 per share for the year ended June 30, 2005 is due to the various items noted above.

2005 Compared to 2004

For the year ended June 30, 2005, total operating income was \$2,702,000 compared to \$3,011,000 reported for fiscal 2004. This reflects a decrease of \$309,000 or 10.3% from the amount reported for fiscal 2004 primarily due to the reversal of \$365,000 in previously accrued dividends associated with the Venture Com, Inc. early payout. Income was also reduced due to management's decision to discontinue accrual of dividend and interest income on various investments due to the uncertainty of collection of the income. The operating income reported for year ended June 30, 2005 consisted of dividends of \$767,000, interest on debt securities of \$1,471,000, interest on notes receivable of \$311,000, interest on cash equivalents of \$30,000 and fee and other income of \$123,000. For the year ended June 30, 2004 total operating income consisted of dividends of \$1,059,000, interest of debt securities of \$1,412,000, interest on notes receivable of \$166,000, interest on cash equivalents of \$17,000 and fee and other income of \$357,000.

Total operating expenses declined from \$3,282,000 for the year ended June 30, 2004 to \$3,121,000 reported for the year ended June 30, 2005. The reduction of \$161,000 or 4.9% in operating expenses when comparing fiscal 2005 to fiscal 2004 was primarily due to the Company's election to prepay \$2,000,000 in debentures payable to the SBA on September 1, 2003 and an additional prepayment of \$2,000,000 on March 1, 2005 with the associated reduction in interest expense. Total operating expenses for the year ended June 30, 2005 consisted of interest expense of \$1,806,000, salaries and benefits of \$765,000, legal and accounting expense of \$130,000, and other operating expenses of \$420,000. For the year ended June 30, 2004 total operating expenses consisted of interest expense of \$1,897,000, salaries and benefits of \$810,000, legal and accounting expenses of \$107,000, and other operating expenses of \$468,000.

The Company's net operating loss was \$419,000 for the year ended June 30, 2005 compared to a net operating loss of \$271,000 reported for the year ended June 30, 2004. During the year ended June 30, 2002, the Company ceased recognizing deferred tax benefits associated with the generation of net operating losses from operations and its realized losses because management concluded that it is not more likely than not that those benefits could be realized. Because the Company operates as a licensed SBIC, its dividend income is not taxable. As a result it is unlikely that the Company will generate taxable income in the foreseeable future. Unless the Company is able to generate significant realized gains from sales of investments, the benefits of tax losses from operations and any realized losses from settlement of investments are not likely to be realized. As a result, the Company has provided a valuation allowance for the full amount of the deferred tax asset at June 30, 2005.

During the year ended June 30, 2005, the Company realized a gain on investments of \$500,000 due to the sale of warrants in two investments. During the year ended June 30, 2004, the Company realized a gain on investments of \$2,643,000 due primarily from a gain of \$2,667,000 from the sale of its common stock of Signius Investment Corporation and a gain of \$1,200,000 from the sale of its warrants in FireKing International. These realized gains were offset by a realized loss of \$1,255,000 due to the foreclosure and resulting write off of Digital Square, Inc.

The increase in unrealized appreciation of \$1,401,000 for the year ended June 30, 2005 was due to the recognition of various unrealized gains and losses on portfolio investments due to their changing valuations. Significant appreciation was realized on Avery Holdings, LLC of \$2,320,000 due to its holdings in a publicly traded entity. Additionally the Company's valuation in New Dominion Pictures, LLC was increased \$1,958,000 due to its improving valuation. These increases were partially offset by depreciation recognized in the Company's investment in Caldwell/VSR, Inc. of \$1,515,000 due to its foreclosure and subsequent valuation change. The Company additionally recognized unrealized depreciation on its investment in Lakeview Technologies Solutions, Inc. of \$1,638,000 due to eroding valuation.

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The net increase in stockholders equity resulting from operations of \$1,481,000 for the year ended June 30, 2005 or \$1.02 per share compared to an increase of \$2,022,000 or \$1.34 for the year ended June 30, 2004 due to the various items noted above.

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Financial Condition, Liquidity and Capital Resources

At June 30, 2006, the Company's loans and investments totaled \$30.2 million compared to the \$34.6 million reported at June 30, 2005. For fiscal 2006, the Company funded \$300,000 in new investments and received proceeds from the sales of investments and principal collected on debt securities of \$3.9 million. This compared to the Company's funding \$1.8 million in new investments in 2005 and receiving proceeds from the sales of investments and principal collected on debt securities of \$3.9 million. The Company's cash position at June 30, 2006 increased to \$2.2 million from the \$1.8 million reported June 30, 2005, due to the proceeds received from the Common Stock Rights Offering. The Company's cash position at June 30, 2005 declined to \$1.8 million from the \$3.2 million reported June 30, 2004, due primarily to the Company's election to prepay \$2 million in outstanding Small Business Administration (SBA) debentures on March 1, 2005.

The net asset value for common shares declined to \$7.75 per share at June 30, 2006 from the \$10.83 per share reported at June 30, 2005. The decline in net asset value was due to two issues. The Company generated a net decrease in stockholders equity resulting from operations of \$2.7 million or \$1.74 per share for the fiscal year ending June 30, 2006. Additionally, the Company marketed and sold 458,873 shares of its Common Stock through a Stock Rights Offering effective May 1, 2006, at a price below its stated net asset value. The stock was marketed and sold only to its existing shareholders for gross proceeds of \$1,835,000 and after deducting expenses of the Offering generated net proceeds of \$1,734,000 or \$3.78 per share.

For the year ended June 30, 2006, the net cash used in operating activities was \$669,000 compared to \$731,000 used during the year ended June 30, 2005. The net cash used in investing activities was \$675,000 for the year ended June 30, 2006, compared to \$1,342,000 provided during the fiscal year ended June 30, 2005. Net cash of \$1,734,000 was provided by financing activities through the Stock Rights Offering for the year ending June 30, 2006. The Company used \$2,000,000 during the year ended June 30, 2005 to prepay SBA guaranteed debt.

The Company utilizes cash flow from operations, proceeds from borrowings under lines of credit and approved SBA leverage, and proceeds from investment repayment and sales to fund its operations in investments. Based on the Company's current regulatory capital, the SBA has approved the issuance of up to \$25.9 million of debentures for the Company, of which \$21.4 million have been issued at June 30, 2006. The Company also maintains a short-term line of credit agreement that allows for maximum borrowing of \$1,000,000 at June 30, 2006. Under regulations governing the SBIC programs available, SBA leverage is determined based on the SBIC's regulatory capital and investment portfolio mix. Management is continuing to evaluate various strategic alternatives for the Company, including but not limited to raising additional equity capital, exploring other sources of financing through the SBA and managing the existing investment portfolio and reinvesting proceeds from repayments and liquidations.

Capital Impairment

The Company is required to calculate the amount of capital impairment each reporting period based on Small Business Administration (SBA) regulations. The purpose of the calculation is to determine if the Undistributed Net Realized Earnings (Deficit) after adjustment for non-includable gains on securities exceeds the regulatory limits. If the adjusted deficit is greater than the calculated maximum impairment percentage, 50% for the Company as of June 30, 2006, the Company is considered to have impaired capital. As of June 30, 2006, the Company had a calculated capital impairment percentage of approximately 44%. The Small Business Administration Investment Division notified the Company that it had retained a contractor to review the valuation of its investment in New Dominion Pictures, LLC. The valuation determined by the contractor for New Dominion Pictures, LLC indicates that the fair value shown for this asset on the licensee's most recent financial report may be overstated. If the outside contractor's valuation is correct, a condition of capital impairment existed as of March 31, 2006. The SBA has granted the company an opportunity to provide a separate independent valuation report to be performed by an independent and qualified third party acceptable to the Small Business Administration in accordance with its regulations. The Company has retained the independent appraiser who has completed their appraisal and analysis that supports the valuation arrived at by the Company. The SBA is currently reviewing the

additional independent appraisal and the Company is awaiting their review and comments.

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The following table summarizes the Company's material contractual obligations, including both on and off balance sheet arrangements, and commitments at June 30, 2006 (in thousands):

	<u>Total</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>Thereafter</u>
Contractual Obligations							
Operating leases	\$ 73	\$ 42	\$ 28	\$ 3			
Borrowings							
SBA Debentures	\$ 21,400			\$ 8,300	\$ 7,000	\$ 6,100	
Commitments:							
Revolving credit facility							
Employment contracts							

Operating Leases

The Company leases its office facility and various office equipment under non-cancelable operating leases. The termination date of the leased office space is March 1, 2008.

