

FINANCIAL STATEMENTS

Holly Forest Association Inc.

For One Month and Twelve Months Ended

December 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 December 31, 2021, and the related Income Statements - Modified Cash Basis for the One Month and Twelve 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

February 03, 2022

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

Assets

	<u>Operating</u>	<u>Reserve</u>	<u>Total</u>
1210 - Cash - Wells Fargo Operating	\$ 19,845.88	\$ -	\$ 19,845.88
1211 - Cash - United Bank Operating	264,412.75	-	264,412.75
1212 - Cash - United Bank Operating Sweep	154,222.72	-	154,222.72
1224 - Cash - Wells Fargo ECC Trust	48,001.69	-	48,001.69
1226 - Cash - Wells Fargo ECC Trust Savings	35,040.95	-	35,040.95
1311 - Cash - United Bank Reserve	-	91,734.15	91,734.15
1316 - Cash - Wells Fargo Reserve Savings	-	66,808.58	66,808.58
1319 - Cash - Wells Fargo Disaster Recovery Savings	-	207,837.34	207,837.34
Total Cash	521,523.99	366,380.07	887,904.06
1750 - Holly Forest Owned Lot 01-129	10,582.70	-	10,582.70
Total Inventory	10,582.70	-	10,582.70
1700 - Due from Reserve to Operating	15,693.37	-	15,693.37
1710 - Prepaid Insurance	6,482.94	-	6,482.94
1720 - Prepaid Expenses	61,012.16	-	61,012.16
1724 - Due from DRA to ECC Trust	175.00	-	175.00
1810 - Common Area	163,703.00	-	163,703.00
1730 - Due from Operating to DRA	-	425.00	425.00
Total Other Assets	247,066.47	425.00	247,491.47
Total Assets	\$ 779,173.16	\$ 366,805.07	\$ 1,145,978.23

Liabilities and Owners' Equity

<u>Liabilities</u>	<u>Operating</u>	<u>Reserve</u>	<u>Total</u>
2110 - Accounts Payable - Trade	\$ 22,711.56	\$ -	\$ 22,711.56
2130 - Accounts Payable - Other	49.36	-	49.36
2197 - Due to DRA from Operating	425.00	-	425.00
2310 - Mailbox Deposits	19,421.00	-	19,421.00
2330 - Compliance Deposits	39,819.00	-	39,819.00
2421 - Prepaid Maintenance Fees	496,811.09	-	496,811.09
2111 - Accounts Payable - Reserve	-	12,800.00	12,800.00
2193 - Due to ECC Trust from DRA	-	175.00	175.00
2195 - Due to Operating from Reserve	-	15,693.37	15,693.37
Total Liabilities	579,237.01	28,668.37	607,905.38
<u>Owners' Equity</u>			
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)	(103,169.63)	-	(103,169.63)
Reserve Income (Loss)	-	(219,208.05)	(219,208.05)
Total Owners' Equity	199,936.15	338,136.70	538,072.85
Total Liabilities & Equity	\$ 779,173.16	\$ 366,805.07	\$ 1,145,978.23

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

	Total Approved Budget	1 Month Ended Dec. 31, 2021	1 Month Ended Budget	Variance	12 Months Ended Dec. 31, 2021	12 Months Ended Budget	Variance
<u>Operating Revenue</u>							
31100 - Maintenance Fees - Operating	\$ 480,293.00	\$ 910.00	\$ 40,025.00	\$ (39,115.00)	\$ 477,923.92	\$ 480,293.00	\$ (2,369.08)
31150 - Maintenance Fees - Prior Year	0.00	45.71	0.00	45.71	13,246.30	0.00	13,246.30
31300 - Late Fees & Interest	0.00	164.46	0.00	164.46	10,281.65	0.00	10,281.65
33500 - ECC Arch Review Fees	2,400.00	300.00	200.00	100.00	9,325.00	2,400.00	6,925.00
33600 - ECC Service Fees	3,200.00	0.00	266.00	(266.00)	0.00	3,200.00	(3,200.00)
33700 - ECC Impact Fees	4,000.00	4,000.00	334.00	3,666.00	4,000.00	4,000.00	0.00
35100 - Interest Income Operating	1,000.00	5.28	84.00	(78.72)	204.42	1,000.00	(795.58)
35150 - Interest Income ECC Trust	0.00	0.30	0.00	0.30	3.50	0.00	3.50
37900 - Miscellaneous Revenue	0.00	5,825.00	0.00	5,825.00	5,825.00	0.00	5,825.00
Gross Revenue	<u>490,893.00</u>	<u>11,250.75</u>	<u>40,909.00</u>	<u>(29,658.25)</u>	<u>520,809.79</u>	<u>490,893.00</u>	<u>29,916.79</u>
<u>Utility Expense</u>							
41100 - Electricity	3,000.00	279.71	250.00	29.71	2,949.08	3,000.00	(50.92)
41300 - Telephone Expense	500.00	0.00	41.00	(41.00)	0.00	500.00	(500.00)
41400 - Water & Sewer	2,500.00	0.00	209.00	(209.00)	2,795.96	2,500.00	295.96
Total Utility Expense	<u>6,000.00</u>	<u>279.71</u>	<u>500.00</u>	<u>(220.29)</u>	<u>5,745.04</u>	<u>6,000.00</u>	<u>(254.96)</u>
<u>Maintenance Expense</u>							
43504 - Grounds & Landscaping	40,000.00	12,138.33	3,334.00	8,804.33	110,269.76	40,000.00	70,269.76
Total Maintenance Expense	<u>40,000.00</u>	<u>12,138.33</u>	<u>3,334.00</u>	<u>8,804.33</u>	<u>110,269.76</u>	<u>40,000.00</u>	<u>70,269.76</u>

