

FINANCIAL STATEMENTS

Holly Forest Association Inc.

For One Month and Eight Months Ended

August 31, 2021

**Smith Shanafelt, LLC, CPAs**  
**1072 London St**  
**Myrtle Beach, SC 29577-5761**

**Holly Forest Association Inc.**  
127 B Cherokee Trail  
Sapphire, NC 28774

To the Management of **Holly Forest Association Inc.**

Management is responsible for the accompanying financial statements of Holly Forest Association Inc., which comprise the Balance Sheet - Modified Cash Basis as of August 31, 2021, and the related Income Statements - Modified Cash Basis for the One Month and Eight Months then ended, and for determining that the modified cash basis of accounting is an acceptable financial reporting framework. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements. The accompanying budget information is presented for supplementary purposes only and has not been audited or reviewed by us.

The financial statements are prepared in accordance with the modified cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

Management has elected to omit substantially all the disclosures ordinarily included in financial statements prepared in accordance with the modified cash basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the association's assets, liabilities, equity, revenues, and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.

*Smith Shanafelt CPAs*

October 06, 2021

**Holly Forest Association Inc.**  
**Balance Sheet - Modified Cash Basis**  
**As of August 31, 2021**

**Assets**

	<u>Operating</u>	<u>Reserve</u>	<u>Total</u>
1210 - Cash - Wells Fargo Operating	\$ 8,669.88	\$ -	\$ 8,669.88
1211 - Cash - United Bank Operating	240,401.63	-	240,401.63
1212 - Cash - United Bank Operating Sweep	1,055.06	-	1,055.06
1224 - Cash - Wells Fargo ECC Trust	41,901.69	-	41,901.69
1226 - Cash - Wells Fargo ECC Trust Savings	35,040.04	-	35,040.04
1311 - Cash - United Bank Reserve	-	157,229.66	157,229.66
1316 - Cash - Wells Fargo Reserve Savings	-	66,806.86	66,806.86
1319 - Cash - Wells Fargo Disaster Recovery Savings	-	207,044.06	207,044.06
<b>Total Cash</b>	<u>327,068.30</u>	<u>431,080.58</u>	<u>758,148.88</u>
1750 - Holly Forest Owned Lot 01-129	10,582.70	-	10,582.70
<b>Total Inventory</b>	<u>10,582.70</u>	<u>-</u>	<u>10,582.70</u>
1710 - Prepaid Insurance	6,482.94	-	6,482.94
1724 - Due from DRA to ECC Trust	175.00	-	175.00
1810 - Common Area	163,703.00	-	163,703.00
1725 - Due from Operating to Reserve	-	27,366.48	27,366.48
<b>Total Other Assets</b>	<u>170,360.94</u>	<u>27,366.48</u>	<u>197,727.42</u>
<b>Total Assets</b>	<u>\$ 508,011.94</u>	<u>\$ 458,447.06</u>	<u>\$ 966,459.00</u>

**Liabilities and Owners' Equity**

<b><u>Liabilities</u></b>	<u>Operating</u>	<u>Reserve</u>	<u>Total</u>
2110 - Accounts Payable - Trade	\$ 43,780.50	\$ -	\$ 43,780.50
2130 - Accounts Payable - Other	614.41	-	614.41
2190 - Due to Reserve from Operating	27,366.48	-	27,366.48
2310 - Mailbox Deposits	19,196.00	-	19,196.00
2330 - Compliance Deposits	39,819.00	-	39,819.00
2421 - Prepaid Maintenance Fees	12,176.26	-	12,176.26
2193 - Due to ECC Trust from DRA	-	175.00	175.00
<b>Total Liabilities</b>	<u>142,952.65</u>	<u>175.00</u>	<u>143,127.65</u>
<b><u>Owners' Equity</u></b>			
2499 - Operating Equity at 1/1	125,981.78	-	125,981.78
2520 - Fixed Asset Equity at 1/1	177,124.00	-	177,124.00
2500 - Reserve Equity at 1/1	-	557,344.75	557,344.75
Operating Income (Loss)	61,953.51	-	61,953.51
Reserve Income (Loss)	-	(99,072.69)	(99,072.69)
<b>Total Owners' Equity</b>	<u>365,059.29</u>	<u>458,272.06</u>	<u>823,331.35</u>
<b>Total Liabilities &amp; Equity</b>	<u>\$ 508,011.94</u>	<u>\$ 458,447.06</u>	<u>\$ 966,459.00</u>

**Holly Forest Association Inc.**  
**Operating Fund Income Statement - Modified Cash Basis**  
**For the period ended August 31, 2021**