SBA Debentures

The SBA has approved the issuance of up to \$25,900,000 of debentures for the Company. All debentures bear interest payable semi-annually at a fixed rate and are due at maturity, which is ten years from the date that the interest rate is fixed. The debentures are subject to numerous covenants through the SBA, including restrictions on dividend payments and retirement of various equity interests. The debentures are subject to a prepayment penalty for the first five years they are outstanding. During 1999, the Company utilized \$12,300,000 of the available facility, \$6,000,000 of which bears interest at 7.24% and matures on March 1, 2009 and \$6,300,000 of which bears interest at 8.22% and matures on September 1, 2009. On September 1, 2003 and again on March 1, 2005, the Company elected to prepay \$2,000,000 of the \$6,300,000 maturing September 1, 2009. During 2000, the Company utilized an additional \$7,000,000 which bears interest at 8.64% and matures on March 1, 2010. During 2001, the Company utilized an additional \$6,100,000 of the available facility, \$3,100,000 of which bears interest at 8.45% and matures on September 1, 2011 and \$3,000,000 which bears interest at 6.89% and matures on September 1, 2011. Currently, \$4,500,000 of the approved amount remains available.

Revolving Credit Facility

The Company has a line of credit with a financial institution with a total availability of \$1,000,000. The line bears interest at the bank's prime rate. There were no outstanding borrowings under the line at June 30, 2006. The line of credit expires on November 1, 2006.

Critical Accounting Policies and Estimates

Critical accounting policies are those that are both most important to the portrayal of our financial condition and results of operations and which require our most complex or subjective judgments or estimates. The discussion and analysis of our financial condition and results of operations is based upon our financial statements, which have been prepared in accordance with accounting principals generally accepted in the United States of America. The preparation of these financial statements requires us to make estimates and judgments that affect reported amounts of assets, liabilities, revenues and expenses and related disclosure of contingent assets and liabilities. On an on-going basis, we evaluate the judgments and estimates underlying our accounting policies, primarily the periodic valuation of our investment portfolio.

The Company values its investment portfolio at fair values as determined in good faith by the Company's Board of Directors in accordance with the Company's valuation policy, which is the Model Valuation Policy as published by the SBA. The policy presumes that loans and investments are acquired with the intent that they are to be held until maturity or disposed

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of in the ordinary course of business. The Company determines fair value to be the amount for which an investment can be exchanged in an orderly disposition over a reasonable period of time between willing parties other than in a forced or liquidation sale.

The Company invests primarily in illiquid securities, including the debt and equity of private companies. The Company's valuation policy considers the fact that privately negotiated securities change value over a long period of time, that the Company does not intend to trade the securities, and that no readily available market exists for their liquidation. The Company's valuation policy is intended to provide a consistent basis for establishing the fair value of the portfolio. Unlike banks, the Company is not permitted to provide a general reserve for anticipated loan losses. Instead, the Company must record each individual investment at fair value each quarter. The Company records unrealized depreciation on investments when it believes that an asset has been impaired and full collection of the loan or realization of an equity security is doubtful. Conversely, the Company records unrealized appreciation if it has a clear indication that the underlying portfolio company has appreciated in value and the Company's security has also appreciated in value. Under its valuation policy, the Company does not consider temporary changes in the capital markets such as interest rate movements or changes in the public equity markets, in order to determine whether an investment in a private company has been impaired or whether such investment has increased in value. The value of investments in public securities is determined using quoted market prices, discounted for illiquidity and or restrictions on resale. Due to the uncertainty inherent in the valuation process, estimates of fair value may differ significantly from the values that would have been used had a ready market for the securities existed, and the difference could be material. Additionally, changes in the market environment and other events that may occur over the life of the investments may cause the gains or losses ultimately realized on these investments to be different than the valuations currently assigned.

Quantitative and Qualitative Disclosure About Market Risk

The Company's business activities contain elements of risk. The Company considers the principal types of market risk to be: risk of lending and investing in small privately owned companies, valuation risk of portfolio, risk of illiquidity of portfolio investments and the competitive market for investment opportunities. The Company considers the management of risk essential to conducting business and to maintaining profitability. Accordingly, the Company's risk management systems and procedures are designed to identify and analyze the Company's risks, to set appropriate policies and limits and to continually monitor these risks and limits by means of reliable administrative and information systems and other policies and programs.

The Company manages its market risk by maintaining a portfolio of debt and equity interests that is diverse by industry, geographic area, size of individual investment and borrower. The Company is exposed to a degree of risk of public market price fluctuations, as one of the Company's nineteen investments is a thinly traded, small public company, whose stock price has been volatile. The other investments are in private business enterprises. Since there is typically no public market for the equity interests of small companies in which the Company invests, the valuation of the equity interests in the Company's portfolio of private business enterprises is subject to the estimate of the Company's Executive Committee. In the absence of a readily ascertainable market value, the estimated value of the Company's portfolio of equity interests may differ significantly from the values that would be placed on the portfolio if a ready market for the equity interests existed. Any changes in estimated value are recorded in the Company's statement of operations as Net unrealized gains (losses). Each hypothetical 1% increase or decrease in value of the Company's portfolio of securities of \$34.6 million at June 30, 2005, and \$30.2 million at June 30, 2006, would have resulted in unrealized gains or losses and would have changed net increase in stockholder's equity resulting from operations for the year by 23 % and 11% respectively.

The Company's sensitivity to changes in interest rates is regularly monitored and analyzed by measuring the characteristics of assets and liabilities. The Company utilizes various methods to assess interest rate risk in terms of the potential effect of interest income net of interest expense, the market value of net assets and the value of risk in an effort to ensure that that Company is insulated from any significant adverse effects from changes in interest rates. Based on the model used for the sensitivity of interest income net of interest expense, if the balance sheet were to remain constant and no actions were taken to alter the existing interest rate sensitivity, a hypothetical immediate 100 basis point change in interest rates would have affected net increase in stockholders' equity resulting from operations negligibly over a twelve-month horizon. Although management believes that this measure is indicative of the Company's sensitivity to interest rate changes, it does not adjust for potential changes in credit quality, size and composition of the balance sheet and other business developments

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that could affect operating results. Accordingly, no assurances can be given that actual results would not differ materially from the potential outcome simulated by this estimate.

Forward Looking Statements

Included in this report and other written and oral information by management from time to time, including reports to shareholders, semi-annual shareholder letters, filings with the Securities and Exchange Commission, news releases and investors presentations, are forward-looking statements about business objectives and strategies, market potential, the Company's ability to expand the geographic scope of its investments, the quality of the Company's due diligence efforts, its financing plans, its vendors, suppliers, and portfolio companies, future financial performance and other matters that reflect management's expectations as of the date made.

Except for historical information, all of the statements, expectations and assumptions contained in the foregoing are forward-looking statements (within the meaning of the Private Securities Litigation Reform Act of 1995) that involve a number of risks and uncertainties. It is possible that the assumptions made by management including, but not limited to, the average maturity of our investments, the potential to realize investment gains as these investments mature, investment opportunities, results, performance or expectations may not materialize. Actual results may differ materially from those projected or implied in any forward-looking statements. In addition to the above factors, other important factors that may affect the Company's performance include: the risks associated with the performance of the Company's portfolio companies, dependencies on key employees, interest rates, the level of economic activity, and competition, as well as other risks described from time to time in the Company's filings with the Commission, press releases, and other communications. The Company disclaims any intent or obligation to update these forward-looking statements, whether as a result of new information, future events, or otherwise.

Table of Contents**PRICE RANGE OF COMMON STOCK**

The Company's Common Stock is quoted on the NASDAQ Stock Market under the symbol WSCC. As of August 31, 2006, the Company had 100 stockholders of record and approximately 275 beneficial owners. The following table sets forth the range of high and low bid prices of the Company's common stock as reported on the NASDAQ stock market for the period from February 2, 1998, when public trading of the common stock commenced pursuant to the IPO, through June 30, 2006.