Smith Shanafelt, LLC, CPAs
See Accountants' Compilation Report

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

	Total Approved Budget	1 Month Ended Dec. 31, 2021	1 Month Ended Budget	Variance	12 Months Ended Dec. 31, 2021	12 Months Ended Budget	Variance
<u>Administrative & General</u>							
44101 - Management Fees	72,723.00	6,060.25	6,063.00	(2.75)	72,723.00	72,723.00	0.00
44151 - Accounting	7,200.00	(7,800.00)	600.00	(8,400.00)	6,025.00	7,200.00	(1,175.00)
44301 - Audit/Tax Preparation	8,300.00	8,300.00	691.00	7,609.00	8,300.00	8,300.00	0.00
44351 - Legal Fees	12,000.00	0.00	1,000.00	(1,000.00)	35,947.90	12,000.00	23,947.90
44401 - Collection Expense	300.00	(204.05)	25.00	(229.05)	2,051.79	300.00	1,751.79
44701 - Printing	6,000.00	341.18	500.00	(158.82)	3,016.21	6,000.00	(2,983.79)
44801 - Postage	1,100.00	581.20	91.00	490.20	2,355.54	1,100.00	1,255.54
44850 - Mailbox Expense	900.00	271.74	75.00	196.74	3,544.61	900.00	2,644.61
44901 - Bank Charges	100.00	0.00	9.00	(9.00)	0.00	100.00	(100.00)
44951 - Credit Card Charges	5,500.00	728.97	459.00	269.97	6,070.88	5,500.00	570.88
45201 - Office Supplies	500.00	0.00	41.00	(41.00)	291.40	500.00	(208.60)
45751 - Computer Hardware/Software	3,500.00	344.73	291.00	53.73	5,324.50	3,500.00	1,824.50
45951 - Miscellaneous Expense	500.00	0.00	41.00	(41.00)	1,638.35	500.00	1,138.35
Total Admin & General Expense	118,623.00	8,624.02	9,886.00	(1,261.98)	147,289.18	118,623.00	28,666.18
<u>Salaries & Wages</u>							
46101 - Salaries & Wages	23,000.00	3,851.52	1,913.00	1,938.52	30,874.16	23,000.00	7,874.16
Total Salaries & Wages	23,000.00	3,851.52	1,913.00	1,938.52	30,874.16	23,000.00	7,874.16

Smith Shanafelt, LLC, CPAs
See Accountants' Compilation Report

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

	Total Approved Budget	1 Month Ended Dec. 31, 2021	1 Month Ended Budget	Variance	12 Months Ended Dec. 31, 2021	12 Months Ended Budget	Variance
<u>Leases, Contracts & Fixed</u>							
47100 - ECC Compliance Officer	8,000.00	5,315.20	663.00	4,652.20	13,690.20	8,000.00	5,690.20
47800 - Grounds Maint Contract	68,806.00	5,733.83	5,732.00	1.83	68,805.96	68,806.00	(0.04)
47900 - Snow Removal	40,000.00	8,400.00	3,334.00	5,066.00	27,570.78	40,000.00	(12,429.22)
48100 - Contract Security	219,364.00	0.00	18,281.00	(18,281.00)	219,364.36	219,364.00	0.36
48500 - Property Tax	300.00	0.00	25.00	(25.00)	369.98	300.00	69.98
48900 - General Insurance	6,300.00	0.00	525.00	(525.00)	0.00	6,300.00	(6,300.00)
Total Leases Cont & Fixed Exp.	<u>342,770.00</u>	<u>19,449.03</u>	<u>28,560.00</u>	<u>(9,110.97)</u>	<u>329,801.28</u>	<u>342,770.00</u>	<u>(12,968.72)</u>
Total Expenses	<u>530,393.00</u>	<u>44,342.61</u>	<u>44,193.00</u>	<u>149.61</u>	<u>623,979.42</u>	<u>530,393.00</u>	<u>93,586.42</u>
Net Operating Income (Loss)	<u>\$ (39,500.00)</u>	<u>\$ (33,091.86)</u>	<u>\$ (3,284.00)</u>	<u>\$ (29,807.86)</u>	<u>\$ (103,169.63)</u>	<u>\$ (39,500.00)</u>	<u>\$ (63,669.63)</u>

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

	Total Approved Budget	1 Month Ended Dec. 31, 2021	1 Month Ended Budget	Variance	12 Months Ended Dec. 31, 2021	12 Months Ended Budget	Variance
<u>Reserve Revenue</u>							
59100 - Maintenance Fees - Reserve	\$ 273,705.00	\$ 507.29	\$ 22,806.00	\$ (22,298.71)	\$ 274,274.00	\$ 273,705.00	\$ 569.00
59200 - Reserve Interest	1,400.00	10.64	116.00	(105.36)	415.20	1,400.00	(984.80)
59210 - Tower Road Contribution	7,000.00	0.00	584.00	(584.00)	0.00	7,000.00	(7,000.00)
59300 - ECC Road Impact Fees	8,000.00	(5,000.00)	663.00	(5,663.00)	17,600.00	8,000.00	9,600.00
59310 - ECC Fines & Violations	1,500.00	525.00	125.00	400.00	2,025.00	1,500.00	525.00
59500 - Misc Reserve Revenue	0.00	760.00	0.00	760.00	0.00	0.00	0.00
Total Reserve Income	291,605.00	(3,197.07)	24,294.00	(27,491.07)	294,314.20	291,605.00	2,709.20
<u>Reserve Expense</u>							
60100 - Road Paving	225,000.00	0.00	0.00	0.00	374,368.20	225,000.00	149,368.20
60400 - Road Infrastructure	45,000.00	22,260.66	0.00	22,260.66	118,235.72	45,000.00	73,235.72
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	0.55	100.00	(99.45)	27.35	100.00	(72.65)
Total Reserve Expenses	291,605.00	22,261.21	100.00	22,161.21	513,522.25	291,605.00	221,917.25
Net Reserve Income (Loss)	\$ 0.00	\$ (25,458.28)	\$ 24,194.00	\$ (49,652.28)	\$ (219,208.05)	\$ 0.00	\$ (219,208.05)

