FINANCIAL STATEMENTS

Holly Forest Association Inc

For One Month and Six Months Ended

June 30, 2025

Kelli L. Shanafelt, CPA, LLC
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 June 30, 2025, and the related Income Statements - Modified Cash Basis for the One Month and Six 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.

Kelli L. Shanafelt

July 30, 2025

Holly Forest Association Inc
Balance Sheet - Modified Cash Basis
As of June 30, 2025

Assets

	Operating	Reserve	Total
1210 - Cash - Wells Fargo Operating	$ 15,154.03	$ -	$ 15,154.03
1211 - Cash - United Bank Operating	14,384.45	-	14,384.45
1212 - Cash - United Bank Operating Sweep	526,399.21	-	526,399.21
1224 - Cash - Wells Fargo ECC Trust	71,973.39	-	71,973.39
1226 - Cash - Wells Fargo ECC Trust Savings	35,942.87	-	35,942.87
1312 - Cash - United Bank Reserve Sweep	-	278,260.03	278,260.03
1316 - Cash - Wells Fargo Reserve Savings	-	39,611.75	39,611.75
1319 - Cash - Wells Fargo Disaster Recovery Savings	-	212,271.95	212,271.95
Total Cash	663,853.95	530,143.73	1,193,997.68
1722 - Due from Related Party	7,302.04	-	7,302.04
1810 - Common Area	163,703.00	-	163,703.00
1725 - Due from Operating to Reserve	-	16,637.00	16,637.00
Total Other Assets	171,005.04	16,637.00	187,642.04
Total Assets	$ 834,858.99	$ 546,780.73	$ 1,381,639.72

Liabilities and Owners' Equity

Liabilities	Operating	Reserve	Total
2110 - Accounts Payable - Trade	$ 2,082.17	$ -	$ 2,082.17
2130 - Accounts Payable - Other	562.33	-	562.33
2190 - Due to Reserve from Operating	16,637.00	-	16,637.00
2220 - Accrued Expenses	64,796.50	-	64,796.50
2310 - Mailbox Deposits	21,221.00	-	21,221.00
2330 - Compliance Deposits	64,719.00	-	64,719.00
2421 - Prepaid Maintenance Fees	35,231.32	-	35,231.32
Total Liabilities	205,249.32	-	205,249.32
Owners' Equity			
2499 - Operating Equity at 1/1	260,842.27	-	260,842.27
2520 - Fixed Asset Equity at 1/1	177,124.00	-	177,124.00
2500 - Reserve Equity at 1/1	-	399,321.76	399,321.76
Operating Income (Loss)	191,643.40	-	191,643.40
Reserve Income (Loss)	-	147,458.97	147,458.97
Total Owners' Equity	629,609.67	546,780.73	1,176,390.40
Total Liabilities & Equity	$ 834,858.99	$ 546,780.73	$ 1,381,639.72

Holly Forest Association Inc
Operating Fund Income Statement - Modified Cash Basis
For the period ended June 30, 2025

	Total Approved Budget	1 Month Ended Jun. 30, 2025	1 Month Ended Budget	Variance	6 Months Ended Jun. 30, 2025	6 Months Ended Budget	Variance
Operating Revenue							
31100 - Maintenance Fees - Operating	$ 696,445.00	$ 7,348.00	$ 58,037.00	$ (50,689.00)	$ 675,139.57	$ 348,222.00	$ 326,917.57
31150 - Maintenance Fees - Prior Year	22,000.00	1,577.41	1,833.00	(255.59)	17,182.38	10,998.00	6,184.38
31300 - Late Fees & Interest	10,000.00	2,495.16	833.00	1,662.16	17,371.45	4,998.00	12,373.45
33500 - ECC Arch Review Fees	2,400.00	0.00	200.00	(200.00)	150.00	1,200.00	(1,050.00)
33550 - ECC Addition & Remodel Fees	6,000.00	0.00	500.00	(500.00)	0.00	3,000.00	(3,000.00)
33600 - ECC Service Fees	3,200.00	0.00	267.00	(267.00)	400.00	1,602.00	(1,202.00)
33700 - ECC Impact Fees	4,000.00	0.00	333.00	(333.00)	0.00	1,998.00	(1,998.00)
35100 - Interest Income Operating	50.00	0.00	4.00	(4.00)	0.00	24.00	(24.00)
35150 - Interest Income ECC Trust	100.00	43.40	8.00	35.40	261.05	48.00	213.05
Gross Revenue	744,195.00	11,463.97	62,015.00	(50,551.03)	710,504.45	372,090.00	338,414.45
Utility Expense							
41100 - Electricity	3,400.00	211.52	283.00	(71.48)	1,499.35	1,698.00	(198.65)
41300 - Telephone Expense	2,000.00	0.00	167.00	(167.00)	0.00	1,002.00	(1,002.00)
41400 - Water & Sewer	4,000.00	143.05	333.00	(189.95)	1,560.48	1,998.00	(437.52)
Total Utility Expense	9,400.00	354.57	783.00	(428.43)	3,059.83	4,698.00	(1,638.17)
Maintenance Expense							
43504 - Grounds & Landscaping	60,000.00	2,312.00	5,000.00	(2,688.00)	44,459.80	30,000.00	14,459.80
Total Maintenance Expense	60,000.00	2,312.00	5,000.00	(2,688.00)	44,459.80	30,000.00	14,459.80