	Net Asset Value Per Share(1)	Bid Price		
		High	Low	Close
1998				
Third Quarter	\$ 8.18	\$ 11.750	\$ 10.750	\$ 10.875
Fourth Quarter	8.24	11.375	10.125	11.125
1999				
First Quarter	\$ 8.25	\$ 11.375	\$ 9.000	\$ 9.250
Second Quarter	8.37	10.620	7.500	8.500
Third Quarter	8.71	8.750	6.500	7.250
Fourth Quarter	8.90	7.875	6.000	6.750
2000				
First Quarter	\$ 8.98	\$ 7.063	\$ 6.625	\$ 6.875
Second Quarter	11.13	9.438	6.625	9.000
Third Quarter	12.16	10.750	7.563	8.375
Fourth Quarter	10.65	8.500	6.500	6.500
2001				
First Quarter	\$ 10.44	\$ 7.000	\$ 4.000	\$ 6.250
Second Quarter	9.75	6.250	2.531	3.750
Third Quarter	8.35	5.250	3.250	3.250
Fourth Quarter	7.59	4.000	3.000	3.650
2002				
First Quarter	\$ 8.00	\$ 3.700	\$ 2.000	\$ 2.300
Second Quarter	6.76	4.750	2.250	2.740
Third Quarter	5.92	3.400	1.870	1.890
Fourth Quarter	5.52	2.990	1.390	2.600
2003				
First Quarter	\$ 5.82	\$ 2.780	\$ 1.670	\$ 2.000
Second Quarter	5.70	3.700	1.520	2.400
Third Quarter	5.53	4.400	2.130	2.900
Fourth Quarter	8.21	3.410	2.500	2.670
2004				
First Quarter	\$ 8.28	\$ 4.190	\$ 2.530	\$ 3.950
Second Quarter	8.81	4.420	3.490	3.810
Third Quarter	10.13	7.720	3.610	7.000
Fourth Quarter	9.82	8.720	5.250	5.500
2005				
First Quarter	\$ 9.81	\$ 5.550	\$ 4.100	\$ 4.850
Second Quarter	9.41	5.600	4.150	4.880
Third Quarter	7.81	5.780	4.610	5.150
Fourth Quarter	10.83	5.460	3.410	4.050
2006				

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First Quarter	\$	10.96	\$	4.650	\$	3.460	\$	4.200
Second Quarter		9.84		4.400		3.460		3.950
Third Quarter		10.02		4.440		3.670		4.000
Fourth Quarter		7.75(2)		4.460		3.670		4.000

- (1) Net asset value per share is determined as of the last day in the calendar quarter and therefore may not reflect the net asset value per share on the date of the high or low sales prices for that specific quarter. The net asset values shown are based on outstanding shares at the end of each quarter and the previously reported values have been restated to reflect the 5% stock dividend declared on February 5, 1999 and the 6% stock dividend declared on December 7, 1999.
- (2) On May 1, 2006, the Company issued 458,873 additional shares of Common Stock through a Stock Rights Offering to existing shareholders only. The stock was sold for \$4.00 per share, thereby diluting the net asset value per share.

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**REPORT OF INDEPENDENT REGISTERED
PUBLIC ACCOUNTING FIRM**

The Stockholders and Board of Directors

Waterside Capital Corporation

Norfolk, Virginia

We have audited the accompanying balance sheets of Waterside Capital Corporation, including the schedule of loans and investments, as of June 30, 2006 and 2005 and the related statements of operations, changes in stockholders' equity and cash flows for each of the three years in the three-year period ended June 30, 2006. These financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with the standards of the Public Company Accounting Oversight Board (United States). Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. The Company is not required to have, nor were we engaged to perform, an audit of its internal control over financial reporting. Our audit included consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control over financial reporting. Accordingly, we express no such opinion. An audit also includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Waterside Capital Corporation as of June 30, 2006 and 2005, and the results of its operations and its cash flows for each of the years in the three-year period ended June 30, 2006 in conformity with accounting principles generally accepted in the United States of America.

Norfolk, Virginia

September 1, 2006

Table of Contents**WATERSIDE CAPITAL CORPORATION****BALANCE SHEETS****JUNE 30, 2005 AND JUNE 30, 2006**

	June 30,	June 30,
	2005	2006
	<u> </u>	<u> </u>
ASSETS:		
LOANS AND INVESTMENTS:		
Investments in portfolio companies at fair value:		
Debt securities	\$ 10,651,875	\$ 8,103,429
Equity securities	10,140,938	8,099,238
Options and warrants	6,525,602	6,032,022
	<u> </u>	<u> </u>
Total portfolio securities, cost of \$21,548,133 and \$17,021,136 at June 30, 2005 and June 30, 2006, respectively	27,318,415	22,234,689
Assets acquired in liquidation of portfolio securities	2,597,054	3,384,000
Notes receivable	4,655,156	4,538,067
	<u> </u>	<u> </u>
TOTAL LOANS AND INVESTMENTS	34,570,625	30,156,756
CURRENT ASSETS:		
Cash and cash equivalents	1,822,028	2,212,781
Invested idle funds		3,026,636
Current portion of dividends receivable	18,291	22,083
Interest receivable	152,713	245,909
Prepaid expenses	44,850	44,466
Other current assets	36,816	92,468
	<u> </u>	<u> </u>
TOTAL CURRENT ASSETS	2,074,698	5,644,343
Dividends receivable, excluding current portion	702,574	737,777
Property and equipment, net	4,291	6,934
Deferred financing costs, net	502,496	383,781
	<u> </u>	<u> </u>
TOTAL ASSETS	\$ 37,854,684	\$ 36,929,591
	<u> </u>	<u> </u>
LIABILITIES AND STOCKHOLDERS EQUITY:		
CURRENT LIABILITIES:		
Accounts payable	\$ 1,170	\$ 112
Accrued interest	567,167	567,167
Accrued expenses	104,927	114,712
	<u> </u>	<u> </u>
TOTAL CURRENT LIABILITIES	673,264	681,991
Debentures payable	21,400,000	21,400,000
	<u> </u>	<u> </u>
TOTAL LIABILITIES	22,073,264	22,081,991
	<u> </u>	<u> </u>

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STOCKHOLDERS EQUITY:		
Common stock, \$1 par value, authorized 10,000,000 shares; issued and outstanding 1,456,675 at June 30, 2005 and 1,915,548 at June 30, 2006 respectively	1,456,675	1,915,548
Preferred stock, \$1 par value, authorized 25,000 shares, no shares issued and outstanding		
Additional paid-in capital	14,204,223	15,479,680
Net unrealized appreciation on investments	3,934,507	2,831,944
Undistributed accumulated earnings (loss)	(3,813,985)	(5,379,572)
TOTAL STOCKHOLDERS EQUITY	15,781,420	14,847,600
Commitments and contingencies		
TOTAL LIABILITIES AND STOCKHOLDERS EQUITY	\$ 37,854,684	\$ 36,929,591
Net asset value per common share	\$ 10.83	\$ 7.75

See accompanying notes to financial statements

Table of Contents**WATERSIDE CAPITAL CORPORATION****STATEMENTS OF OPERATIONS****YEARS ENDED JUNE 30, 2004, 2005 AND 2006**

	<u>2004</u>	<u>2005</u>	<u>2006</u>
OPERATING INCOME:			
Dividends	\$ 1,059,292	\$ 767,035	\$ 662,779
Interest on debt securities	1,412,148	1,470,747	1,334,834
Interest on notes receivable	166,052	311,244	403,351
Interest on cash equivalents	16,575	29,851	68,299
Fee and other income	357,120	123,054	60,588
TOTAL OPERATING INCOME:	<u>3,011,187</u>	<u>2,701,931</u>	<u>2,529,851</u>
OPERATING EXPENSES:			
Salaries and benefits	809,923	764,891	663,535
Legal and accounting	106,677	129,882	171,449
Interest expense	1,896,734	1,806,302	1,696,852
Other operating expenses	468,499	420,266	388,480
TOTAL OPERATING EXPENSES:	<u>3,281,833</u>	<u>3,121,341</u>	<u>2,920,316</u>
Net operating income (loss) before income taxes	(270,646)	(419,410)	(390,465)
Income tax expense (benefit) (note 6)			
NET OPERATING INCOME (LOSS)	<u>(270,646)</u>	<u>(419,410)</u>	<u>(390,465)</u>
Realized gain (loss) on investments, net of income taxes of \$0, \$0 and \$0 for 2004, 2005 and 2006, respectively	2,642,556	499,752	(1,175,122)
Change in unrealized appreciation (depreciation) on investments, net of income tax expense of \$0, \$0 and \$0 for 2004, 2005 and 2006 respectively	(349,930)	1,400,795	(1,102,563)
NET INCREASE (DECREASE) IN STOCKHOLDERS EQUITY RESULTING FROM OPERATIONS	<u>\$ 2,021,980</u>	<u>\$ 1,481,137</u>	<u>\$ (2,668,150)</u>
NET INCREASE (DECREASE) IN STOCKHOLDERS EQUITY RESULTING FROM OPERATIONS PER SHARE BASIC AND DILUTED	<u>\$ 1.34</u>	<u>\$ 1.02</u>	<u>\$ (1.74)</u>
Weighted average shares outstanding	<u>1,505,493</u>	<u>1,456,675</u>	<u>1,533,363</u>

See accompanying notes to financial statements.