Holly Forest Association Inc.
General Ledger

Date	Reference	Description	Beginning Balance	Current Amount	Period End Balance
	1210	Cash - Wells Fargo Operating	15,929.88		
12/03/21	90	Deposit		60.00	
12/07/21	90	Deposit		748.00	
12/09/21	90	Deposit		748.00	
12/15/21	90	Deposit		116.00	
12/17/21	90	Deposit		748.00	
12/23/21	90	Deposit		748.00	
12/30/21	90	Deposit		748.00	
				3,916.00	19,845.88
	1211	Cash - United Bank Operating	215,634.75		
12/01/21	90	Deposit		7,480.00	
12/01/21	2150	Capital Vacations Resort Mgmt II, LLC		(6,060.25)	
12/02/21	90	Deposit		7,539.58	
12/03/21	90	Deposit VISA/MC		781.00	
12/03/21	90	Deposit		4,581.00	
12/03/21	2151	Carolina Water Service Inc of NC-CWSS		(58.28)	
12/03/21	2152	Carolina Water Service Inc of NC-CWSS		(57.82)	
12/03/21	2153	Carolina Water Service Inc of NC-CWSS		(57.82)	
12/03/21	2154	Carolina Water Service Inc of NC-CWSS		(57.82)	
12/03/21	2155	Carolina Water Service Inc of NC-CWSS		(57.82)	
12/03/21	2156	Carolina Water Service Inc of NC-CWSS		(57.82)	
12/03/21	2157	Christa Pankey		(650.00)	
12/03/21	2158	Duke Energy		(29.45)	
12/03/21	2159	Duke Energy		(27.97)	
12/03/21	2160	Duke Energy		(30.18)	
12/03/21	2161	Duke Energy		(33.14)	
12/03/21	2162	Duke Energy		(39.65)	
12/03/21	2163	Jennings Builders Supply & Hardware		(44.87)	
12/03/21	2164	Mountain Meadows Residential Svcs		(7,447.50)	
12/06/21	90	Deposit		6,732.00	
12/07/21	90	Deposit		6,742.00	
12/08/21	90	Deposit VISA/MC		771.00	
12/08/21	90	Deposit VISA/MC		1,496.00	
12/08/21	90	Deposit AMEX		2,618.00	
12/08/21	90	Deposit		3,740.00	
12/08/21	90	Deposit		5,984.00	
12/08/21	90.1	Deposit		3,740.00	
12/08/21	2165	Jennings Builders Supply & Hardware		(58.96)	
12/08/21	2166	Mountain Meadows Residential Svcs		(2,100.00)	
12/08/21	2167	Sapphire Valley Master Association		(344.73)	
12/08/21	2168	Smith Shanafelt, LLC		(520.00)	
12/09/21	10	Payroll 12/9		(2,562.57)	
12/09/21	90	Deposit VISA/MC		748.00	
12/09/21	90	Deposit		14,212.00	
12/10/21	90	Deposit		5,984.00	
12/13/21	90	Deposit		7,512.95	
12/14/21	90	Deposit		2,244.00	
12/14/21	90	Deposit		5,984.00	
12/15/21	90	Deposit VISA/MC		748.00	
12/15/21	90	Deposit VISA/MC		8,976.00	
12/15/21	90	Deposit		8,377.00	
12/16/21	90	Deposit		2,244.01	
12/16/21	90	Misdeposit		(897.00)	
12/17/21	90	Deposit VISA/MC		3,740.00	
12/17/21	90	Deposit AMEX		1,496.00	
12/17/21	90	Deposit		828.00	
12/17/21	90	Deposit		8,965.03	
12/20/21	90	Deposit		5,236.00	