Holly Forest Association Inc
Operating Fund Income Statement - Modified Cash Basis
For the period ended June 30, 2025

	Total Approved Budget	1 Month Ended Jun. 30, 2025	1 Month Ended Budget	Variance	6 Months Ended Jun. 30, 2025	6 Months Ended Budget	Variance
Administrative & General							
44101 - Management Fees	83,526.00	6,960.50	6,961.00	(0.50)	41,763.00	41,766.00	(3.00)
44151 - Accounting	7,560.00	630.00	630.00	0.00	3,780.00	3,780.00	0.00
44301 - Audit/Tax Preparation	10,185.00	0.00	849.00	(849.00)	0.00	5,094.00	(5,094.00)
44351 - Legal Fees	75,000.00	0.00	6,250.00	(6,250.00)	30,780.72	37,500.00	(6,719.28)
44401 - Collection Expense	1,000.00	0.00	83.00	(83.00)	(912.18)	498.00	(1,410.18)
44621 - Social Gathering	10,000.00	0.00	833.00	(833.00)	3,565.25	4,998.00	(1,432.75)
44701 - Printing	6,000.00	0.00	500.00	(500.00)	1,194.69	3,000.00	(1,805.31)
44801 - Postage	2,000.00	0.00	167.00	(167.00)	1,697.95	1,002.00	695.95
44850 - Mailbox Expense	1,000.00	34.74	83.00	(48.26)	178.15	498.00	(319.85)
44901 - Bank Charges	1,100.00	484.17	92.00	392.17	2,728.71	552.00	2,176.71
44951 - Credit Card Charges	13,200.00	1,806.94	1,100.00	706.94	14,153.11	6,600.00	7,553.11
45201 - Office Supplies	800.00	0.00	67.00	(67.00)	300.00	402.00	(102.00)
45751 - Computer Hardware/Software	5,723.00	453.59	477.00	(23.41)	2,671.33	2,862.00	(190.67)
45951 - Miscellaneous Expense	1,000.00	0.00	83.00	(83.00)	1,400.00	498.00	902.00
Total Admin & General Expense	218,094.00	10,369.94	18,175.00	(7,805.06)	103,300.73	109,050.00	(5,749.27)
Salaries & Wages							
46101 - Salaries & Wages	46,350.00	3,873.69	3,863.00	10.69	20,914.95	23,178.00	(2,263.05)
Total Salaries & Wages	46,350.00	3,873.69	3,863.00	10.69	20,914.95	23,178.00	(2,263.05)

Holly Forest Association Inc
Operating Fund Income Statement - Modified Cash Basis
For the period ended June 30, 2025