	Total Approved Budget	1 Month Ended Aug. 31, 2021	1 Month Ended Budget	Variance	8 Months Ended Aug. 31, 2021	8 Months Ended Budget	Variance
<b><u>Operating Revenue</u></b>							
31100 - Maintenance Fees - Operating	\$ 480,293.00	\$ 729.08	\$ 40,025.00	\$ (39,295.92)	\$ 474,239.90	\$ 320,193.00	\$ 154,046.90
31150 - Maintenance Fees - Prior Year	0.00	0.00	0.00	0.00	10,934.59	0.00	10,934.59
31300 - Late Fees & Interest	0.00	82.28	0.00	82.28	8,871.11	0.00	8,871.11
33500 - ECC Arch Review Fees	2,400.00	0.00	200.00	(200.00)	9,025.00	1,600.00	7,425.00
33600 - ECC Service Fees	3,200.00	0.00	267.00	(267.00)	0.00	2,136.00	(2,136.00)
33700 - ECC Impact Fees	4,000.00	0.00	333.00	(333.00)	0.00	2,664.00	(2,664.00)
35100 - Interest Income Operating	1,000.00	1.80	83.00	(81.20)	198.85	664.00	(465.15)
35150 - Interest Income ECC Trust	0.00	0.30	0.00	0.30	2.33	0.00	2.33
<b>Gross Revenue</b>	<b>490,893.00</b>	<b>813.46</b>	<b>40,908.00</b>	<b>(40,094.54)</b>	<b>503,271.78</b>	<b>327,257.00</b>	<b>176,014.78</b>
<b><u>Utility Expense</u></b>							
41100 - Electricity	3,000.00	430.49	250.00	180.49	2,318.31	2,000.00	318.31
41300 - Telephone Expense	500.00	0.00	42.00	(42.00)	0.00	336.00	(336.00)
41400 - Water & Sewer	2,500.00	173.16	208.00	(34.84)	2,101.55	1,664.00	437.55
<b>Total Utility Expense</b>	<b>6,000.00</b>	<b>603.65</b>	<b>500.00</b>	<b>103.65</b>	<b>4,419.86</b>	<b>4,000.00</b>	<b>419.86</b>
<b><u>Maintenance Expense</u></b>							
43504 - Grounds & Landscaping	40,000.00	27,478.42	3,333.00	24,145.42	53,461.17	26,664.00	26,797.17
<b>Total Maintenance Expense</b>	<b>40,000.00</b>	<b>27,478.42</b>	<b>3,333.00</b>	<b>24,145.42</b>	<b>53,461.17</b>	<b>26,664.00</b>	<b>26,797.17</b>

Smith Shanafelt, LLC, CPAs  
See Accountants' Compilation Report

**Holly Forest Association Inc.**  
**Operating Fund Income Statement - Modified Cash Basis**  
**For the period ended August 31, 2021**

	Total Approved Budget	1 Month Ended Aug. 31, 2021	1 Month Ended Budget	Variance	8 Months Ended Aug. 31, 2021	8 Months Ended Budget	Variance
<b><u>Administrative &amp; General</u></b>							
44101 - Management Fees	72,723.00	6,060.25	6,060.00	0.25	48,482.00	48,480.00	2.00
44151 - Accounting	7,200.00	8,825.00	600.00	8,225.00	12,325.00	4,800.00	7,525.00
44301 - Audit/Tax Preparation	8,300.00	0.00	692.00	(692.00)	0.00	5,536.00	(5,536.00)
44351 - Legal Fees	12,000.00	7,754.85	1,000.00	6,754.85	35,085.40	8,000.00	27,085.40
44401 - Collection Expense	300.00	0.00	25.00	(25.00)	2,617.28	200.00	2,417.28
44701 - Printing	6,000.00	0.00	500.00	(500.00)	2,634.53	4,000.00	(1,365.47)
44801 - Postage	1,100.00	56.51	92.00	(35.49)	1,667.67	736.00	931.67
44850 - Mailbox Expense	900.00	0.00	75.00	(75.00)	3,065.75	600.00	2,465.75
44901 - Bank Charges	100.00	0.00	8.00	(8.00)	0.00	64.00	(64.00)
44951 - Credit Card Charges	5,500.00	137.90	458.00	(320.10)	5,146.72	3,664.00	1,482.72
45201 - Office Supplies	500.00	0.00	42.00	(42.00)	291.40	336.00	(44.60)
45751 - Computer Hardware/Software	3,500.00	595.29	292.00	303.29	4,290.31	2,336.00	1,954.31
45951 - Miscellaneous Expense	500.00	0.00	42.00	(42.00)	1,638.35	336.00	1,302.35
<b>Total Admin &amp; General Expense</b>	<b>118,623.00</b>	<b>23,429.80</b>	<b>9,886.00</b>	<b>13,543.80</b>	<b>117,244.41</b>	<b>79,088.00</b>	<b>38,156.41</b>
<b><u>Salaries &amp; Wages</u></b>							
46101 - Salaries & Wages	23,000.00	2,738.02	1,917.00	821.02	17,499.66	15,336.00	2,163.66
<b>Total Salaries &amp; Wages</b>	<b>23,000.00</b>	<b>2,738.02</b>	<b>1,917.00</b>	<b>821.02</b>	<b>17,499.66</b>	<b>15,336.00</b>	<b>2,163.66</b>

Smith Shanafelt, LLC, CPAs  
See Accountants' Compilation Report

**Holly Forest Association Inc.**  
**Operating Fund Income Statement - Modified Cash Basis**  
**For the period ended August 31, 2021**