Table of Contents**WATERSIDE CAPITAL CORPORATION****STATEMENTS OF CHANGES IN STOCKHOLDERS EQUITY****YEARS ENDED JUNE 30, 2004, 2005, AND 2006**

	Common Stock		Additional paid-in capital	Net unrealized appreciation (depreciation) on investments	Undistributed accumulated earnings (loss)	Total stockholders equity
	Shares	Amount				
Balance at June 30, 2003	1,548,630	\$ 1,548,630	\$ 14,553,719	\$ 2,883,642	\$ (6,266,237)	\$ 12,719,754
Net operating loss					(270,646)	(270,646)
Net realized gain on investments					2,642,556	2,642,556
Decrease in net unrealized appreciation on investments				(349,930)		(349,930)
Repurchase of outstanding stock	(91,955)	(91,955)	(349,496)			(441,451)
Balance at June 30, 2004	1,456,675	\$ 1,456,675	\$ 14,204,223	\$ 2,533,712	\$ (3,894,327)	\$ 14,300,283
Balance at June 30, 2004	1,456,675	\$ 1,456,675	\$ 14,204,223	\$ 2,533,712	\$ (3,894,327)	\$ 14,300,283
Net operating loss					(419,410)	(419,410)
Net realized gain on investments					499,752	499,752
Increase in net unrealized appreciation on investments				1,400,795		1,400,795
Balance at June 30, 2005	1,456,675	\$ 1,456,675	\$ 14,204,223	\$ 3,934,507	\$ (3,813,985)	\$ 15,781,420
Balance at June 30, 2005	1,456,675	\$ 1,456,675	\$ 14,204,223	\$ 3,934,507	\$ (3,813,985)	\$ 15,781,420
Net operating loss					(390,465)	(390,465)
Net realized (loss) on investments					(1,175,122)	(1,175,122)
Decrease in net unrealized appreciation on investments				(1,102,563)		(1,102,563)
Common stock issued pursuant to Stock Rights Offering	458,873	458,873	1,275,457			1,734,330
Balance at June 30, 2006	1,915,548	\$ 1,915,548	\$ 15,479,680	\$ 2,831,944	\$ (5,379,572)	\$ 14,847,600

See accompanying notes to financial statements

Table of Contents**WATERSIDE CAPITAL CORPORATION****STATEMENTS OF CASH FLOWS****YEARS ENDED JUNE 30, 2004, 2005, AND 2006**

	<u>2004</u>	<u>2005</u>	<u>2006</u>
Cash flows from operating activities:			
Net increase (decrease) in stockholders' equity resulting from operations	\$ 2,021,980	\$ 1,481,137	\$ (2,668,150)
Adjustments to reconcile net increase (decrease) in stockholders' equity resulting from operations to net cash provided by (used in) operating activities:			
Unrealized depreciation (appreciation) on investments	349,930	(1,400,795)	1,102,563
Realized (gain) loss on investments	(2,642,556)	(499,752)	1,175,122
Accretion of preferred stock and debt investments	(447,767)	(334,459)	(150,158)
Depreciation and amortization	182,392	142,534	121,130
Other non-cash items		(325,000)	(70,804)
Changes in assets and liabilities increasing (decreasing) cash flows from operating activities:			
Dividends receivable	(254,697)	381,379	(38,995)
Interest receivable	(32,877)	(21,902)	(93,196)
Prepaid expenses and other current assets	20,101	(28,133)	(55,268)
Accounts payable, accrued interest and accrued expenses	37,403	(125,765)	8,727
Net cash (used in) operating activities	<u>(766,091)</u>	<u>(730,756)</u>	<u>(669,029)</u>
Cash flows from investing activities:			
Invested idle funds			(3,026,636)
Recovery of investment	8,980		
Investments in debt securities made	(2,786,951)	(1,791,179)	(300,474)
Principal collected on debt securities	1,566,825	870,758	2,520,407
Proceeds from collection of notes receivable	286,412	300,588	112,090
Proceeds from sales of investments	1,530,392	3,079,788	1,406,929
Acquisition of equipment		(1,085)	(5,058)
Advance for assets acquired in liquidation		(1,117,054)	(1,381,806)
Net cash provided by (used in) investing activities	<u>605,658</u>	<u>1,341,816</u>	<u>(674,548)</u>
Cash flows from financing activities:			
Common stock issued pursuant to Stock Rights Offering			1,734,330
Repurchase of stock	(441,451)		
Principal payment on SBA guaranteed debt	(2,000,000)	(2,000,000)	
Payment of deferred financing costs	(45,000)		
Net cash provided by (used in) financing activities	<u>(2,486,451)</u>	<u>(2,000,000)</u>	<u>1,734,330</u>
Net increase (decrease) in cash and cash equivalents	<u>(2,646,884)</u>	<u>(1,388,940)</u>	<u>390,753</u>
Cash and cash equivalents, beginning of year	5,857,852	3,210,968	1,822,028
Cash and cash equivalents, end of year	<u>\$ 3,210,968</u>	<u>\$ 1,822,028</u>	<u>\$ 2,212,781</u>

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Supplemental disclosure of cash flow information:

Cash paid during the year for interest	\$ 1,951,683	\$ 1,861,252	\$ 1,696,852
Cash paid during the year for income taxes	\$	\$	\$

See accompanying notes to financial statements

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Noncash investing activities:

In June 2004, the Company accepted a note receivable for \$3,000,000 for the sale of 2,059 shares of common stock in Signius Investment Corporation, resulting in a realized gain of \$2,667,405.

In August 2004, the Company accepted a note receivable for \$300,000 from Eton Court Asset Management, Ltd. for the forgiveness of interest and dividends receivable.

During the second half of 2005, the Company accepted a note receivable from Crispies, Inc. for the payment of investment banking fees.

In January 2006, the Company accepted a note receivable for \$70,802 from EPM Development Systems for the forgiveness of interest receivable.

See accompanying notes to financial statements.

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WATERSIDE CAPITAL CORPORATION

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2004, 2005, and 2006

(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Description of Business

Waterside Capital Corporation (the Company) was incorporated in the Commonwealth of Virginia on July 13, 1993 and is a closed-end investment company licensed by the Small Business Administration (the SBA) as a Small Business Investment Corporation (SBIC). The Company makes equity investments in, and provides loans to, small business concerns to finance their growth, expansion and development. Under applicable SBA regulations, the Company is restricted to investing only in qualified small business concerns as contemplated by the Small Business Investment Act of 1958. The Company made its first loan to a small business concern in October 1996 and its first equity investment in November 1996.

In January 1998, the Company completed an Initial Public Offering (IPO) of 852,000 shares of common stock at a price of \$11.00 per share. The net proceeds, after \$1,288,464 of offering costs, were \$8,083,536.

Cash and Cash Equivalents

The Company considers all highly liquid securities purchased with original maturities of three months or less at the acquisition date to be cash equivalents. Cash and cash equivalents consisted of the following at June 30, 2005 and 2006:

	<u>2005</u>	<u>2006</u>
Cash and cash equivalents in banks	\$ 1,820,933	\$ 2,212,781
Cash deposits in brokerage accounts	1,095	
Total	\$ 1,822,028	\$ 2,212,781

The brokerage account reflected above consisted of a deposit account held with a brokerage house to facilitate the trading of stock.

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At June 30, 2006, the outstanding bank balance exceeded the FDIC insured limit by \$1,475,000. The financial institution that holds the excess deposit meets the FDIC definition of well capitalized.

Invested Idle Funds

Invested idle funds at June 30, 2006 consisted of certificates of deposit held at local commercial banks with \$2,007,000 maturing 8/31/06 and \$1,019,000 maturing 1/13/07. At June 30, 2006, the outstanding certificates of deposit exceeded the FDIC insured limit by \$2,826,000. Both financial institutions that issued the certificates of deposit meet the FDIC definitions of well capitalized and therefore the certificates of deposit are permitted investments of idle funds by the SBA.

Investment Valuation

Investments are carried at fair value, as determined by the Executive Committee of the Board of Directors. The Company, through its Board of Directors, has adopted the Model Valuation Policy, as published by the SBA, in Appendix III to Part 107 of Title 12 of the Code of Federal Regulations (the Policy). The Policy, among other things, presumes that loans and investments are acquired with the intent that they are to be held until maturity or disposed of in the ordinary course of business. Except for interest-bearing securities which are convertible into common stock, interest-bearing securities are valued at an amount not greater than cost, with unrealized depreciation being recognized when value is impaired. Equity securities of private companies are presumed to represent cost unless the performance of the portfolio company, positive or negative, indicates otherwise in accordance with the Policy guidelines. The fair values of equity securities of publicly traded companies are generally based on quoted market prices discounted due to the investment size or market liquidity concerns and for the effect of restrictions on the sale of such securities. Discounts can range from 0% to 40% for investment size and market liquidity concerns. Discounts for restriction on the sale of the investments are 15% in accordance with the provisions of the Policy. The Company maintains custody of its investments as permitted by the Investment Company Act of 1940.