	Total Approved Budget	1 Month Ended Jun. 30, 2025	1 Month Ended Budget	Variance	6 Months Ended Jun. 30, 2025	6 Months Ended Budget	Variance
Leases, Contracts & Fixed							
47100 - ECC Compliance Officer	17,000.00	1,000.00	1,417.00	(417.00)	6,000.00	8,502.00	(2,502.00)
47800 - Grounds Maint Contract	80,410.00	6,573.20	6,701.00	(127.80)	39,439.20	40,206.00	(766.80)
47900 - Snow Removal	50,000.00	0.00	4,167.00	(4,167.00)	45,731.43	25,002.00	20,729.43
48100 - Contract Security	249,105.00	62,276.50	20,759.00	41,517.50	246,140.14	124,554.00	121,586.14
48500 - Property Tax	218.00	0.00	18.00	(18.00)	52.97	108.00	(55.03)
48900 - General Insurance	10,468.00	0.00	872.00	(872.00)	9,762.00	5,232.00	4,530.00
Total Leases Cont & Fixed Exp.	407,201.00	69,849.70	33,934.00	35,915.70	347,125.74	203,604.00	143,521.74
Total Expenses	741,045.00	86,759.90	61,755.00	25,004.90	518,861.05	370,530.00	148,331.05
Net Operating Income (Loss)	$ 3,150.00	$ (75,295.93)	$ 260.00	$ (75,555.93)	$ 191,643.40	$ 1,560.00	$ 190,083.40

Holly Forest Association Inc

Reserve Fund Income Statement - Modified Cash Basis

For the period ended June 30, 2025

	Total Approved Budget	1 Month Ended Jun. 30, 2025	1 Month Ended Budget	Variance	6 Months Ended Jun. 30, 2025	6 Months Ended Budget	Variance
Reserve Revenue							
59100 - Maintenance Fees - Reserve	$ 367,217.00	$ 3,828.00	$ 30,601.00	$ (26,773.00)	$ 352,465.80	$ 183,606.00	$ 168,859.80
59200 - Reserve Interest	1,000.00	330.44	83.00	247.44	1,958.57	498.00	1,460.57
59210 - Tower Road Contribution	7,000.00	0.00	583.00	(583.00)	0.00	3,498.00	(3,498.00)
59300 - ECC Road Impact Fees	8,000.00	0.00	667.00	(667.00)	1,000.00	4,002.00	(3,002.00)
59310 - ECC Fines & Violations	1,500.00	0.00	125.00	(125.00)	0.00	750.00	(750.00)
Total Reserve Income	384,717.00	4,158.44	32,059.00	(27,900.56)	355,424.37	192,354.00	163,070.37
Reserve Expense							
60100 - Road Paving	112,000.00	0.00	9,333.00	(9,333.00)	0.00	55,998.00	(55,998.00)
60400 - Road Infrastructure	200,000.00	0.00	16,667.00	(16,667.00)	178,631.32	100,002.00	78,629.32
60500 - Trays Island Road Expense	30,043.00	0.00	2,504.00	(2,504.00)	28,611.65	15,024.00	13,587.65
69995 - Reserve Bank Charges	80.00	180.64	7.00	173.64	722.43	42.00	680.43
Total Reserve Expenses	342,123.00	180.64	28,511.00	(28,330.36)	207,965.40	171,066.00	36,899.40
Net Reserve Income (Loss)	$ 42,594.00	$ 3,977.80	$ 3,548.00	$ 429.80	$ 147,458.97	$ 21,288.00	$ 126,170.97