12/31/21

Holly Forest Association Inc.
General Ledger

HOLLYFOREST

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Date	Reference	Description	Beginning Balance	Current Amount	Period End Balance
12/20/21	2169	Blue Ridge Public Safety		(61,012.16)	
12/20/21	2170	Mountain Meadows Residential Svcs		(2,640.00)	
12/20/21	2171	Thomas Rhinehart		(25.00)	
12/21/21	90	Deposit VISA/MC		8,119.18	
12/21/21	90	Deposit AMEX		1,496.00	
12/21/21	90	Deposit AMEX		3,740.00	
12/21/21	90	Deposit		6,732.00	
12/22/21	90	Deposit VISA/MC		2,244.00	
12/22/21	90	Deposit AMEX		748.00	
12/22/21	90	Deposit		11,968.00	
12/22/21	90	Deposit Reversal		(748.00)	
12/23/21	10	Payroll 12/23		(1,288.95)	
12/23/21	90	Deposit VISA/MC		5,235.95	
12/23/21	90	Deposit AMEX		1,496.00	
12/23/21	90	Deposit		5,236.00	
12/23/21	90	Deposit		13,813.00	
12/24/21	90	Deposit		8,526.00	
12/26/21	90	Deposit VISA/MC		748.00	
12/27/21	90	Deposit VISA/MC		2,992.00	
12/27/21	90	Deposit AMEX		748.00	
12/27/21	90	Deposit		5,005.00	
12/27/21	90	Deposit		5,236.00	
12/28/21	90	Deposit		11,684.46	
12/28/21	2172	Nordis Technologies		(856.34)	
12/29/21	90	Deposit VISA/MC		2,992.00	
12/29/21	90	Deposit VISA/MC		5,755.00	
12/29/21	90	Deposit AMEX		1,496.00	
12/29/21	90	Deposit		214.10	
12/29/21	90	Deposit		1,496.00	
12/29/21	90	Deposit		8,228.00	
12/29/21	90	Deposit		9,223.50	
12/29/21	90	Deposit Reversal		(748.00)	
12/30/21	90	Deposit		5,951.00	
12/30/21	90	Deposit		9,129.23	
12/30/21	2173	Gooder Grafix		(30.62)	
12/30/21	2174	Jennings Builders Supply & Hardware		(5.52)	
12/30/21	2175	Mountain Meadows Residential Svcs		(16,776.37)	
12/30/21	2176	Smith Shanafelt, LLC		(566.04)	
12/31/21	90	Deposit VISA/MC		23,188.00	
12/31/21	90	Deposit		7,479.95	
12/31/21	90	Deposit AMEX		2,244.00	
12/31/21	BR1211	Merchant Fees		(456.64)	
12/31/21	BR1211	Shift4 Fee		(49.95)	
12/31/21	BR1211	AMEX Fees		(222.38)	
12/31/21	BR1211	Deposit Resort		(80.00)	
12/31/21	BR1211	8/26 Misdeposit		(500.00)	
12/31/21	Tsfr	Sweep Transfers		(194,915.79)	
12/31/21	Tsfr	Sweep Transfers		41,847.75	
12/31/21	Tsfr	Transfer from Reserve to Operating		6,381.72	
				<u>48,778.00</u>	<u>264,412.75</u>
	1212	Cash - United Bank Operating Sweep	1,149.40		
12/31/21	BR1212	Interest United Operating		5.28	
12/31/21	Tsfr	Sweep Transfers		194,915.79	
12/31/21	Tsfr	Sweep Transfers		(41,847.75)	
				<u>153,073.32</u>	<u>154,222.72</u>
	1224	Cash - Wells Fargo ECC Trust	47,976.69		
12/31/21	BR1224	12/28 WF ECC Deposit-SVALINA		25.00	
				<u>25.00</u>	<u>48,001.69</u>

12/31/21

Holly Forest Association Inc.
General Ledger

HOLLYFOREST

3

Date	Reference	Description	Beginning Balance	Current Amount	Period End Balance
	1226	Cash - Wells Fargo ECC Trust Savings	35,040.72		
12/31/21	BR1226	Interest ECC Trust Savings		0.30	
12/31/21	BR1226	Fed Tax Withheld ECC Trust Savings		(0.07)	
				<u>0.23</u>	<u>35,040.95</u>
	1311	Cash - United Bank Reserve	98,107.56		
12/31/21	BR1311	Interest CresCom Reserve		8.31	
12/31/21	Tsfr	Transfer from Reserve to Operating		(6,381.72)	
				<u>(6,373.41)</u>	<u>91,734.15</u>
	1316	Cash - Wells Fargo Reserve Savings	66,808.14		
12/31/21	BR1316	Interest Reserve Savings		0.57	
12/31/21	BR1316	Fed Tax Withheld WF Res Savings		(0.13)	
				<u>0.44</u>	<u>66,808.58</u>
	1319	Cash - Wells Fargo Disaster Recovery Savings	207,336.00		
12/31/21	BR1319	Interest Disaster Recovery		1.76	
12/31/21	BR1319	Fed Tax Withheld Disaster Recovery		(0.42)	
12/31/21	BR1319	12/28 WF DRA Deposit-CARROLL		500.00	
				<u>501.34</u>	<u>207,837.34</u>
	1700	Due from Reserve to Operating	6,381.72		
12/23/21	122321-1	Mountain Meadows Residential Svcs		9,460.66	
12/31/21	5	Reclass Road Impact Fees		4,000.00	
12/31/21	7	Reclass Prior Month Deposits-6/25 Reserve Deposit SVMA Reimb Rip Rap		640.00	
12/31/21	8	Record Reserve Expenses paid by Operating		2,100.00	
12/31/21	90	2021 Reserve		(507.29)	
12/31/21	Tsfr	Transfer from Reserve to Operating		(6,381.72)	
				<u>9,311.65</u>	<u>15,693.37</u>
	1710	Prepaid Insurance	6,482.94		
				<u>0.00</u>	<u>6,482.94</u>
	1720	Prepaid Expenses	0.00		
12/09/21	19852	Blue Ridge Public Safety		61,012.16	
				<u>61,012.16</u>	<u>61,012.16</u>
	1724	Due from DRA to ECC Trust	175.00		
				<u>0.00</u>	<u>175.00</u>
	1730	Due from Operating to DRA	0.00		
12/31/21	7	Reclass Prior Month Deposits-9/28 Deposit-KLERSY		425.00	
				<u>425.00</u>	<u>425.00</u>
	1750	Holly Forest Owned Lot 01-129	10,582.70		
				<u>0.00</u>	<u>10,582.70</u>
	1810	Common Area	163,703.00		
				<u>0.00</u>	<u>163,703.00</u>
	2110	Accounts Payable - Trade	(9,178.70)		
12/31/21	APSUM	AP Summary Journal Entry		(13,532.86)	
				<u>(13,532.86)</u>	<u>(22,711.56)</u>
	2111	Accounts Payable - Reserve	(2,100.00)		
12/08/21	2166	Mountain Meadows Residential Svcs		2,100.00	

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Holly Forest Association Inc.
General Ledger