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WATERSIDE CAPITAL CORPORATION

NOTES TO FINANCIAL STATEMENTS Continued

Realized and Unrealized Gain or Loss on Investments

Realized gains or losses recorded upon disposition of investments are calculated as the difference between the net proceeds and the cost basis determined using the specific identification method. All other changes in the value of investments are included as changes in the unrealized appreciation or depreciation in the statement of operations.

Recognition of Interest and Dividend Income

Interest income is recorded on the accrual basis. In the case of dividends on preferred stock investments where the Company has an agreement stipulating dividends payable, the Company accrues the dividends in income on a pro-rata basis during the year. Otherwise, dividends are recorded as income on the ex-dividend date. The fair value of the Company's non-current portion of dividends receivable is determined by discounting the future cash flows using current interest rates. The Company ceases to accrue dividends and interest income if the investee is more than 120 days delinquent in their payments. Accretion of loans and preferred stock investments are recorded as a component of interest and dividend income in the statement of operations.

Fee Income

Portfolio investment processing fees are recognized as income upon consummation of the related investment transaction.

Property and Equipment

Property and equipment is stated at cost. Depreciation and amortization of property and equipment is calculated using the straight-line method over the estimated useful lives of the assets ranging from five to seven years. Leasehold improvements are amortized on a straight-line basis over the shorter of the lease term or estimated useful life of the asset.

Deferred Financing Costs

Deferred financing costs consist of origination and processing fees paid in connection with the issuance of SBA debentures. The origination and processing fees are amortized using the effective interest method over the life of the related debentures. Accumulated amortization was \$331,504

and \$403,875 at June 30, 2005 and 2006, respectively.

Income Taxes

Income taxes are accounted for under the asset and liability method. Deferred tax assets and liabilities are recognized for the future tax consequences attributable to differences between the financial statement carrying amounts of existing assets and liabilities and their respective tax bases and operating and capital loss carryforwards. Deferred tax assets and liabilities are measured using enacted tax rates expected to apply to taxable income in the years in which those temporary differences are expected to be recovered or settled. The effect on deferred tax assets and liabilities of a change in tax rates is recognized in income in the period that includes the enactment date.

Net Increase (Decrease) in Stockholders' Equity Resulting From Operations per Share

Basic earnings per share have been computed by dividing net increase (decrease) in stockholders' equity resulting from operations by the weighted average number of common shares outstanding. Diluted earnings per share reflects the potential dilution that could occur assuming the inclusion of common share equivalents and has been computed by dividing net increase (decrease) in stockholders' equity resulting from operations by the weighted average number of common shares and dilutive common share (equivalents outstanding). Dilutive common share equivalents include all outstanding stock options and warrants after applying the treasury stock method.

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WATERSIDE CAPITAL CORPORATION

NOTES TO FINANCIAL STATEMENTS Continued

Stock Option Plan

As permitted under Statement of Financial Accounting Standards (SFAS) No. 123, *Accounting for Stock Based Compensation*, the Company has chosen to account for stock-based compensation using the intrinsic value method prescribed in Accounting Principles Board Opinion No. 25, *Accounting for Stock Issued to Employees* (APB Opinion No. 25), and related interpretations. Accordingly, compensation cost for stock options is measured as the excess, if any, of the estimated fair value of the Company's stock at the date of grant over the amount an employee must pay to acquire the stock.

In December 2004, the FASB issued SFAS No. 123 (Revised 2004), *Share-Based Payment* (SFAS 123R). SFAS 123R is a revision of SFAS 123 and supersedes APB Opinion No. 25 and its related implementation guidance. SFAS 123R focuses primarily on accounting transactions in which an entity obtains employee services through share-based payment transactions. SFAS 123R requires a public entity to measure the cost of employee services received in exchange for the award of equity instruments based on the fair value of the award at the date of grant. The cost will be recognized over the period during which an employee is required to provide services in exchange for the award. SFAS 123R is effective as of the beginning of the first interim or annual reporting period that begins after July 1, 2006.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the dates of the financial statements and the reported amounts of revenues and expenses during the reporting periods. Actual results could differ from those estimates.

Reclassification

Certain amounts reflected in the 2005 financial statements have been reclassified to conform to the 2006 financial statement presentation.

(2) LOANS AND INVESTMENTS

Loans and investments consist primarily of preferred stock, debt securities, options and warrants, assets acquired in liquidation of portfolio securities, and notes receivable obtained from portfolio companies in accordance with SBIC investment regulations. The financial statements include securities valued at \$34,570,625 and \$30,156,756 at June 30, 2005 and 2006 (91.3% and 81.7% of assets), respectively. The valuation

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process completed by management includes estimates made by management and the Executive Committee in the absence of readily ascertainable market values. These estimated values may differ significantly from the values that would have been used had a ready market for the securities existed, and those differences could be material.

The notes receivable are due from the purchasers of warrant shares in two investee companies, as payment of investment banking and other fees, and as payment for the forgiveness of interest and dividends receivable.

(3) PROPERTY AND EQUIPMENT

Property and equipment at June 30, 2005 and 2006 consists of the following:

	<u>2005</u>	<u>2006</u>
Furniture and fixtures	\$ 86,895	\$ 86,895
Computer equipment and software	131,418	136,476
Leasehold improvements	8,311	8,311
	<u>226,624</u>	<u>231,682</u>
Less accumulated depreciation and amortization	222,333	224,748
Property and equipment, net	<u>\$ 4,291</u>	<u>\$ 6,934</u>

Table of Contents**WATERSIDE CAPITAL CORPORATION****NOTES TO FINANCIAL STATEMENTS Continued****(4) ACCRUED EXPENSES**

Accrued expenses at June 30, 2005 and 2006 consist of the following:

	<u>2005</u>	<u>2006</u>
Accrued accounting and legal expense	\$ 66,084	\$ 79,335
Accrued salaries and benefits	6,283	5,805
Other accrued expenses	32,560	29,572
	<u> </u>	<u> </u>
Total accrued expenses	<u>\$ 104,927</u>	<u>\$ 114,712</u>

(5) DEBENTURES PAYABLE

Based on its existing regulatory capital, the SBA has approved the issuance of up to \$25,900,000 of debentures for the Company. All debentures, if and when issued, bear interest payable semi-annually at a fixed rate and are due at maturity, which is generally 10 years from the date the interest rate is fixed. The debentures are subject to a prepayment penalty for the first five years they are outstanding. During 1999, the Company utilized \$12,300,000 of the available amount, \$6,000,000 of which bears interest at 7.24% and matures on March 1, 2009 and \$6,300,000 of which bears interest at 8.22% and matures on September 1, 2009. On September 1, 2003, and again on March 1, 2005, the Company elected to prepay \$2,000,000 each period of the \$6,300,000 maturing September 1, 2009. During 2000, the Company utilized an additional \$7,000,000, which bears interest at 8.64% and matures on March 1, 2010. During 2001, the Company utilized an additional \$6,100,000 of the available facility, \$3,100,000 of which bears interest at 8.45% and matures on September 1, 2010 and \$3,000,000 of which bears interest at 6.89% and matures on September 1, 2011. At June 30, 2006, \$4,500,000 of the approved amount remains available for future borrowing.

(6) INCOME TAXES

The Company had no income tax expense (benefit) attributable to operations for the years ended June 30, 2004, 2005 and 2006.

The 2004, 2005 and 2006 actual tax expense (benefit) attributable to operations differs from the amount which would be provided by applying the statutory federal rate to net operating income before income taxes as follows:

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	<u>2004</u>	<u>2005</u>	<u>2006</u>
Computed expected tax expense (benefit)	\$ (92,000)	\$ (143,000)	\$ (132,000)
Nontaxable dividend income	(360,000)	(239,000)	(241,000)
Change in valuation allowance attributable to operations	452,000	382,000	373,000
	<u> </u>	<u> </u>	<u> </u>
Total income tax expense (benefit) attributable to operations	\$	\$	\$
	<u> </u>	<u> </u>	<u> </u>

The Company's deferred tax assets and liabilities at June 30, 2005 and 2006 are as follows:

	<u>2005</u>	<u>2006</u>
Deferred tax assets:		
Property and equipment, due to differing depreciation methods	\$ 4,000	\$ 4,000
Capital loss carryforward	2,645,000	3,091,000
Net operating loss carryforward	2,319,000	2,718,000
	<u> </u>	<u> </u>
Total gross deferred tax assets	4,968,000	5,813,000
Less valuation allowance	(2,951,000)	(4,239,000)
	<u> </u>	<u> </u>
Total net deferred tax assets	2,017,000	1,574,000
	<u> </u>	<u> </u>
Deferred tax liabilities:		
Investments, due to recognition of unrealized appreciation and accretion for financial statement purposes	2,017,000	1,574,000
	<u> </u>	<u> </u>
Net deferred tax assets	\$	\$
	<u> </u>	<u> </u>

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WATERSIDE CAPITAL CORPORATION

NOTES TO FINANCIAL STATEMENTS *Continued*

The Company's valuation allowance decreased \$297,000 for the year ended June 30, 2005, and increased \$1,288,000 for the year ended June 30, 2006.