Date		Reference	Description	Beginning Balance	Current Amount	Period End Balance
	1210		**Cash - Wells Fargo Operating**	15,154.03		
06/20/25		90	Deposit-e-check		62.33	
06/30/25		BR1210	6/25 ACH Return		(62.33)	
					0.00	15,154.03
	1211		**Cash - United Bank Operating**	26,000.08		
06/01/25		ACH	Capital Vacations Resort Mgmt II, LLC		(6,960.50)	
06/02/25		90	Deposit-Lockbox		2,732.00	
06/03/25		90	Deposit-Resort		1,123.92	
06/04/25		90	Deposit-Resort		12,092.73	
06/04/25		2769	Duke Energy		(273.82)	
06/04/25		2770	Image Solutions, LLC.		(434.85)	
06/04/25		2771	Jennings Builders Supply & Hardware		(15.99)	
06/04/25		2772	Mountain Meadows Residential Svcs		(7,827.20)	
06/05/25		10	Payroll 6/5		(1,584.72)	
06/09/25		2773	Capital Vacations Resort Mgmt, LLC		(486.88)	
06/10/25		90	Deposit-Lockbox		141.47	
06/16/25		90	Deposit-Corp		(2,367.68)	
06/16/25		90	Deposit-Corp		1,123.92	
06/16/25		90	Deposit-Corp		(2,133.00)	
06/16/25		90	Deposit-Corp		1,008.00	
06/18/25		10	Payroll 6/18		(1,587.06)	
06/19/25		2774	Holly Jondro		(1,400.00)	
06/19/25		2775	Jennings Builders Supply & Hardware		(8.10)	
06/19/25		2776	Kelli L. Shanafelt, CPA, LLC		(630.00)	
06/19/25		2777	Mountain Meadows Residential Svcs		(7,651.20)	
06/23/25		90	Deposit-Corp		(1,166.88)	
06/30/25		2778	Capital Vacations Resort Mgmt, LLC		(484.17)	
06/30/25		2779	Christa Pankey		(1,000.00)	
06/30/25		ACH	SPMI-Employee Insurance		(701.91)	
06/30/25		BR1211	Merchant Fees		(1,112.85)	
06/30/25		BR1211	Shift4 Fee		(487.05)	
06/30/25		BR1211	AMEX Fees		(207.04)	
06/30/25		BR1211	6/10 Misdeposit-Due to HBT		2,100.00	
06/30/25		BR1211	Transfer from Operating to Reserve		(30,972.00)	
06/30/25		BR1211	5/23 Deposit-Corp		(1,008.00)	
06/30/25		Tsfr	June Sweep Transfers		21,271.68	
06/30/25		Tsfr	June Sweep Transfers		17,291.55	
					(11,615.63)	14,384.45
	1212		**Cash - United Bank Operating Sweep**	533,990.44		
06/30/25		BR1211	Transfer from Operating to Reserve		30,972.00	
06/30/25		Tsfr	June Sweep Transfers		(21,271.68)	
06/30/25		Tsfr	June Sweep Transfers		(17,291.55)	
					(7,591.23)	526,399.21
	1224		**Cash - Wells Fargo ECC Trust**	71,973.39		
					0.00	71,973.39
	1226		**Cash - Wells Fargo ECC Trust Savings**	35,899.47		
06/30/25		BR1226	Interest ECC Trust Savings		43.40	
					43.40	35,942.87
	1311		**Cash - United Bank Reserve**	30,972.00		
06/04/25		1103	Chad's Sealcoating		(22,500.00)	
06/04/25		1104	Ethos Construction LLC		(88,350.00)	
06/19/25		1105	Chad's Sealcoating		(3,500.00)	
06/30/25		BR1311	June Sweep Transfers		83,378.00	

Date		Reference	Description	Beginning Balance	Current Amount	Period End Balance
					(30,972.00)	0.00
	1312		**Cash - United Bank Reserve Sweep**	361,611.80		
06/30/25		BR1311	June Sweep Transfers		(83,378.00)	
06/30/25		BR1312	Interest-Reserve Sweep		26.23	
					(83,351.77)	278,260.03
	1316		**Cash - Wells Fargo Reserve Savings**	39,563.92		
06/30/25		BR1316	Interest Reserve Savings		47.83	
					47.83	39,611.75
	1319		**Cash - Wells Fargo Disaster Recovery Savings**	212,196.21		
06/30/25		BR1319	Interest Disaster Recovery		256.38	
06/30/25		BR1319	Service Charge-WF		(180.64)	
					75.74	212,271.95
	1722		**Due from Related Party**	9,402.04		
06/30/25		BR1211	6/10 Misdeposit-Due to HBT		(2,100.00)	
					(2,100.00)	7,302.04
	1725		**Due from Operating to Reserve**	12,809.00		
06/30/25		90	2025 Reserve		3,828.00	
					3,828.00	16,637.00
	1810		**Common Area**	163,703.00		
					0.00	163,703.00
	2110		**Accounts Payable - Trade**	(11,082.11)		
06/30/25		APSUM	AP Summary Journal Entry		8,999.94	
					8,999.94	(2,082.17)
	2111		**Accounts Payable - Reserve**	(114,350.00)		
06/04/25		1103	Chad's Sealcoating		22,500.00	
06/04/25		1103-PMTAPP	Chad's Sealcoating - Payment Application		22,500.00	
06/04/25		1103-PMTAPP	Chad's Sealcoating - Payment Application		(22,500.00)	
06/04/25		1104	Ethos Construction LLC		88,350.00	
06/04/25		1104-PMTAPP	Ethos Construction LLC - Payment Application		(88,350.00)	
06/04/25		1104-PMTAPP	Ethos Construction LLC - Payment Application		88,350.00	
06/19/25		1105	Chad's Sealcoating		3,500.00	
06/19/25		1105-PMTAPP	Chad's Sealcoating - Payment Application		3,500.00	
06/19/25		1105-PMTAPP	Chad's Sealcoating - Payment Application		(3,500.00)	
					114,350.00	0.00
	2130		**Accounts Payable - Other**	(1,632.66)		
06/30/25		BR1210	6/25 ACH Return		62.33	
06/30/25		BR1211	5/23 Deposit-Corp		1,008.00	
					1,070.33	(562.33)
	2190		**Due to Reserve from Operating**	(12,809.00)		
06/30/25		90	2025 Reserve		(3,828.00)	
					(3,828.00)	(16,637.00)
	2220		**Accrued Expenses**	(1,890.00)		
06/30/25		2	Accrue Monthly Accounting		(630.00)	
06/30/25		2	Accrue Contract Security		(62,276.50)	
					(62,906.50)	(64,796.50)
	2310		**Mailbox Deposits**	(21,221.00)		