	Total Approved Budget	1 Month Ended Aug. 31, 2021	1 Month Ended Budget	Variance	8 Months Ended Aug. 31, 2021	8 Months Ended Budget	Variance
<b><u>Leases, Contracts &amp; Fixed</u></b>							
47100 - ECC Compliance Officer	8,000.00	600.00	667.00	(67.00)	6,200.00	5,336.00	864.00
47800 - Grounds Maint Contract	68,806.00	5,733.83	5,734.00	(0.17)	58,429.14	45,872.00	12,557.14
47900 - Snow Removal	40,000.00	0.00	3,333.00	(3,333.00)	19,170.78	26,664.00	(7,493.22)
48100 - Contract Security	219,364.00	0.00	18,280.00	(18,280.00)	164,523.27	146,240.00	18,283.27
48500 - Property Tax	300.00	369.98	25.00	344.98	369.98	200.00	169.98
48900 - General Insurance	6,300.00	0.00	525.00	(525.00)	0.00	4,200.00	(4,200.00)
<b>Total Leases Cont &amp; Fixed Exp.</b>	<u>342,770.00</u>	<u>6,703.81</u>	<u>28,564.00</u>	<u>(21,860.19)</u>	<u>248,693.17</u>	<u>228,512.00</u>	<u>20,181.17</u>
<b>Total Expenses</b>	<u>530,393.00</u>	<u>60,953.70</u>	<u>44,200.00</u>	<u>16,753.70</u>	<u>441,318.27</u>	<u>353,600.00</u>	<u>87,718.27</u>
<b>Net Operating Income (Loss)</b>	<u>\$ (39,500.00)</u>	<u>\$ (60,140.24)</u>	<u>\$ (3,292.00)</u>	<u>\$ (56,848.24)</u>	<u>\$ 61,953.51</u>	<u>\$ (26,343.00)</u>	<u>\$ 88,296.51</u>

**Holly Forest Association Inc.**  
**Reserve Fund Income Statement - Modified Cash Basis**  
**For the period ended August 31, 2021**

	<b>Total Approved Budget</b>	<b>1 Month Ended Aug. 31, 2021</b>	<b>1 Month Ended Budget</b>	<b>Variance</b>	<b>8 Months Ended Aug. 31, 2021</b>	<b>8 Months Ended Budget</b>	<b>Variance</b>
<b><u>Reserve Revenue</u></b>							
59100 - Maintenance Fees - Reserve	\$ 273,705.00	\$ 260.00	\$ 22,809.00	\$ (22,549.00)	\$ 271,426.71	\$ 182,472.00	\$ 88,954.71
59200 - Reserve Interest	1,400.00	17.36	117.00	(99.64)	361.67	936.00	(574.33)
59210 - Tower Road Contribution	7,000.00	0.00	583.00	(583.00)	0.00	4,664.00	(4,664.00)
59300 - ECC Road Impact Fees	8,000.00	0.00	667.00	(667.00)	22,600.00	5,336.00	17,264.00
59310 - ECC Fines & Violations	1,500.00	0.00	125.00	(125.00)	1,500.00	1,000.00	500.00
59500 - Misc Reserve Revenue	0.00	0.00	0.00	0.00	(2,360.00)	0.00	(2,360.00)
<b>Total Reserve Income</b>	<b>291,605.00</b>	<b>277.36</b>	<b>24,301.00</b>	<b>(24,023.64)</b>	<b>293,528.38</b>	<b>194,408.00</b>	<b>99,120.38</b>
<b><u>Reserve Expense</u></b>							
60100 - Road Paving	225,000.00	0.00	0.00	0.00	345,758.20	225,000.00	120,758.20
60400 - Road Infrastructure	45,000.00	19,686.45	0.00	19,686.45	25,941.89	45,000.00	(19,058.11)
60500 - Trays Island Road Expense	21,505.00	0.00	0.00	0.00	20,890.98	21,505.00	(614.02)
69995 - Reserve Bank Charges	100.00	0.00	0.00	0.00	10.00	0.00	10.00
<b>Total Reserve Expenses</b>	<b>291,605.00</b>	<b>19,686.45</b>	<b>0.00</b>	<b>19,686.45</b>	<b>392,601.07</b>	<b>291,505.00</b>	<b>101,096.07</b>
<b>Net Reserve Income (Loss)</b>	<b>\$ 0.00</b>	<b>\$ (19,409.09)</b>	<b>\$ 24,301.00</b>	<b>\$ (43,710.09)</b>	<b>\$ (99,072.69)</b>	<b>\$ (97,097.00)</b>	<b>\$ (1,975.69)</b>