In assessing the realizability of deferred tax assets, management considers whether it is more likely than not that some portion or all of the deferred tax assets will not be realized. The ultimate realization of deferred tax assets is dependent upon the generation of future taxable income during the periods in which those temporary differences become deductible. Management considers projected future taxable income and tax planning strategies in making this assessment. Because the Company's dividend income is not taxable, the primary source of future taxable income available to the Company will be realized gains on sales of investments, the realization of which is uncertain. Management determined that projected future taxable income does not support the realization of the net deferred tax assets as of June 30, 2006, and a valuation allowance has been recorded to offset the entire net deferred tax assets. At June 30, 2006, the Company has net operating loss carryforwards for federal income tax purposes of \$7,160,000, which are available to offset future federal taxable income, if any, through 2026, and a capital loss carryforward of \$8,143,000 available to offset capital gains through 2011.

(7) STOCKHOLDERS' EQUITY

Undistributed Accumulated Earnings (Loss)

Undistributed accumulated earnings (loss) at June 30, 2005 and 2006 consist of the following:

	<u>2005</u>	<u>2006</u>
Undistributed accumulated investment income	\$ 2,619,562	\$ 2,229,097
Undistributed accumulated net realized gains (losses)	(6,433,547)	(7,608,669)
	<u> </u>	<u> </u>
Undistributed accumulated earnings (loss)	<u>\$ (3,813,985)</u>	<u>\$ (5,379,572)</u>

Effective December 7, 1999, the Executive Committee of the Company's Board of Directors and the SBA approved the capitalization of \$1,200,000 of the Company's undistributed accumulated earnings, which reduced the undistributed accumulated net realized gains disclosed above.

Stock Rights Offering

On May 1, 2006, the Company issued 458,873 additional shares of common stock through a Stock Rights Offering. The Offering resulted in gross proceeds to the Company of \$1,835,000 before deducting expenses of \$101,000.

Stock Repurchase Program

During February 2002, the Company's Board of Directors approved a stock repurchase program. Under the program, the Company can repurchase up to two percent of its regulatory capital over the next year in open market and in privately negotiated transactions. During the year ended June 30, 2004, the Company acquired 91,955 shares of common stock at a total cost of \$441,451, or an average price of \$4.80 per share, which represents a discount of 51% in relation to the net asset value per share at June 30, 2004. The Company repurchased none of its regulatory capital during the years ended June 30, 2005 or 2006.

Stock Option Plan

During 1998, the Company adopted the Waterside Capital Corporation 1998 Employee Stock Option Plan (the Plan) pursuant to which the Company may grant stock options to officers and key employees. The Plan, as amended, authorizes the grant of options to purchase up to 212,000 shares of authorized but unissued common stock. Stock options are granted with an exercise price equal to the stock's fair market value at the date of grant. All stock options have 10-year terms and vest on a graded schedule, at which time they become fully exercisable. At June 30, 2006, there were 69,140 additional shares available for future grant under the Plan.

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WATERSIDE CAPITAL CORPORATION

NOTES TO FINANCIAL STATEMENTS Continued

The per share, weighted-average fair value of all stock options granted is \$3.45. The fair value of each grant is estimated on the date of grant using the Black-Scholes option-pricing model with the following assumptions: expected life of five years, expected volatility of 51.01%, expected dividend yield of 0% and risk-free interest rate of 6.23% for options granted in fiscal 2000; expected life of five years, expected volatility of 67.64%, expected dividend yield of 0% and risk-free interest rate of 4.82% for options granted in 2001. No options were granted in fiscal 2002, 2003, 2005, or 2006.

Under the Plan, the employee stock options are dividend protected. As a result, the exercise price of the outstanding options was adjusted downward and the number of options increased so as to equalize the holder's value before and after a stock dividend or split.

The Company applies APB Opinion No. 25 in accounting for the Plan and, accordingly, no compensation cost has been recognized for stock option grants in the financial statements. Had the Company determined compensation cost based on the fair value at the grant date for its stock options under SFAS No. 123, the Company's net increase (decrease) in stockholders' equity resulting from operations would have been reflected at the pro forma amounts indicated below:

	<u>2004</u>	<u>2005</u>	<u>2006</u>
Net increase (decrease) in stockholders' equity resulting from operations:			
As reported	\$ 2,021,980	\$ 1,481,137	\$ (2,668,150)
Pro forma	2,021,980	1,481,137	(2,668,150)
Net increase (decrease) in stockholders' equity resulting from operations per share - basic and diluted:			
As reported	\$ 1.34	1.02	(1.74)
Pro forma	1.34	1.02	(1.74)

Stock option activity during the periods indicated is as follows:

	<u>Number of shares</u>	<u>Weighted-average exercise price</u>
Balance at June 30, 2003	142,860	\$ 6.693
Granted	2,000	3.970
Balance at June 30, 2004	144,860	\$ 6.655
Cancelled	(2,000)	3.970
Balance at June 30, 2005 and 2006	142,860	\$ 6.693

At June 30, 2004, 2005 and 2006, 142,860 options, respectively, were exercisable.

The range of exercise prices and weighted-average remaining contractual life of outstanding options at June 30, 2006 is \$4.125 - \$8.25 and 3.9 years, respectively.

Table of Contents**WATERSIDE CAPITAL CORPORATION****NOTES TO FINANCIAL STATEMENTS Continued****(8) NET INCREASE (DECREASE) IN STOCKHOLDERS' EQUITY RESULTING FROM OPERATIONS PER SHARE**

The following table sets forth the calculation of basic and diluted net increase (decrease) in stockholders' equity resulting from operations per share for the years ended June 30, 2004, 2005 and 2006:

	<u>2004</u>	<u>2005</u>	<u>2006</u>
Basic net increase (decrease) in stockholders' equity resulting from operations per share:			
Net increase (decrease) in stockholders' equity resulting from operations	\$ 2,021,980	\$ 1,481,137	\$ (2,668,150)
Weighted-average number of common shares outstanding	1,505,483	1,456,675	1,533,363
Basic net increase (decrease) in stockholders' equity resulting from operations per share	\$ 1.34	\$ 1.02	\$ (1.74)
Diluted net increase (decrease) in stockholders' equity resulting from operations per share:			
Net increase (decrease) in stockholders' equity resulting from operations	\$ 2,021,980	\$ 1,481,137	\$ (2,668,150)
Weighted-average number of common shares outstanding	1,505,483	1,456,675	1,533,363
Dilutive effect of stock options (as determined by using the treasury stock method)			
Weighted-average number of common shares and dilutive common shares outstanding	1,505,483	1,456,675	1,533,363
Diluted net increase (decrease) in stockholders' equity resulting from operations per share	\$ 1.34	\$ 1.02	\$ (1.74)

(9) RELATED PARTY TRANSACTIONS

For the fiscal years ended June 30, 2004, 2005 and 2006 the Company had no reportable related party transactions.

(10) LEASES

The Company has two noncancelable operating leases, primarily for office space, that expire over the next four years.

Future minimum lease payments under noncancelable operating leases (with initial or remaining lease terms in excess of one year) as of June 30, 2006 are:

Year ending June 30,	
2007	41,723
2008	28,217

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2009	2,933
Total minimum lease payments	<u>\$ 72,873</u>

Net rental expense for operating leases for the years ended June 30, 2004, 2005 and 2006 was \$36,478 and \$36,519, and \$36,701 respectively.

(11) COMMITMENTS, CONTINGENCIES AND SUBSEQUENT EVENTS

Line of Credit

The Company has an open line of credit with a financial institution with a total availability of \$1,000,000. The line bears interest at the bank's prime rate. There were no outstanding borrowings under the line at June 30, 2006. The line of credit expires on November 1, 2006

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WATERSIDE CAPITAL CORPORATION

NOTES TO FINANCIAL STATEMENTS Continued

Letter of Credit

The company has issued a letter of credit drawn in favor of the Small Business Administration (SBA) through a local financial institution. The purpose of the letter of credit is for credit enhancement of a note receivable used in the company's capital impairment calculation with the SBA.

Legal Proceedings

The Company is a party to various legal actions which are ordinary, routine litigation incidental to its business. The Company believes that none of those actions, either individually or in the aggregate, will have a material adverse effect on the results of operations or financial position of the Company.