Date	Reference	Description	Beginning Balance	Current Amount	Period End Balance
				0.00	(21,221.00)
	2330	**Compliance Deposits**	(64,719.00)		
				0.00	(64,719.00)
	2421	**Prepaid Maintenance Fees**	(37,863.08)		
06/30/25	90	2026 Maintenance Fee		1,846.61	
06/30/25	90	Unapplied		785.15	
				2,631.76	(35,231.32)
	2499	**Operating Equity at 1/1**	(260,842.27)		
				0.00	(260,842.27)
	2500	**Reserve Equity at 1/1**	(399,321.76)		
				0.00	(399,321.76)
	2520	**Fixed Asset Equity at 1/1**	(177,124.00)		
				0.00	(177,124.00)
	31100	**Maintenance Fees - Operating**	(667,791.57)		
06/30/25	90	2025 Maintenance Fee		(7,348.00)	
				(7,348.00)	(675,139.57)
	31150	**Maintenance Fees - Prior Year**	(15,604.97)		
06/30/25	90	2024 Maintenance Fee		(1,225.41)	
06/30/25	90	2024 Reserve		(352.00)	
				(1,577.41)	(17,182.38)
	31300	**Late Fees & Interest**	(14,876.29)		
06/30/25	90	Interest		(862.81)	
06/30/25	90	2017 Interest		(46.98)	
06/30/25	90	Late Fee		(1,585.37)	
				(2,495.16)	(17,371.45)
	33500	**ECC Arch Review Fees**	(150.00)		
				0.00	(150.00)
	33600	**ECC Service Fees**	(400.00)		
				0.00	(400.00)
	35100	**Interest Income Operating**	0.00		
				0.00	0.00
	35150	**Interest Income ECC Trust**	(217.65)		
06/30/25	BR1226	Interest ECC Trust Savings		(43.40)	
				(43.40)	(261.05)
	41100	**Electricity**	1,287.83		
06/23/25	9100 3016 8198	Duke Energy		48.05	
06/23/25	9100 3016 8396	Duke Energy		55.78	
06/23/25	9100 3016 8643	Duke Energy		35.32	
06/23/25	9100 3016 8792	Duke Energy		36.33	
06/23/25	9100 3341 3483	Duke Energy		36.04	
				211.52	1,499.35
	41400	**Water & Sewer**	1,417.43		
06/18/25	0791700000	Carolina Water Service Inc of NC-CWSS		28.61	
06/18/25	0903410000	Carolina Water Service Inc of NC-CWSS		28.61	