HOLLYFOREST

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Date	Reference	Description	Beginning Balance	Current Amount	Period End Balance
12/08/21	2166-PMTAPP	Mountain Meadows Residential Svcs - Payment Application		900.00	
12/08/21	2166-PMTAPP	Mountain Meadows Residential Svcs - Payment Application		(900.00)	
12/08/21	2166-PMTAPP	Mountain Meadows Residential Svcs - Payment Application		(1,200.00)	
12/08/21	2166-PMTAPP	Mountain Meadows Residential Svcs - Payment Application		1,200.00	
12/31/21	123121-1	Mountain Meadows Residential Svcs		(12,800.00)	
				<u>(10,700.00)</u>	<u>(12,800.00)</u>
	2130	Accounts Payable - Other	(7,379.43)		
12/31/21	7	Reclass Prior Month Deposits-9/28 United Operating Deposit		425.00	
12/31/21	7	Reclass Prior Month Deposits-10/22 Deposit		300.00	
12/31/21	7	Reclass Prior Month Deposits-10/22 WF ECC Trust Deposit		50.00	
12/31/21	7	Reclass Prior Month Deposits-11/3 WF ECC Trust Deposit		25.00	
12/31/21	7	Reclass Prior Month Deposits-11/9 Deposit		5,825.00	
12/31/21	7	Reclass Prior Month Deposits-11/23 WF ECC Trust Deposit		75.00	
12/31/21	7	Reclass Prior Month Deposits-11/30 ECC Trust Deposit		50.00	
12/31/21	BR1211	Deposit Resort		80.00	
12/31/21	BR1211	8/26 Misdeposit		500.00	
12/31/21	BR1226	Fed Tax Withheld ECC Trust Savings		0.07	
				<u>7,330.07</u>	<u>(49.36)</u>
	2193	Due to ECC Trust from DRA	(175.00)		
				<u>0.00</u>	<u>(175.00)</u>
	2195	Due to Operating from Reserve	(6,381.72)		
12/23/21	122321-1	Mountain Meadows Residential Svcs		(9,460.66)	
12/31/21	5	Reclass Road Impact Fees		(4,000.00)	
12/31/21	7	Reclass Prior Month Deposits-6/25 Reserve Deposit SVMA Reimb Rip Rap		(640.00)	
12/31/21	8	Record Reserve Expenses paid by Operating		(2,100.00)	
12/31/21	90	2021 Reserve		507.29	
12/31/21	Tsfr	Transfer from Reserve to Operating		6,381.72	
				<u>(9,311.65)</u>	<u>(15,693.37)</u>
	2197	Due to DRA from Operating	0.00		
12/31/21	7	Reclass Prior Month Deposits-9/28 Deposit-KLERSY		(425.00)	
				<u>(425.00)</u>	<u>(425.00)</u>
	2310	Mailbox Deposits	(19,196.00)		
12/31/21	7	Reclass Prior Month Deposits-10/22 WF ECC Trust Deposit HARNESS		(25.00)	
12/31/21	7	Reclass Prior Month Deposits-10/22 WF ECC Trust Deposit LOUDIN		(25.00)	
12/31/21	7	Reclass Prior Month Deposits-11/3 WF ECC Trust Deposit MILLER		(25.00)	
12/31/21	7	Reclass Prior Month Deposits-11/23 WF ECC Trust Deposit HOWELL		(25.00)	
12/31/21	7	Reclass Prior Month Deposits-11/23 WF ECC Trust Deposit LEISURE		(25.00)	
12/31/21	7	Reclass Prior Month Deposits-11/23 WF ECC Trust Deposit CARROLL		(25.00)	
12/31/21	7	Reclass Prior Month Deposits-11/30 ECC Trust Deposit GROSSMAN		(25.00)	
12/31/21	7	Reclass Prior Month Deposits-11/30 ECC Trust Deposit BUSSCHER		(25.00)	

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Holly Forest Association Inc.
General Ledger

HOLLYFOREST

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Date	Reference	Description	Beginning Balance	Current Amount	Period End Balance
12/31/21	BR1224	12/28 WF ECC Deposit-SVALINA		(25.00)	
				(225.00)	(19,421.00)
	2330	Compliance Deposits	(39,819.00)	0.00	(39,819.00)
	2421	Prepaid Maintenance Fees	(194,455.66)		
12/31/21	90	2022 Maintenance Fee		(194,512.69)	
12/31/21	90	2022 Reserve		(86,256.31)	
12/31/21	90	Unapplied		(21,586.43)	
				(302,355.43)	(496,811.09)
	2499	Operating Equity at 1/1	(125,981.78)	0.00	(125,981.78)
	2500	Reserve Equity at 1/1	(557,344.75)	0.00	(557,344.75)
	2520	Fixed Asset Equity at 1/1	(177,124.00)	0.00	(177,124.00)
	31100	Maintenance Fees - Operating	(477,013.92)		
12/31/21	90	2021 Maintenance Fee		(910.00)	
				(910.00)	(477,923.92)
	31150	Maintenance Fees - Prior Year	(13,200.59)		
12/31/21	90	2017 Maintenance Fee		(45.71)	
				(45.71)	(13,246.30)
	31300	Late Fees & Interest	(10,117.19)		
12/31/21	90	Interest		(21.46)	
12/31/21	90	Late Fee		(143.00)	
				(164.46)	(10,281.65)
	33500	ECC Arch Review Fees	(9,025.00)		
12/31/21	7	Reclass Prior Month Deposits-10/22 Deposit TAULBEE		(25.00)	
12/31/21	7	Reclass Prior Month Deposits-10/22 Deposit MELLOW		(25.00)	
12/31/21	7	Reclass Prior Month Deposits-10/22 Deposit REILLY		(25.00)	
12/31/21	7	Reclass Prior Month Deposits-10/22 Deposit PATTERSON		(25.00)	
12/31/21	7	Reclass Prior Month Deposits-10/22 Deposit REILLY		(100.00)	
12/31/21	7	Reclass Prior Month Deposits-10/22 Deposit PATTERSON		(100.00)	
				(300.00)	(9,325.00)
	33700	ECC Impact Fees	0.00		
12/31/21	5	Reclass Road Impact Fees		(4,000.00)	
				(4,000.00)	(4,000.00)
	35100	Interest Income Operating	(199.14)		
12/31/21	BR1212	Interest United Operating		(5.28)	
				(5.28)	(204.42)
	35150	Interest Income ECC Trust	(3.20)		
12/31/21	BR1226	Interest ECC Trust Savings		(0.30)	
				(0.30)	(3.50)