**Holly Forest Association Inc.**  
**General Ledger**

Date	Reference	Description	Beginning Balance	Current Amount	Period End Balance
	<b>1210</b>	<b>Cash - Wells Fargo Operating</b>	8,493.88		
08/04/21	90	Deposit ECheck		60.00	
08/17/21	90	Deposit ECheck		116.00	
				<u>176.00</u>	<u>8,669.88</u>
	<b>1211</b>	<b>Cash - United Bank Operating</b>	248,386.24		
08/01/21	2047	Capital Vacations Resort Mgmt II, LLC		(6,060.25)	
08/02/21	90	Deposit Lockbox		59.58	
08/04/21	2048	Carolina Water Service Inc of NC-CWSS		(29.33)	
08/04/21	2049	Carolina Water Service Inc of NC-CWSS		(28.86)	
08/04/21	2050	Carolina Water Service Inc of NC-CWSS		(28.86)	
08/04/21	2051	Carolina Water Service Inc of NC-CWSS		(28.86)	
08/04/21	2052	Carolina Water Service Inc of NC-CWSS		(28.86)	
08/04/21	2053	Carolina Water Service Inc of NC-CWSS		(28.86)	
08/04/21	2054	Christa Pankey		(750.00)	
08/04/21	2055	Focus Group		(3,115.95)	
08/04/21	2056	Mountain Meadows Residential Svcs		(7,913.83)	
08/04/21	2057	Smith Shanafelt, LLC		(1,106.02)	
08/05/21	10	Payroll 8/5		(1,374.74)	
08/06/21	90	Deposit Wire		797.28	
08/09/21	90	Deposit VISA/MC		200.00	
08/09/21	90	Deposit Resort		301.00	
08/11/21	90	Deposit Wire		74.08	
08/18/21	2058	Duke Energy		(55.80)	
08/18/21	2059	Duke Energy		(125.42)	
08/18/21	2060	Duke Energy		(71.89)	
08/18/21	2061	Duke Energy		(57.94)	
08/18/21	2062	Duke Energy		(58.50)	
08/18/21	2063	Duke Energy		(62.21)	
08/18/21	2064	Gooder Grafix		(37.03)	
08/18/21	2065	James Evans		(25.00)	
08/18/21	2066	Mountain Meadows Residential Svcs		(6,193.83)	
08/18/21	2067	The Law Office of Shira Hedgepeth		(17,378.00)	
08/18/21	2068	Thomas Wages		(25.00)	
08/19/21	10	Payroll 8/19		(1,363.28)	
08/23/21	2069	Capital Vacations Resort Mgmt III, LLC		(56.51)	
08/23/21	2070	Jackson County Tax Collector		(48.68)	
08/23/21	2071	Jackson County Tax Collector		(48.68)	
08/23/21	2072	Jackson County Tax Collector		(48.68)	
08/23/21	2073	Jackson County Tax Collector		(48.68)	
08/23/21	2074	Jackson County Tax Collector		(48.68)	
08/23/21	2075	Jackson County Tax Collector		(9.74)	
08/23/21	2076	Jackson County Tax Collector		(9.74)	
08/23/21	2077	Jackson County Tax Collector		(48.68)	
08/23/21	2078	Jackson County Tax Collector		(9.74)	
08/23/21	2079	Jackson County Tax Collector		(48.68)	
08/26/21	90	Deposit-Tsfr from Reserve-Road Impact Fees		5,000.00	
08/27/21	90	Deposit Resort		80.00	
08/30/21	2081	Carland & Andersen, Inc CPAs		(8,300.00)	
08/30/21	2082	Carolina Water Service Inc of NC-CWSS		(28.86)	
08/30/21	2083	Carolina Water Service Inc of NC-CWSS		(28.86)	
08/30/21	2084	Carolina Water Service Inc of NC-CWSS		(28.86)	
08/30/21	2085	Carolina Water Service Inc of NC-CWSS		(28.86)	
08/30/21	2086	Carolina Water Service Inc of NC-CWSS		(28.86)	
08/30/21	2087	Carolina Water Service Inc of NC-CWSS		(28.86)	
08/30/21	2088	Mountain Meadows Residential Svcs		(830.00)	
08/31/21	BR1211	Merchant Fees		(87.95)	
08/31/21	BR1211	Shift4 Fee		(49.95)	
08/31/21	BR1211	8/26 Deposit		580.00	



08/31/21

**Holly Forest Association Inc.**  
**General Ledger**

HOLLYFOREST

2

Date	Reference	Description	Beginning Balance	Current Amount	Period End Balance
08/31/21	BR1211	July Pinnacle Deposit		(797.28)	
08/31/21	Transfer	Sweep Transfers		(501.00)	
08/31/21	Transfer	Sweep Transfers		42,037.60	
				<u>(7,984.61)</u>	<u>240,401.63</u>
	<b>1212</b>	<b>Cash - United Bank Operating Sweep</b>	42,589.86		
08/31/21	BR1212	Interest CresCom Operating		1.80	
08/31/21	Transfer	Sweep Transfers		501.00	
08/31/21	Transfer	Sweep Transfers		(42,037.60)	
				<u>(41,534.80)</u>	<u>1,055.06</u>
	<b>1224</b>	<b>Cash - Wells Fargo ECC Trust</b>	41,901.69		
				<u>0.00</u>	<u>41,901.69</u>
	<b>1226</b>	<b>Cash - Wells Fargo ECC Trust Savings</b>	35,039.81		
08/31/21	BR1226	Interest ECC Trust Savings		0.30	
08/31/21	BR1226	Fed Tax Withheld ECC Trust Savings		(0.07)	
				<u>0.23</u>	<u>35,040.04</u>
	<b>1311</b>	<b>Cash - United Bank Reserve</b>	179,214.59		
08/16/21	1028	Holly Forest Association, Inc.		(5,000.00)	
08/16/21	1029	Holly Forest Association, Inc.		(5,000.00)	
08/30/21	1030	Mountain Meadows Residential Svcs		(12,000.00)	
08/31/21	BR1311	Interest CresCom Reserve		15.07	
				<u>(21,984.93)</u>	<u>157,229.66</u>
	<b>1316</b>	<b>Cash - Wells Fargo Reserve Savings</b>	66,806.42		
08/31/21	BR1316	Interest Reserve Savings		0.57	
08/31/21	BR1316	Fed Tax Withheld WF Res Savings		(0.13)	
				<u>0.44</u>	<u>66,806.86</u>
	<b>1319</b>	<b>Cash - Wells Fargo Disaster Recovery Savings</b>	202,042.75		
08/26/21	90	Deposit-Tsfr from Reserve-Road Impact Fees		5,000.00	
08/31/21	BR1319	Interest Disaster Recovery		1.72	
08/31/21	BR1319	Fed Tax Withheld Disaster Recovery		(0.41)	
				<u>5,001.31</u>	<u>207,044.06</u>
	<b>1710</b>	<b>Prepaid Insurance</b>	6,482.94		
				<u>0.00</u>	<u>6,482.94</u>
	<b>1724</b>	<b>Due from DRA to ECC Trust</b>	175.00		
				<u>0.00</u>	<u>175.00</u>
	<b>1725</b>	<b>Due from Operating to Reserve</b>	29,792.39		
08/26/21	90	Deposit-Tsfr from Reserve-Road Impact Fees		5,000.00	
08/31/21	5	Record Reserve Bank Fees		0.54	
08/31/21	5	Record Reserve Expenses paid by Operating		(7,686.45)	
08/31/21	90	2021 Reserve		260.00	
				<u>(2,425.91)</u>	<u>27,366.48</u>
	<b>1750</b>	<b>Holly Forest Owned Lot 01-129</b>	10,582.70		
				<u>0.00</u>	<u>10,582.70</u>
	<b>1810</b>	<b>Common Area</b>	163,703.00		
				<u>0.00</u>	<u>163,703.00</u>
	<b>2110</b>	<b>Accounts Payable - Trade</b>	(30,906.22)		
08/31/21	APSUM	AP Summary Journal Entry		(12,874.28)	