Date		Reference	Description	Beginning Balance	Current Amount	Period End Balance
06/18/25		1615810000	Carolina Water Service Inc of NC-CWSS		28.61	
06/18/25		4315810000	Carolina Water Service Inc of NC-CWSS		28.61	
06/18/25		5215810000	Carolina Water Service Inc of NC-CWSS		28.61	
					143.05	1,560.48
	43504		**Grounds & Landscaping**	42,147.80		
06/11/25		61125-4	Mountain Meadows Residential Svcs		660.00	
06/11/25		61125-5	Mountain Meadows Residential Svcs		418.00	
06/19/25		61925-1	Mountain Meadows Residential Svcs		90.00	
06/26/25		62625-1	Mountain Meadows Residential Svcs		1,144.00	
					2,312.00	44,459.80
	44101		**Management Fees**	34,802.50		
06/01/25		June 2025	Capital Vacations Resort Mgmt II, LLC		6,960.50	
					6,960.50	41,763.00
	44151		**Accounting**	3,150.00		
06/30/25		2	Accrue Monthly Accounting		630.00	
					630.00	3,780.00
	44351		**Legal Fees**	30,780.72		
					0.00	30,780.72
	44401		**Collection Expense**	(912.18)		
					0.00	(912.18)
	44621		**Social Gathering**	3,565.25		
					0.00	3,565.25
	44701		**Printing**	1,194.69		
					0.00	1,194.69
	44801		**Postage**	1,697.95		
					0.00	1,697.95
	44850		**Mailbox Expense**	143.41		
06/02/25		4077460	Jennings Builders Supply & Hardware		15.99	
06/09/25		4085507	Jennings Builders Supply & Hardware		8.10	
06/27/25		4108689	Jennings Builders Supply & Hardware		10.65	
					34.74	178.15
	44901		**Bank Charges**	2,244.54		
06/30/25		0000006587	Capital Vacations Resort Mgmt, LLC		484.17	
					484.17	2,728.71
	44951		**Credit Card Charges**	12,346.17		
06/30/25		BR1211	Merchant Fees		1,112.85	
06/30/25		BR1211	Shift4 Fee		487.05	
06/30/25		BR1211	AMEX Fees		207.04	
					1,806.94	14,153.11
	45201		**Office Supplies**	300.00		
					0.00	300.00
	45751		**Computer Hardware/Software**	2,217.74		
06/26/25		39538409	Image Solutions, LLC.		453.59	
					453.59	2,671.33

Date		Reference	Description	Beginning Balance	Current Amount	Period End Balance
	45951		**Miscellaneous Expense**	1,400.00		
					0.00	1,400.00
	46101		**Salaries & Wages**	17,041.26		
06/05/25		10	Payroll-Wages		1,600.03	
06/05/25		10	Payroll-Payroll Tax		117.57	
06/05/25		10	Payroll-Workers Comp		10.39	
06/05/25		10	Payroll-Employee Benefits		(111.82)	
06/05/25		10	Payroll-Payroll Processing		7.30	
06/05/25		10	Payroll-Christmas Club		(38.75)	
06/18/25		10	Payroll-Wages		1,604.80	
06/18/25		10	Payroll-Payroll Tax		117.79	
06/18/25		10	Payroll-Workers Comp		10.44	
06/18/25		10	Payroll-Employee Benefits		(111.82)	
06/18/25		10	Payroll-Payroll Processing		4.60	
06/18/25		10	Payroll-Christmas Club		(38.75)	
06/30/25		ACH	SPMI-Employee Insurance		701.91	
					3,873.69	20,914.95
	47100		**ECC Compliance Officer**	5,000.00		
06/30/25		Monthly ECC	Christa Pankey		1,000.00	
					1,000.00	6,000.00
	47800		**Grounds Maint Contract**	32,866.00		
06/01/25		060125-4	Mountain Meadows Residential Svcs		6,573.20	
					6,573.20	39,439.20
	47900		**Snow Removal**	45,731.43		
					0.00	45,731.43
	48100		**Contract Security**	183,863.64		
06/30/25		2	Accrue Contract Security		62,276.50	
					62,276.50	246,140.14
	48500		**Property Tax**	52.97		
					0.00	52.97
	48900		**General Insurance**	9,762.00		
					0.00	9,762.00
	59100		**Maintenance Fees - Reserve**	(348,637.80)		
06/30/25		90	2025 Reserve		(3,828.00)	
					(3,828.00)	(352,465.80)
	59200		**Reserve Interest**	(1,628.13)		
06/30/25		BR1312	Interest-Reserve Sweep		(26.23)	
06/30/25		BR1316	Interest Reserve Savings		(47.83)	
06/30/25		BR1319	Interest Disaster Recovery		(256.38)	
					(330.44)	(1,958.57)
	59300		**ECC Road Impact Fees**	(1,000.00)		
					0.00	(1,000.00)
	60400		**Road Infrastructure**	178,631.32		
					0.00	178,631.32
	60500		**Trays Island Road Expense**	28,611.65		
					0.00	28,611.65