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Holly Forest Association Inc.
General Ledger

HOLLYFOREST

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Date	Reference	Description	Beginning Balance	Current Amount	Period End Balance
	37900	Miscellaneous Revenue	0.00		
12/31/21	7	Reclass Prior Month Deposits-11/9 Deposit NC Dept of Transportation for Land		(5,825.00)	
				<u>(5,825.00)</u>	<u>(5,825.00)</u>
	41100	Electricity	2,669.37		
12/27/21	9100 3016 8198	Duke Energy		51.46	
12/27/21	9100 3016 8396	Duke Energy		63.80	
12/27/21	9100 3016 8643	Duke Energy		27.97	
12/27/21	9100 3016 8792	Duke Energy		47.67	
12/27/21	9100 3260 9520	Duke Energy		45.58	
12/27/21	9100 3341 3483	Duke Energy		43.23	
				<u>279.71</u>	<u>2,949.08</u>
	41400	Water & Sewer	2,795.96		
				<u>0.00</u>	<u>2,795.96</u>
	43504	Grounds & Landscaping	98,131.43		
07/16/21	1195	AGM Sign Shop		1,028.33	
10/21/21	102121-2	Mountain Meadows Residential Svcs		1,300.00	
10/21/21	102121-3	Mountain Meadows Residential Svcs		120.00	
12/09/21	12921-2	Mountain Meadows Residential Svcs		2,640.00	
12/15/21	121521-2	Mountain Meadows Residential Svcs		1,800.00	
12/22/21	122221-2	Mountain Meadows Residential Svcs		5,890.00	
12/31/21	7	Reclass Prior Month Deposits-6/25 Reserve Deposit SVMA Reimb Rip Rap		(640.00)	
				<u>12,138.33</u>	<u>110,269.76</u>
	44101	Management Fees	66,662.75		
12/01/21	3191	Capital Vacations Resort Mgmt II, LLC		6,060.25	
				<u>6,060.25</u>	<u>72,723.00</u>
	44151	Accounting	13,825.00		
12/15/21	45010	Smith Shanafelt, LLC		500.00	
12/31/21	8	Reclass Prior Month Audit Expense		(8,300.00)	
				<u>(7,800.00)</u>	<u>6,025.00</u>
	44301	Audit/Tax Preparation	0.00		
12/31/21	8	Reclass Prior Month Audit Expense		8,300.00	
				<u>8,300.00</u>	<u>8,300.00</u>
	44351	Legal Fees	35,947.90		
				<u>0.00</u>	<u>35,947.90</u>
	44401	Collection Expense	2,255.84		
12/31/21	90	Collection Charge		(204.05)	
				<u>(204.05)</u>	<u>2,051.79</u>
	44701	Printing	2,675.03		
11/30/21	172460	Nordis Technologies		324.68	
12/15/21	45010	Smith Shanafelt, LLC		16.50	
				<u>341.18</u>	<u>3,016.21</u>
	44801	Postage	1,774.34		
11/30/21	172460	Nordis Technologies		531.66	
12/15/21	45010	Smith Shanafelt, LLC		49.54	
				<u>581.20</u>	<u>2,355.54</u>
	44850	Mailbox Expense	3,272.87		

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Holly Forest Association Inc.
General Ledger

HOLLYFOREST

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Date	Reference	Description	Beginning Balance	Current Amount	Period End Balance
12/03/21	518954	Jennings Builders Supply & Hardware		48.72	
12/15/21	Mailbox Refund	Thomas Rhinehart		25.00	
12/17/21	12102021	Gooder Grafix		30.62	
12/22/21	122221-5	Mountain Meadows Residential Svcs		161.88	
12/22/21	526839	Jennings Builders Supply & Hardware		2.76	
12/27/21	527586	Jennings Builders Supply & Hardware		2.76	
				<u>271.74</u>	<u>3,544.61</u>
	44951	Credit Card Charges	5,341.91		
12/31/21	BR1211	Merchant Fees		456.64	
12/31/21	BR1211	Shift4 Fee		49.95	
12/31/21	BR1211	AMEX Fees		222.38	
				<u>728.97</u>	<u>6,070.88</u>
	45201	Office Supplies	291.40		
				<u>0.00</u>	<u>291.40</u>
	45751	Computer Hardware/Software	4,979.77		
12/03/21	H120321	Sapphire Valley Master Association		344.73	
				<u>344.73</u>	<u>5,324.50</u>
	45951	Miscellaneous Expense	1,638.35		
				<u>0.00</u>	<u>1,638.35</u>
	46101	Salaries & Wages	27,022.64		
12/09/21	10	Payroll 12/9-Wages		2,406.14	
12/09/21	10	Payroll 12/9-Taxes		182.22	
12/09/21	10	Payroll 12/9-Workers Comp		20.31	
12/09/21	10	Payroll 12/9-Benefits		(51.91)	
12/09/21	10	Payroll 12/9-Payroll Processing		10.77	
12/09/21	10	Payroll 12/9-Xmas Club		(4.96)	
12/23/21	10	Payroll 12/23-Wages		1,239.66	
12/23/21	10	Payroll 12/23-Taxes		91.99	
12/23/21	10	Payroll 12/23-Workers Comp		10.49	
12/23/21	10	Payroll 12/23-Benefits		(51.91)	
12/23/21	10	Payroll 12/23-Payroll Processing		3.76	
12/23/21	10	Payroll 12/23-Xmas Club		(5.04)	
				<u>3,851.52</u>	<u>30,874.16</u>
	47100	ECC Compliance Officer	8,375.00		
11/30/21	Compliance	Christa Pankey		600.00	
12/31/21	Mileage	Christa Pankey		4,715.20	
				<u>5,315.20</u>	<u>13,690.20</u>
	47800	Grounds Maint Contract	63,072.13		
12/01/21	12121-7	Mountain Meadows Residential Svcs		5,733.83	
				<u>5,733.83</u>	<u>68,805.96</u>
	47900	Snow Removal	19,170.78		
12/22/21	122221	Cashiers Tree Service		8,400.00	
				<u>8,400.00</u>	<u>27,570.78</u>
	48100	Contract Security	219,364.36		
				<u>0.00</u>	<u>219,364.36</u>
	48500	Property Tax	369.98		
				<u>0.00</u>	<u>369.98</u>
	59100	Maintenance Fees - Reserve	(273,766.71)		