**Holly Forest Association Inc.**  
**General Ledger**

Date	Reference	Description	Beginning Balance	Current Amount	Period End Balance
				(12,874.28)	(43,780.50)
	<b>2130</b>	<b>Accounts Payable - Other</b>	(832.30)		
08/13/21	2020 Rd Impact F	Holly Forest Association, Inc.		1,000.00	
08/13/21	2020 Road Impact	Holly Forest Association, Inc.		1,000.00	
08/13/21	2021 Road Impact	Holly Forest Association, Inc.		4,000.00	
08/13/21	2021 Road Impact	Holly Forest Association, Inc.		4,000.00	
08/26/21	90	Deposit-Tsfr from Reserve-Road Impact Fees		(5,000.00)	
08/26/21	90	Deposit-Tsfr from Reserve-Road Impact Fees		(5,000.00)	
08/31/21	BR1211	8/26 Deposit		(580.00)	
08/31/21	BR1211	July Pinnacle Deposit		797.28	
08/31/21	BR1226	Fed Tax Withheld ECC Trust Savings		0.07	
08/31/21	BR1316	Fed Tax Withheld WF Res Savings		0.13	
08/31/21	BR1319	Fed Tax Withheld Disaster Recovery		0.41	
				217.89	(614.41)
	<b>2190</b>	<b>Due to Reserve from Operating</b>	(29,617.39)		
08/26/21	90	Deposit-Tsfr from Reserve-Road Impact Fees		(5,000.00)	
08/31/21	5	Record Reserve Bank Fees		(0.54)	
08/31/21	5	Record Reserve Expenses paid by Operating		7,686.45	
08/31/21	6	Combine Interfund Balances		(175.00)	
08/31/21	90	2021 Reserve		(260.00)	
				2,250.91	(27,366.48)
	<b>2193</b>	<b>Due to ECC Trust from DRA</b>	(175.00)		
				0.00	(175.00)
	<b>2199</b>	<b>Due to Reserve from ECC Trust</b>	(175.00)		
08/31/21	6	Combine Interfund Balances		175.00	
				175.00	0.00
	<b>2310</b>	<b>Mailbox Deposits</b>	(19,246.00)		
08/05/21	Mailbox Dep Ref	Thomas Wages		25.00	
08/05/21	Mailbox Refund	James Evans		25.00	
				50.00	(19,196.00)
	<b>2330</b>	<b>Compliance Deposits</b>	(39,819.00)		
				0.00	(39,819.00)
	<b>2421</b>	<b>Prepaid Maintenance Fees</b>	(11,559.68)		
08/31/21	90	Unapplied		(616.58)	
				(616.58)	(12,176.26)
	<b>2499</b>	<b>Operating Equity at 1/1</b>	(125,981.78)		
				0.00	(125,981.78)
	<b>2500</b>	<b>Reserve Equity at 1/1</b>	(557,344.75)		
				0.00	(557,344.75)
	<b>2520</b>	<b>Fixed Asset Equity at 1/1</b>	(177,124.00)		
				0.00	(177,124.00)
	<b>31100</b>	<b>Maintenance Fees - Operating</b>	(473,510.82)		
08/31/21	90	2021 Maintenance Fees		(729.08)	
				(729.08)	(474,239.90)
	<b>31150</b>	<b>Maintenance Fees - Prior Year</b>	(10,934.59)		
				0.00	(10,934.59)