Date		Reference	Description	Beginning Balance	Current Amount	Period End Balance
	69995	**Reserve Bank Charges**		541.79		
06/30/25		BR1319	Service Charge-WF		180.64	
					180.64	722.43
			Report Total			0.00

Net Profit/(Loss)

Current Period	(71,318.13)
Year-to-Date	339,102.37

Distribution count = 118

Date	Reference	Account	Payee ID	Description	Amount
06/04/25	1103-PMTAPP	60400	CHADS	Chad's Sealcoating - Payment Application	22,500.00
06/04/25	1104-PMTAPP	60400	ETHOS	Ethos Construction LLC - Payment Application	88,350.00
06/19/25	1105-PMTAPP	60400	CHADS	Chad's Sealcoating - Payment Application	3,500.00
06/04/25	2769-PMTAPP	41100	DUKEENERGY	Duke Energy - Payment Application	34.84
06/04/25	2769-PMTAPP	41100	DUKEENERGY	Duke Energy - Payment Application	35.01
06/04/25	2769-PMTAPP	41100	DUKEENERGY	Duke Energy - Payment Application	35.75
06/04/25	2769-PMTAPP	41100	DUKEENERGY	Duke Energy - Payment Application	47.90
06/04/25	2769-PMTAPP	41100	DUKEENERGY	Duke Energy - Payment Application	54.37
06/04/25	2769-PMTAPP	41100	DUKEENERGY	Duke Energy - Payment Application	65.95
06/04/25	2770-PMTAPP	45751	IMAGE	Image Solutions, LLC. - Payment Application	434.85
06/04/25	2771-PMTAPP	44850	JENNINGS	Jennings Builders Supply & Hardware - Payment Application	15.99
06/04/25	2772-PMTAPP	43504	MTNMEAD	Mountain Meadows Residential Svcs - Payment Application	1,254.00
06/04/25	2772-PMTAPP	47800	MTNMEAD	Mountain Meadows Residential Svcs - Payment Application	6,573.20
06/09/25	2773-PMTAPP	44901	CRM	Capital Vacations Resort Mgmt, LLC - Payment Application	486.88
06/19/25	2774-PMTAPP	45951	HOLLYJONDRO	Holly Jondro - Payment Application	1,400.00
06/19/25	2775-PMTAPP	44850	JENNINGS	Jennings Builders Supply & Hardware - Payment Application	8.10
06/19/25	2776-PMTAPP	2220	SSCPA	Kelli L. Shanafelt, CPA, LLC - Payment Application	630.00
06/19/25	2777-PMTAPP	43504	MTNMEAD	Mountain Meadows Residential Svcs - Payment Application	418.00
06/19/25	2777-PMTAPP	43504	MTNMEAD	Mountain Meadows Residential Svcs - Payment Application	660.00
06/19/25	2777-PMTAPP	47800	MTNMEAD	Mountain Meadows Residential Svcs - Payment Application	6,573.20
06/30/25	2778-PMTAPP	44901	CRM	Capital Vacations Resort Mgmt, LLC - Payment Application	484.17
06/30/25	2779-PMTAPP	47100	CHRISTAPANK	Christa Pankey - Payment Application	1,000.00
06/30/25	ACH	46101		SPMI-Employee Insurance	701.91
06/01/25	ACH-PMTAPP	44101	SPMLLC1	Capital Vacations Resort Mgmt II, LLC - Payment Application	6,960.50
				Transaction Balance	142,224.62

Transaction Totals

Total Debits	142,224.62
Total Credits	142,224.62

Number of Transactions = 24