Capital Impairment

The Company is required to calculate the amount of capital impairment each reporting period based on Small Business Administration (SBA) regulations. The purpose of the calculation is to determine if the Undistributed Net Realized Earnings (Deficit) after adjustment for non-includable gains on securities exceeds the regulatory limits. If the adjusted deficit is greater than the calculated maximum impairment percentage, 50% for the Company as of June 30, 2005 and 2006, the Company is considered to have impaired capital. At June 30, 2006, the company's calculated capital impairment percentage was approximately 44%, compared to approximately 36% at June 30, 2005.

In December 2005, the Small Business Administration Investment Division notified the Company that it had retained a contractor to review the valuation of its investment in New Dominion Pictures, LLC. The valuation determined by the contractor for New Dominion Pictures, LLC indicates that the fair value shown for this asset on the licensee's most recent financial report may have been overstated. If the outside contractor's valuation were correct, a condition of capital impairment would have existed March 31, 2006. The SBA has granted the Company the opportunity to provide a separate independent valuation report to be performed by an independent and qualified third party acceptable to the Small Business Administration in accordance with its regulations. Several appraisals of the valuation of New Dominion Pictures, LLC have been completed in recent months. The discounted cash flow method of valuation has been used because it is a rigorous bottoms-up valuation of the enterprise based on discounting its long term cash flows. These appraisals have ranged in value from \$10.2 million to \$44.0 million. The wide range in valuations is due to using materially different discount rates and including or excluding the valuation of the film library. The Company's Board of Directors, through its interpretation of the Model Valuation Policy, as published by the SBA, has arrived at a valuation of approximately \$36 million. The Company has retained the independent appraiser who has completed their appraisal and analysis that supports the valuation arrived at by the Company. The SBA is currently reviewing the additional independent appraisal and the Company is awaiting their review and comments.

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Additionally, the Company has recognized \$3.4 million in non-cash gains/income through its Statement of Operations that is not expected to be realized in cash within the next accounting cycle. This amount is excluded from the SBA's capital impairment calculation because it is subject to certain restriction under SBA regulations, primarily concerning distributions.

Subsequent Event

One of the Company's equity investments, common stock held in the publicly traded Billing Services Group, LLC, experienced a material decline in market value between June 30, 2006, the valuation date for financial presentation, and August 31, 2006. If the valuation date for financial presentation had been August 31, 2006, both total Stockholder's Equity and the Net Change In Stockholders Equity Resulting From Operations would have declined by approximately \$1,270,000 or \$.66 per share. Management does not believe that this market reduction is permanent based on the operating performance of Billing Services Group, LLC.

(12) CONCENTRATION OF CREDIT RISK

Most of the Company's portfolio investment companies are located in the Mid-Atlantic region of the United States. In addition, three of the Company's portfolio investment companies are in the telecommunications industry. As a result, any adverse impact on the economy of that region or the telecommunications industry could adversely impact the Company's results of operations and financial position.

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WATERSIDE CAPITAL CORPORATION

NOTES TO FINANCIAL STATEMENTS Continued

(13) FAIR VALUE OF FINANCIAL INSTRUMENTS

The following summary disclosures are made in accordance with the provisions of SFAS No. 107, *Disclosures About Fair Value of Financial Instruments*. Fair value is defined in the statement as the amount at which an instrument could be exchanged in a current transaction between willing parties.

The following methods and assumptions were used to estimate the fair value of each class of financial instruments at June 30, 2005 and 2006:

Cash and cash equivalents, invested idle funds, dividends receivable, interest receivable, accounts payable, accrued interest and accrued expenses:

The carrying amounts approximate fair value because of the short maturity of these instruments.

Loans and investments:

The Company's loans and investments are reflected at fair value in the Company's balance sheets. The fair value of portfolio investments is determined by the Executive Committee of the Board of Directors or by current market prices, if available, in accordance with the Company's valuation policy (see note 2).

Debentures payable:

The fair value of the debentures payable is estimated by discounting the future cash flows using current interest rates at which similar notes would be made to borrowers with similar credit ratings. The fair value of the \$21,400,000 debentures at June 30, 2005 and 2006 was estimated to be \$23,639,000 and \$22,916,000, respectively.

(14) EMPLOYEE BENEFIT PLAN

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Effective July 1, 1998, the Company adopted the Waterside Capital Corporation Defined Contribution Plan (the Plan). The Plan is available to all employees of the Company, regardless of age, who have completed at least three months of service. Eligible employees may contribute up to 8% of their compensation annually with the Company providing contributions of 100% of the first 6% of participating employees' contributions. In addition, the Company has the ability to make discretionary contributions, which will be determined by a resolution of the Board of Directors. Total employer expense for the Plan for the years ended June 30, 2004, 2005 and 2006 was \$33,259, \$36,393, and \$29,937 respectively.

Table of Contents**SCHEDULE OF LOANS AND INVESTMENTS**

The Company's loans and investments at June 30, 2006 consisted of the following:

<u>Debt Securities:</u>	<u>Maturity</u>	<u>Cost or Contributed Value</u>	<u>Fair Value</u>	
EPM Development Systems / New Life	3/31/2009	\$ 243,802	\$ 243,802	
EPM Development Systems / New Life	3/31/2009	1,500,000	1,500,000	
Eton Court Asset Management, Ltd. (a)	11/15/2007	1,256,808	1,256,808	
FireKing International, Inc.	5/31/2010	1,813,667	1,813,667	
JTI, Inc.	8/1/2008	50,000	50,000	
Lakeview Technology Solutions, Inc. (a)	11/1/2007	980,000		
Lakeview Technology Solutions, Inc. (a)	11/1/2009	1,157,779	100,000	
New Dominion Pictures, LLC	11/1/2010	900,000	900,000	
New Dominion Pictures, LLC	7/1/2007	175,000	175,000	
Restorative Health Care	11/22/2009	1,085,135	1,085,135	
Servient, Inc.	6/29/2011	200,000	200,000	
Triangle Biomedical Sciences (b)	3/31/2007	200,000	200,000	
Triangle Biomedical Sciences (b)	3/31/2007	391,916	391,916	
Triangle Biomedical Sciences (b)	3/31/2007	187,101	187,101	
Total debt securities		10,141,208	8,103,429	
<u>Equity Securities:</u>	<u>Number of Shares</u>	<u>Cost or Contributed Value</u>	<u>Fair Value</u>	
Publicly Traded Companies:				
Billing Services Group, LLC, Common Stock	2,628,400	\$ 1,250,000	\$ 2,270,000	
Private Companies:				
AmeriComm Direct Marketing, LLC, Equity Interest	27,696	28	100,000	
Eton Court Asset Management, Ltd, Preferred Equity Interest	1,000	1,000,000	1,000,000	
Eton Court Asset Management, Ltd, Equity Interest	56,863	34,700	270,000	
Lakeview Technology Solutions, Inc., Preferred Stock (a)	500	469,015		
New Dominion Pictures, LLC, Convertible Preferred Equity Interest	250	250,000	2,002,000	
Rileen Innovative Technologies, Inc., Common Stock	420	33,500	33,500	
Triangle Biomedical Sciences, Common Stock (b)	54,743	223,738	223,738	
Triangle Biomedical Sciences, Preferred Stock (a & b)	2,200	2,200,000	2,200,000	
Total equity securities		5,460,981	8,099,238	
<u>Stock Options and Warrants:</u>	<u>Number of Shares</u>	<u>Percentage Ownership</u>	<u>Cost or Contributed Value</u>	<u>Fair Value</u>
Answernet, Inc.	4,234	1.00	\$ 16,287	\$ 200,000

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Crispies, Inc.	61,650	13.00	2,800	270,000
EPM Development Systems Corp.	201	7.60	11,600	
Fairfax Publishing Co., Inc	1,026	20.30	123,238	640,000
FireKing International, Inc.	5	0.50	220,000	220,000
Lakeview Technology Solutions, Inc.	122,000	25.00	122,000	
New Dominion Pictures, LLC	129	12.94	464,650	4,243,650
Restorative Health Care	109.62	20.95	380,000	380,000
Tabet Manufacturing Co., Inc.	487,500	20.50	78,372	78,372
			<hr/>	<hr/>
Total options and warrants			1,418,947	6,032,022
			<hr/>	<hr/>

Table of Contents**SCHEDULE OF LOANS AND INVESTMENTS continued**

<u>Assets Acquired in Liquidation of Portfolio Securities</u>	<u>Cost or Contributed Value</u>	<u>Fair Value</u>
Digital Square, LLC	\$ 729,121	\$ 1,000
Diversified Telecom, LLC	1,696,488	443,000
International Wood, LLC	3,340,000	2,940,000
Total assets acquired in liquidation of portfolio securities	5,765,609	3,384,000