08/31/21

**Holly Forest Association Inc.**  
**General Ledger**

HOLLYFOREST

4

Date	Reference	Description	Beginning Balance	Current Amount	Period End Balance
	<b>31300</b>	<b>Late Fees &amp; Interest</b>	(8,788.83)		
08/31/21	90	Interest		(10.78)	
08/31/21	90	Late Fee		(71.50)	
				<u>(82.28)</u>	<u>(8,871.11)</u>
	<b>33500</b>	<b>ECC Arch Review Fees</b>	(9,025.00)		
				<u>0.00</u>	<u>(9,025.00)</u>
	<b>35100</b>	<b>Interest Income Operating</b>	(197.05)		
08/31/21	BR1212	Interest CresCom Operating		(1.80)	
				<u>(1.80)</u>	<u>(198.85)</u>
	<b>35150</b>	<b>Interest Income ECC Trust</b>	(2.03)		
08/31/21	BR1226	Interest ECC Trust Savings		(0.30)	
				<u>(0.30)</u>	<u>(2.33)</u>
	<b>41100</b>	<b>Electricity</b>	1,887.82		
08/24/21	9100 3016 8198	Duke Energy		72.13	
08/24/21	9100 3016 8396	Duke Energy		122.69	
08/24/21	9100 3016 8643	Duke Energy		56.08	
08/24/21	9100 3016 8792	Duke Energy		58.92	
08/24/21	9100 3260 9520	Duke Energy		62.25	
08/24/21	9100 3341 3483	Duke Energy		58.42	
				<u>430.49</u>	<u>2,318.31</u>
	<b>41400</b>	<b>Water &amp; Sewer</b>	1,928.39		
08/15/21	0791700000	Carolina Water Service Inc of NC-CWSS		28.86	
08/15/21	0903410000	Carolina Water Service Inc of NC-CWSS		28.86	
08/15/21	1615810000	Carolina Water Service Inc of NC-CWSS		28.86	
08/15/21	4315810000	Carolina Water Service Inc of NC-CWSS		28.86	
08/15/21	5215810000	Carolina Water Service Inc of NC-CWSS		28.86	
08/15/21	6415810000	Carolina Water Service Inc of NC-CWSS		28.86	
				<u>173.16</u>	<u>2,101.55</u>
	<b>43504</b>	<b>Grounds &amp; Landscaping</b>	25,982.75		
08/04/21	8421-4	Mountain Meadows Residential Svcs		460.00	
08/19/21	81921-10	Mountain Meadows Residential Svcs		830.00	
08/25/21	82521-1	Mountain Meadows Residential Svcs		11,028.56	
08/29/21	9121-2	Mountain Meadows Residential Svcs		15,159.86	
				<u>27,478.42</u>	<u>53,461.17</u>
	<b>44101</b>	<b>Management Fees</b>	42,421.75		
08/01/21	2915	Capital Vacations Resort Mgmt II, LLC		6,060.25	
				<u>6,060.25</u>	<u>48,482.00</u>
	<b>44151</b>	<b>Accounting</b>	3,500.00		
08/15/21	44457	Smith Shanafelt, LLC		525.00	
08/16/21	38086	Carland & Andersen, Inc CPAs		8,300.00	
				<u>8,825.00</u>	<u>12,325.00</u>
	<b>44351</b>	<b>Legal Fees</b>	27,330.55		
08/30/21	286413	The Van Winkle Law Firm		7,754.85	
				<u>7,754.85</u>	<u>35,085.40</u>
	<b>44401</b>	<b>Collection Expense</b>	2,617.28		
				<u>0.00</u>	<u>2,617.28</u>

08/31/21

**Holly Forest Association Inc.**  
**General Ledger**

HOLLYFOREST

5

Date	Reference	Description	Beginning Balance	Current Amount	Period End Balance
	<b>44701</b>	<b>Printing</b>	2,634.53		
				0.00	2,634.53
	<b>44801</b>	<b>Postage</b>	1,611.16		
08/10/21	3307	Capital Vacations Resort Mgmt III, LLC		56.51	
				56.51	1,667.67
	<b>44850</b>	<b>Mailbox Expense</b>	3,065.75		
				0.00	3,065.75
	<b>44951</b>	<b>Credit Card Charges</b>	5,008.82		
08/31/21	BR1211	Merchant Fees		87.95	
08/31/21	BR1211	Shift4 Fee		49.95	
				137.90	5,146.72
	<b>45201</b>	<b>Office Supplies</b>	291.40		
				0.00	291.40
	<b>45751</b>	<b>Computer Hardware/Software</b>	3,695.02		
08/27/21	29978283	Image Solutions, LLC.		595.29	
				595.29	4,290.31
	<b>45951</b>	<b>Miscellaneous Expense</b>	1,638.35		
				0.00	1,638.35
	<b>46101</b>	<b>Salaries &amp; Wages</b>	14,761.64		
08/05/21	10	Payroll 8/5-Wages		1,299.36	
08/05/21	10	Payroll 8/5-Taxes		114.42	
08/05/21	10	Payroll 8/5-Workers Comp		19.73	
08/05/21	10	Payroll 8/5-Emp Insurance		(59.17)	
08/05/21	10	Payroll 8/5-Christmas Withholding		(5.04)	
08/05/21	10	Payroll 8/5-Payroll Processing		5.44	
08/19/21	10	Payroll 8/19-Wages		1,290.26	
08/19/21	10	Payroll 8/19-Taxes		113.48	
08/19/21	10	Payroll 8/19-Workers Comp		19.70	
08/19/21	10	Payroll 8/19-Emp Insurance		(59.18)	
08/19/21	10	Payroll 8/19-Christmas Withholding		(5.04)	
08/19/21	10	Payroll 8/19-Payroll Processing		4.06	
				2,738.02	17,499.66
	<b>47100</b>	<b>ECC Compliance Officer</b>	5,600.00		
08/31/21	August 2021	Christa Pankey		600.00	
				600.00	6,200.00
	<b>47800</b>	<b>Grounds Maint Contract</b>	52,695.31		
08/02/21	80221-7	Mountain Meadows Residential Svcs		5,733.83	
				5,733.83	58,429.14
	<b>47900</b>	<b>Snow Removal</b>	19,170.78		
				0.00	19,170.78
	<b>48100</b>	<b>Contract Security</b>	164,523.27		
				0.00	164,523.27
	<b>48500</b>	<b>Property Tax</b>	0.00		
08/02/21	21A7592828621	Jackson County Tax Collector		48.68	
08/02/21	21A7592943390	Jackson County Tax Collector		48.68	
08/02/21	21A8502025245	Jackson County Tax Collector		48.68	