Holly Forest Association Inc.
General Ledger

Date	Reference	Description	Beginning Balance	Current Amount	Period End Balance
12/31/21	90	2021 Reserve		(507.29)	
				(507.29)	(274,274.00)
	59200	Reserve Interest	(404.56)		
12/31/21	BR1311	Interest CresCom Reserve		(8.31)	
12/31/21	BR1316	Interest Reserve Savings		(0.57)	
12/31/21	BR1319	Interest Disaster Recovery		(1.76)	
				(10.64)	(415.20)
	59300	ECC Road Impact Fees	(22,600.00)		
12/31/21	5	Reclass Road Impact Fees		4,000.00	
12/31/21	7	Reclass Prior Month Deposits-6/28 United Reserve Deposit PYLES		(200.00)	
12/31/21	7	Reclass Prior Month Deposits-6/28 United Reserve Deposit NICHOLS		(200.00)	
12/31/21	7	Reclass Prior Month Deposits-10/22 United Reserve Deposit SAPPHIRE CARPENTRY		(200.00)	
12/31/21	7	Reclass Prior Month Deposits-10/22 United Reserve Deposit MELLOW		(200.00)	
12/31/21	7	Reclass Prior Month Deposits-10/22 United Reserve Deposit REILLY		(300.00)	
12/31/21	7	Reclass Prior Month Deposits-11/23 WF DRA Deposit TOSCANO		(200.00)	
12/31/21	7	Reclass Prior Month Deposits-11/3 WF DRA Deposit AUER		(200.00)	
12/31/21	7	Reclass Prior Month Deposits-11/1 United Reserve Dep		(200.00)	
12/31/21	7	Reclass Prior Month Deposits-1/29 Returned Deposit		3,000.00	
12/31/21	7	Reclass Prior Month Deposits-11/8 DRA Returned Deposit		200.00	
12/31/21	BR1319	12/28 WF DRA Deposit-CARROLL		(500.00)	
				5,000.00	(17,600.00)
	59310	ECC Fines & Violations	(1,500.00)		
12/31/21	7	Reclass Prior Month Deposits-9/28 Deposit-KLERSY		(425.00)	
12/31/21	7	Reclass Prior Month Deposits-10/22 WF DRA Deposit AMERICAS HOME PLACE		(100.00)	
				(525.00)	(2,025.00)
	59500	Misc Reserve Revenue	760.00		
12/31/21	7	Reclass Prior Month Deposits-6/25 Reserve Deposit		640.00	
12/31/21	7	Reclass Prior Month Deposits-6/28 United Reserve Deposit		400.00	
12/31/21	7	Reclass Prior Month Deposits-10/22 United Reserve Deposit		700.00	
12/31/21	7	Reclass Prior Month Deposits-10/22 WF DRA Deposit		100.00	
12/31/21	7	Reclass Prior Month Deposits-11/23 WF DRA Deposit		200.00	
12/31/21	7	Reclass Prior Month Deposits-11/3 WF DRA Deposit		200.00	
12/31/21	7	Reclass Prior Month Deposits-11/1 United Reserve Dep		200.00	
12/31/21	7	Reclass Prior Month Deposits-1/29 Returned Deposit		(3,000.00)	
12/31/21	7	Reclass Prior Month Deposits-11/8 DRA Returned Deposit		(200.00)	
				(760.00)	0.00
	60100	Road Paving	374,368.20		
				0.00	374,368.20
	60400	Road Infrastructure	95,975.06		
12/23/21	122321-1	Mountain Meadows Residential Svcs		9,460.66	
12/31/21	123121-1	Mountain Meadows Residential Svcs		12,800.00	
				22,260.66	118,235.72

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**Holly Forest Association Inc.
General Ledger**

HOLLYFOREST
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Date	Reference	Description	Beginning Balance	Current Amount	Period End Balance
	60500	Trays Island Road Expense	20,890.98		
				<u>0.00</u>	<u>20,890.98</u>
	69995	Reserve Bank Charges	26.80		
12/31/21	BR1316	Fed Tax Withheld WF Res Savings		0.13	
12/31/21	BR1319	Fed Tax Withheld Disaster Recovery		<u>0.42</u>	
				<u>0.55</u>	<u>27.35</u>
		Report Total			<u>0.00</u>

Net Profit/(Loss)