<u>Notes Receivable</u>	<u>Maturity</u>	<u>Cost or Contributed Value</u>	<u>Fair Value</u>
Crispies, Inc.	8/31/2005	\$ 25,000	\$ 25,000
Eton Court Asset Management, Ltd.	8/24/2007	272,067	272,067
Executel Communications, Inc.	3/1/2010	1,241,000	1,241,000
Signius Investment Corporation	4/1/2009	3,000,000	3,000,000
Total notes receivable		4,538,067	4,538,067
TOTAL LOANS AND INVESTMENTS		\$ 27,324,812	\$ 30,156,756

The Company's loans and investments at June 30, 2005 consisted of the following:

<u>Debt Securities:</u>	<u>Maturity</u>	<u>Cost or Contributed Value</u>	<u>Fair Value</u>
Avery Holdings, LLC	12/31/2006	\$ 680,681	\$ 680,681
Diversified Telecom, Inc. (a)	5/19/2002	131,238	178,749
Diversified Telecom, Inc. (a)	10/13/2003	16,250	16,250
EPM Development Systems / New Life	5/29/2004	173,000	173,000
EPM Development Systems / New Life	6/30/2005	1,500,000	1,500,000
Eton Court Asset Management, Ltd.	11/15/2007	1,213,323	1,213,323
FireKing International, Inc.	5/31/2010	1,782,187	1,782,187
JTI, Inc.	8/1/2008	50,000	50,000
Lakeview Technology Solutions, Inc. (a)	11/1/2007	980,000	
Lakeview Technology Solutions, Inc. (a)	11/1/2009	1,157,779	500,000
New Dominion Pictures, LLC	11/1/2010	1,153,059	1,153,059
New Dominion Pictures, LLC	7/1/2006	1,020,000	1,020,000
New Dominion Pictures, LLC	7/1/2007	275,000	275,000
Restorative Health Care	11/22/2009	1,041,717	1,041,717
Rileen Innovative Technologies, Inc.	11/1/2008	288,892	288,892
Triangle Biomedical Sciences (b)	12/21/2005	200,000	200,000

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Triangle Biomedical Sciences (b)	6/30/2005	391,916	391,916
Triangle Biomedical Sciences (b)	6/30/2005	187,101	187,101
		<u> </u>	<u> </u>
Total debt securities		12,242,143	10,651,875
		<u> </u>	<u> </u>

(a) Entity is in arrears with respect to dividend/interest payments.

(b) This entity is considered an affiliate of the Company.

Table of Contents**SCHEDULE OF LOANS AND INVESTMENTS continued**

<u>Equity Securities:</u>	<u>Number of Shares</u>	<u>Cost or Contributed Value</u>	<u>Fair Value</u>
Publicly Traded Companies:			
Primal Solutions, Inc. Common Stock	200,000	\$ 4,000	\$ 27,600
Private Companies:			
AmeriComm Direct Marketing, LLC Equity Interest	27,696	28	440,000
Avery Holdings, LLC Equity Interest	1,250,000	1,250,000	3,570,000
Diversified Telecom, Inc. Preferred Stock (a)	1,500	1,500,000	
Eton Court Asset Management, Ltd Preferred Equity Interest	1,000	1,000,000	1,000,000
Eton Court Asset Management, Ltd Equity Interest	56,863	34,700	34,700
Fairfax Publishing Co., Inc. Preferred Stock	600	600,000	600,000
Lakeview Technology Solutions, Inc. Preferred Stock (a)	500	469,015	
New Dominion Pictures, LLC Convertible Preferred Equity Interest	250	250,000	2,002,000
Rileen Innovative Technologies, Inc. Common Stock	420	33,500	33,500
Triangle Biomedical Sciences Common Stock (b)	54,743	223,738	223,738
Triangle Biomedical Sciences Preferred Stock (a & b)	2,200	2,200,000	2,200,000
Wireless Systems Engineering, Inc. Common Stock (b)	48,000	273,200	9,400
Total equity securities		7,838,181	10,140,938

<u>Stock Options and Warrants:</u>	<u>Number of Shares</u>	<u>Percentage Ownership</u>	<u>Cost or Contributed Value</u>	<u>Fair Value</u>
Answernet, Inc.	16,937	4.00	\$ 65,149	\$ 482,000
Crispies, Inc.	61,650	13.00	2,800	270,000
EPM Development Systems Corp.	201	7.60	11,600	
Fairfax Publishing Co., Inc	1,026	20.30	123,238	851,580
FireKing International, Inc.	5	0.50	220,000	220,000
Lakeview Technology Solutions, Inc.	122,000	25.00	122,000	
New Dominion Pictures, LLC	129	12.94	464,650	4,243,650
Restorative Health Care	109.62	20.95	380,000	380,000
Tabet Manufacturing Co., Inc.	487,500	20.50	78,372	78,372
Total options and warrants			1,467,809	6,525,602

<u>Assets Acquired in Liquidation of Portfolio Securities</u>	<u>Cost or Contributed Value</u>	<u>Fair Value</u>
Digital Square, LLC	744,121	30,000
Weslaco Holding, LLC	3,688,708	2,567,054

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Total assets acquired in liquidation of portfolio securities	4,432,829	2,597,054
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<u>Notes Receivable</u>	<u>Maturity</u>	<u>Cost or Contributed Value</u>	<u>Fair Value</u>
Crispies, Inc.	8/31/2005	\$ 25,000	\$ 25,000
Eton Court Asset Management, Ltd.	8/24/2007	284,156	284,156
Executel Communications, Inc.	3/1/2010	1,341,000	1,341,000
LVTS, Inc.	Demand	5,000	5,000
Signius Investment Corporation	4/1/2009	3,000,000	3,000,000
Total notes receivable		4,655,156	4,655,156
TOTAL LOANS AND INVESTMENTS		\$ 30,636,118	\$ 34,570,625

- (a) Entity is in arrears with respect to dividend/interest payments.
(b) This entity is considered an affiliate of the Company.

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Shareholder Information

<i>Corporate Office</i>	<i>Stock Transfer Agent and Registrar</i>	<i>Investor Relations</i>	<i>Stock Listing</i>
Norfolk, Virginia	Investors with questions concerning account information, replacing lost or stolen certificates, transferring securities or processing a change of address should contact:	Investors requiring information about the Company should contact:	<i>Waterside Capital Corporation</i>
500 E. Main Street, Suite 800			Common stock is traded on
Norfolk, VA 23510			the NASDAQ Stock Market
Telephone: 757-626-1111		<i>Gerald T. McDonald</i>	under the symbol WSCC
Facsimile: 757-626-0114		Chief Financial Officer	
waterside@watersidecapital.com		Telephone: 757-626-1111	<i>Independent Public Accountants</i>
		Facsimile: 757-626-0114	
	<i>Registrar and Transfer Company</i>	mcdonald@watersidecapital.com	<i>PKF Witt Mares, PLC</i>
	10 Commerce Drive		Norfolk, Virginia
	Cranford, New Jersey 07016-3572	<i>Annual Meeting of Shareholders</i>	
	Telephone: 800-368-5948	The annual shareholders meeting will be held	<i>Corporate Counsel</i>
	Facsimile: 908-497-2318	Monday, October 16, 2006 at 11:00 a.m., at Kaufman & Canoles, 150 W. Main Street, Norfolk, Virginia.	<i>Kaufman & Canoles</i>
		All shareholders are invited to attend.	Norfolk, Virginia

Directors and Officers

Directors

Marvin S. Friedberg

T. Richard Litton, Jr.¹

Officers

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Peter M. Meredith, Jr. ^{1,2,3}	Chief Executive Officer	Executive Vice President	J. Alan Lindauer
Chairman of the Board	Virginia Commonwealth	and General Counsel	President and Chief
President	Trading Company	Harbor Group International, LLC	Executive Officer
Meredith Construction Co., Inc.	Eric L. Fox	Augustus C. Miller	Gerald T. McDonald
	Portfolio Manager	President and Chief	Secretary and Chief
J. Alan Lindauer ¹	Paine Webber	Executive Officer	Financial Officer
President and Chief Executive Officer		Miller Oil Co, Inc.	
	Roger L. Frost		Martin N. Speroni
James E. Andrews ²	Retired	Juan M. Montero, II	Vice President and
Retired		General and Thoracic	Director of Research
	Henry U. Harris, III	Surgery	
J.W. Whiting Chisman, Jr. ^{1,2,3}	President		Franklin P. Earley
President	Virginia Investment		Vice President and
Dare Investment Company	Counselors, a division		Business Development
	of BB&T Asset Management		Officer
O. L. Everett			
CEO			
Jones & Frank Corp.			

¹ Executive Committee

² Audit Committee

³ Compensation/ Stock Option Committee

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