**Holly Forest Association Inc.**  
**General Ledger**

Date	Reference	Description	Beginning Balance	Current Amount	Period End Balance
08/02/21	21A8502065616	Jackson County Tax Collector		48.68	
08/02/21	21A8502121038	Jackson County Tax Collector		48.68	
08/02/21	21A8502138265	Jackson County Tax Collector		9.74	
08/02/21	21A8502230499	Jackson County Tax Collector		9.74	
08/02/21	21A8502318355	Jackson County Tax Collector		48.68	
08/02/21	21A8502357704	Jackson County Tax Collector		9.74	
08/02/21	21A8502540343	Jackson County Tax Collector		48.68	
				<u>369.98</u>	<u>369.98</u>
	<b>59100</b>	<b>Maintenance Fees - Reserve</b>	(271,166.71)		
08/31/21	90	2021 Reserve		(260.00)	
				<u>(260.00)</u>	<u>(271,426.71)</u>
	<b>59200</b>	<b>Reserve Interest</b>	(344.31)		
08/31/21	BR1311	Interest CresCom Reserve		(15.07)	
08/31/21	BR1316	Interest Reserve Savings		(0.57)	
08/31/21	BR1319	Interest Disaster Recovery		(1.72)	
				<u>(17.36)</u>	<u>(361.67)</u>
	<b>59300</b>	<b>ECC Road Impact Fees</b>	(22,600.00)		
				<u>0.00</u>	<u>(22,600.00)</u>
	<b>59310</b>	<b>ECC Fines &amp; Violations</b>	(1,500.00)		
				<u>0.00</u>	<u>(1,500.00)</u>
	<b>59500</b>	<b>Misc Reserve Revenue</b>	2,360.00		
				<u>0.00</u>	<u>2,360.00</u>
	<b>60100</b>	<b>Road Paving</b>	345,758.20		
				<u>0.00</u>	<u>345,758.20</u>
	<b>60400</b>	<b>Road Infrastructure</b>	6,255.44		
08/26/21	82621-1	Mountain Meadows Residential Svcs		1,800.00	
08/26/21	82621-2	Mountain Meadows Residential Svcs		5,886.45	
08/26/21	82621-3	Mountain Meadows Residential Svcs		12,000.00	
				<u>19,686.45</u>	<u>25,941.89</u>
	<b>60500</b>	<b>Trays Island Road Expense</b>	20,890.98		
				<u>0.00</u>	<u>20,890.98</u>
	<b>69995</b>	<b>Reserve Bank Charges</b>	10.00		
				<u>0.00</u>	<u>10.00</u>
		<b>Report Total</b>			<u>0.00</u>