Current Period	<u>(58,550.14)</u>
Year-to-Date	<u>(322,377.68)</u>

Distribution count = 254

Holly Forest Association Inc.
Transaction Listing

Date	Reference	Account	Payee ID	Description	Amount
12/01/21	2150-PMTAPP	44101	SPMLLC1	Capital Vacations Resort Mgmt II, LLC - Payment Application	6,060.25
12/03/21	2151-PMTAPP	41400	CWS	Carolina Water Service Inc of NC-CWSS - Payment Application	58.28
12/03/21	2152-PMTAPP	41400	CWS	Carolina Water Service Inc of NC-CWSS - Payment Application	57.82
12/03/21	2153-PMTAPP	41400	CWS	Carolina Water Service Inc of NC-CWSS - Payment Application	57.82
12/03/21	2154-PMTAPP	41400	CWS	Carolina Water Service Inc of NC-CWSS - Payment Application	57.82
12/03/21	2155-PMTAPP	41400	CWS	Carolina Water Service Inc of NC-CWSS - Payment Application	57.82
12/03/21	2156-PMTAPP	41400	CWS	Carolina Water Service Inc of NC-CWSS - Payment Application	57.82
12/03/21	2157-PMTAPP	47100	CHRISTAPAN	Christa Pankey - Payment Application	650.00
12/03/21	2158-PMTAPP	41100	DUKEENERGY	Duke Energy - Payment Application	29.45
12/03/21	2159-PMTAPP	41100	DUKEENERGY	Duke Energy - Payment Application	27.97
12/03/21	2160-PMTAPP	41100	DUKEENERGY	Duke Energy - Payment Application	30.18
12/03/21	2161-PMTAPP	41100	DUKEENERGY	Duke Energy - Payment Application	33.14
12/03/21	2162-PMTAPP	41100	DUKEENERGY	Duke Energy - Payment Application	39.65
12/03/21	2163-PMTAPP	44850	JENNINGS	Jennings Builders Supply & Hardware - Payment Application	44.87
12/03/21	2164-PMTAPP	60400	MTNMEAD	Mountain Meadows Residential Svcs - Payment Application	325.00
12/03/21	2164-PMTAPP	60400	MTNMEAD	Mountain Meadows Residential Svcs - Payment Application	325.00
12/03/21	2164-PMTAPP	43504	MTNMEAD	Mountain Meadows Residential Svcs - Payment Application	907.50
12/03/21	2164-PMTAPP	60400	MTNMEAD	Mountain Meadows Residential Svcs - Payment Application	5,890.00
12/08/21	2165-PMTAPP	44850	JENNINGS	Jennings Builders Supply & Hardware - Payment Application	2.76
12/08/21	2165-PMTAPP	44850	JENNINGS	Jennings Builders Supply & Hardware - Payment Application	7.48
12/08/21	2165-PMTAPP	44850	JENNINGS	Jennings Builders Supply & Hardware - Payment Application	48.72
12/08/21	2166-PMTAPP	60400	MTNMEAD	Mountain Meadows Residential Svcs - Payment Application	900.00
12/08/21	2166-PMTAPP	60400	MTNMEAD	Mountain Meadows Residential Svcs - Payment Application	1,200.00
12/08/21	2167-PMTAPP	45751	SVMA	Sapphire Valley Master Association - Payment Application	344.73
12/08/21	2168-PMTAPP	44151	SSCPA	Smith Shanafelt, LLC - Payment Application	500.00
12/08/21	2168-PMTAPP	44701	SSCPA	Smith Shanafelt, LLC - Payment Application	10.00
12/08/21	2168-PMTAPP	44801	SSCPA	Smith Shanafelt, LLC - Payment Application	10.00
12/20/21	2169-PMTAPP	1720	BRPUBLICSAF	Blue Ridge Public Safety - Payment Application	61,012.16
12/20/21	2170-PMTAPP	43504	MTNMEAD	Mountain Meadows Residential Svcs - Payment Application	2,640.00
12/20/21	2171-PMTAPP	44850	TRHINEHART	Thomas Rhinehart - Payment Application	25.00
12/28/21	2172-PMTAPP	44701	NORDIS	Nordis Technologies - Payment Application	324.68
12/28/21	2172-PMTAPP	44801	NORDIS	Nordis Technologies - Payment Application	531.66
12/30/21	2173-PMTAPP	44850	GOODER	Gooder Grafix - Payment Application	30.62
12/30/21	2174-PMTAPP	44850	JENNINGS	Jennings Builders Supply & Hardware - Payment Application	2.76
12/30/21	2174-PMTAPP	44850	JENNINGS	Jennings Builders Supply & Hardware - Payment Application	2.76
12/30/21	2175-PMTAPP	43504	MTNMEAD	Mountain Meadows Residential Svcs - Payment Application	120.00
12/30/21	2175-PMTAPP	44850	MTNMEAD	Mountain Meadows Residential Svcs - Payment Application	161.88
12/30/21	2175-PMTAPP	43504	MTNMEAD	Mountain Meadows Residential Svcs - Payment Application	1,300.00
12/30/21	2175-PMTAPP	47800	MTNMEAD	Mountain Meadows Residential Svcs - Payment Application	5,733.83
12/30/21	2175-PMTAPP	1700	MTNMEAD	Mountain Meadows Residential Svcs - Payment Application	9,460.66
12/30/21	2175-PMTAPP	60400	MTNMEAD	Mountain Meadows Residential Svcs - Payment Application	9,460.66
12/30/21	2176-PMTAPP	44151	SSCPA	Smith Shanafelt, LLC - Payment Application	500.00
12/30/21	2176-PMTAPP	44701	SSCPA	Smith Shanafelt, LLC - Payment Application	16.50
12/30/21	2176-PMTAPP	44801	SSCPA	Smith Shanafelt, LLC - Payment Application	49.54
Transaction Balance					109,106.79

Transaction Totals

Total Debits 109,106.79Total Credits 109,106.79

Number of Transactions = 44