**Net Profit/(Loss)**

Current Period	<u>(79,549.33)</u>
Year-to-Date	<u>(37,119.18)</u>

Distribution count = 157

**Holly Forest Association Inc.**  
**Transaction Listing**

Date	Reference	Account	Payee ID	Description	Amount
08/16/21	1028-PMTAPP	2130	HOLLYFOR	Holly Forest Association, Inc. - Payment Application	1,000.00
08/16/21	1028-PMTAPP	2130	HOLLYFOR	Holly Forest Association, Inc. - Payment Application	4,000.00
08/16/21	1029-PMTAPP	2130	HOLLYFOR	Holly Forest Association, Inc. - Payment Application	1,000.00
08/16/21	1029-PMTAPP	2130	HOLLYFOR	Holly Forest Association, Inc. - Payment Application	4,000.00
08/30/21	1030-PMTAPP	60400	MTNMEAD	Mountain Meadows Residential Svcs - Payment Application	12,000.00
08/01/21	2047-PMTAPP	44101	SPMLLC1	Capital Vacations Resort Mgmt II, LLC - Payment Application	6,060.25
08/04/21	2048-PMTAPP	41400	CWS	Carolina Water Service Inc of NC-CWSS - Payment Application	29.33
08/04/21	2049-PMTAPP	41400	CWS	Carolina Water Service Inc of NC-CWSS - Payment Application	28.86
08/04/21	2050-PMTAPP	41400	CWS	Carolina Water Service Inc of NC-CWSS - Payment Application	28.86
08/04/21	2051-PMTAPP	41400	CWS	Carolina Water Service Inc of NC-CWSS - Payment Application	28.86
08/04/21	2052-PMTAPP	41400	CWS	Carolina Water Service Inc of NC-CWSS - Payment Application	28.86
08/04/21	2053-PMTAPP	41400	CWS	Carolina Water Service Inc of NC-CWSS - Payment Application	28.86
08/04/21	2054-PMTAPP	47100	CHRISTAPANK	Christa Pankey - Payment Application	750.00
08/04/21	2055-PMTAPP	44701	FOCUSGROUP	Focus Group - Payment Application	2,422.00
08/04/21	2055-PMTAPP	44801	FOCUSGROUP	Focus Group - Payment Application	693.95
08/04/21	2056-PMTAPP	43504	MTNMEAD	Mountain Meadows Residential Svcs - Payment Application	260.00
08/04/21	2056-PMTAPP	43504	MTNMEAD	Mountain Meadows Residential Svcs - Payment Application	280.00
08/04/21	2056-PMTAPP	43504	MTNMEAD	Mountain Meadows Residential Svcs - Payment Application	600.00
08/04/21	2056-PMTAPP	43504	MTNMEAD	Mountain Meadows Residential Svcs - Payment Application	1,040.00
08/04/21	2056-PMTAPP	47800	MTNMEAD	Mountain Meadows Residential Svcs - Payment Application	5,733.83
08/04/21	2057-PMTAPP	44151	SSCPA	Smith Shanafelt, LLC - Payment Application	1,000.00
08/04/21	2057-PMTAPP	44701	SSCPA	Smith Shanafelt, LLC - Payment Application	53.01
08/04/21	2057-PMTAPP	44801	SSCPA	Smith Shanafelt, LLC - Payment Application	53.01
08/18/21	2058-PMTAPP	41100	DUKEENERGY	Duke Energy - Payment Application	55.80
08/18/21	2059-PMTAPP	41100	DUKEENERGY	Duke Energy - Payment Application	125.42
08/18/21	2060-PMTAPP	41100	DUKEENERGY	Duke Energy - Payment Application	71.89
08/18/21	2061-PMTAPP	41100	DUKEENERGY	Duke Energy - Payment Application	57.94
08/18/21	2062-PMTAPP	41100	DUKEENERGY	Duke Energy - Payment Application	58.50
08/18/21	2063-PMTAPP	41100	DUKEENERGY	Duke Energy - Payment Application	62.21
08/18/21	2064-PMTAPP	44850	GOODER	Gooder Grafix - Payment Application	37.03
08/18/21	2065-PMTAPP	2310	JEVANS	James Evans - Payment Application	25.00
08/18/21	2066-PMTAPP	43504	MTNMEAD	Mountain Meadows Residential Svcs - Payment Application	460.00
08/18/21	2066-PMTAPP	47800	MTNMEAD	Mountain Meadows Residential Svcs - Payment Application	5,733.83
08/18/21	2067-PMTAPP	44351	LAWOFFICE	The Law Office of Shira Hedgepeth - Payment Application	17,378.00
08/18/21	2068-PMTAPP	2310	TWAGES	Thomas Wages - Payment Application	25.00
08/23/21	2069-PMTAPP	44801	CAPVACIII	Capital Vacations Resort Mgmt III, LLC - Payment Application	56.51
08/23/21	2070-PMTAPP	48500	JACKSONTAX	Jackson County Tax Collector - Payment Application	48.68
08/23/21	2071-PMTAPP	48500	JACKSONTAX	Jackson County Tax Collector - Payment Application	48.68
08/23/21	2072-PMTAPP	48500	JACKSONTAX	Jackson County Tax Collector - Payment Application	48.68
08/23/21	2073-PMTAPP	48500	JACKSONTAX	Jackson County Tax Collector - Payment Application	48.68
08/23/21	2074-PMTAPP	48500	JACKSONTAX	Jackson County Tax Collector - Payment Application	48.68
08/23/21	2075-PMTAPP	48500	JACKSONTAX	Jackson County Tax Collector - Payment Application	9.74
08/23/21	2076-PMTAPP	48500	JACKSONTAX	Jackson County Tax Collector - Payment Application	9.74
08/23/21	2077-PMTAPP	48500	JACKSONTAX	Jackson County Tax Collector - Payment Application	48.68
08/23/21	2078-PMTAPP	48500	JACKSONTAX	Jackson County Tax Collector - Payment Application	9.74
08/23/21	2079-PMTAPP	48500	JACKSONTAX	Jackson County Tax Collector - Payment Application	48.68
08/30/21	2081-PMTAPP	44151	CARLAND	Carland & Andersen, Inc CPAs - Payment Application	8,300.00
08/30/21	2082-PMTAPP	41400	CWS	Carolina Water Service Inc of NC-CWSS - Payment Application	28.86
08/30/21	2083-PMTAPP	41400	CWS	Carolina Water Service Inc of NC-CWSS - Payment Application	28.86
08/30/21	2084-PMTAPP	41400	CWS	Carolina Water Service Inc of NC-CWSS - Payment Application	28.86
08/30/21	2085-PMTAPP	41400	CWS	Carolina Water Service Inc of NC-CWSS - Payment Application	28.86
08/30/21	2086-PMTAPP	41400	CWS	Carolina Water Service Inc of NC-CWSS - Payment Application	28.86
08/30/21	2087-PMTAPP	41400	CWS	Carolina Water Service Inc of NC-CWSS - Payment Application	28.86
08/30/21	2088-PMTAPP	43504	MTNMEAD	Mountain Meadows Residential Svcs - Payment Application	830.00
Transaction Balance					<u>74,939.95</u>

## Transaction Totals

Total Debits 74,939.95

**Holly Forest Association Inc.  
Transaction Listing**

Date	Reference	Account	Payee ID	Description	Amount
Total Credits		<u>74,939.95</u>			
Number of Transactions = 54					