FINANCIAL STATEMENTS

Holly Forest Association Inc

For One Month and Six Months Ended

June 30, 2026

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, 2026, 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 24, 2026

Holly Forest Association Inc
Balance Sheet - Modified Cash Basis
As of June 30, 2026

Assets

	Operating	Reserve	Total
1210 - Cash - Wells Fargo Operating	$ 15,442.48	$ -	$ 15,442.48
1211 - Cash - United Bank Operating	0.80	-	0.80
1212 - Cash - United Bank Operating Sweep	53,477.38	-	53,477.38
1215 - Cash - Bank United Operating	145,969.95	-	145,969.95
1216 - Cash - Bank United Operating Sweep	405,505.45	-	405,505.45
1226 - Cash - Wells Fargo ECC Trust Savings	36,318.83	-	36,318.83
1311 - Cash - United Bank Reserve	-	16,398.29	16,398.29
1315 - Cash - Bank United Reserve	-	100,132.15	100,132.15
1316 - Cash - Bank United Reserve Sweep	-	343,938.27	343,938.27
1316 - Cash - Wells Fargo Reserve Savings	-	0.02	0.02
1319 - Cash - Wells Fargo Disaster Recovery Savings	-	214,514.94	214,514.94
Total Cash	656,714.89	674,983.67	1,331,698.56
1722 - Due from Related Party	13,054.58	-	13,054.58
1810 - Common Area	163,703.00	-	163,703.00
1727 - Due from Operating to Reserve	-	9,493.11	9,493.11
Total Other Assets	176,757.58	9,493.11	186,250.69
Total Assets	$ 833,472.47	$ 684,476.78	$ 1,517,949.25

Liabilities and Owners' Equity

Liabilities	Operating	Reserve	Total
2110 - Accounts Payable - Trade	$ 39,876.92	$ -	$ 39,876.92
2130 - Accounts Payable - Other	(9,528.16)	-	(9,528.16)
2194 - Due to Reserve from Operating	9,493.11	-	9,493.11
2220 - Accrued Expenses	3,780.00	-	3,780.00
2310 - Mailbox Deposits	22,021.00	-	22,021.00
2330 - Compliance Deposits	36,000.00	-	36,000.00
2421 - Prepaid Maintenance Fees	30,431.38	-	30,431.38
Total Liabilities	132,074.25	-	132,074.25
Owners' Equity			
2499 - Operating Equity at 1/1	165,023.77	-	165,023.77
2520 - Fixed Asset Equity at 1/1	177,124.00	-	177,124.00
2500 - Reserve Equity at 1/1	-	451,486.73	451,486.73
Operating Income (Loss)	359,250.45	-	359,250.45
Reserve Income (Loss)	-	232,990.05	232,990.05
Total Owners' Equity	701,398.22	684,476.78	1,385,875.00
Total Liabilities & Equity	$ 833,472.47	$ 684,476.78	$ 1,517,949.25

Holly Forest Association Inc
Operating Fund Income Statement - Modified Cash Basis
For the period ended June 30, 2026

	Total Approved Budget	1 Month Ended Jun. 30, 2026	1 Month Ended Budget	Variance	6 Months Ended Jun. 30, 2026	6 Months Ended Budget	Variance
Operating Revenue							
31100 - Maintenance Fees - Operating	$ 728,102.00	$ 6,578.00	$ 60,675.00	$ (54,097.00)	$ 698,876.84	$ 364,050.00	$ 334,826.84
31150 - Maintenance Fees - Prior Year	22,000.00	960.00	1,833.00	(873.00)	30,150.58	10,998.00	19,152.58
31300 - Late Fees & Interest	10,000.00	551.55	833.00	(281.45)	9,383.25	4,998.00	4,385.25
33500 - ECC Arch Review Fees	2,400.00	0.00	0.00	0.00	1,410.00	1,200.00	210.00
33550 - ECC Addition & Remodel Fees	6,000.00	0.00	0.00	0.00	0.00	3,000.00	(3,000.00)
33600 - ECC Service Fees	3,200.00	0.00	0.00	0.00	1,600.00	1,600.00	0.00
33700 - ECC Impact Fees	4,000.00	0.00	0.00	0.00	0.00	2,000.00	(2,000.00)
35100 - Interest Income Operating	34.00	445.67	0.00	445.67	9,391.20	34.00	9,357.20
35150 - Interest Income ECC Trust	400.00	25.37	33.00	(7.63)	152.76	198.00	(45.24)
Gross Revenue	776,136.00	8,560.59	63,374.00	(54,813.41)	750,964.63	388,078.00	362,886.63
Utility Expense							
41100 - Electricity	3,400.00	265.82	283.00	(17.18)	1,599.13	1,698.00	(98.87)
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	490.14	333.00	157.14	1,741.56	1,998.00	(256.44)
Total Utility Expense	9,400.00	755.96	783.00	(27.04)	3,340.69	4,698.00	(1,357.31)
Maintenance Expense							
43504 - Grounds & Landscaping	63,600.00	11,126.62	5,300.00	5,826.62	45,476.68	31,800.00	13,676.68
Total Maintenance Expense	63,600.00	11,126.62	5,300.00	5,826.62	45,476.68	31,800.00	13,676.68

Holly Forest Association Inc
Operating Fund Income Statement - Modified Cash Basis
For the period ended June 30, 2026

	Total Approved Budget	1 Month Ended Jun. 30, 2026	1 Month Ended Budget	Variance	6 Months Ended Jun. 30, 2026	6 Months Ended Budget	Variance
Administrative & General							
44101 - Management Fees	86,032.00	7,169.32	7,169.00	0.32	43,015.92	43,014.00	1.92
44151 - Accounting	7,787.00	630.00	649.00	(19.00)	3,780.00	3,894.00	(114.00)
44301 - Audit/Tax Preparation	11,235.00	0.00	0.00	0.00	6,300.00	11,235.00	(4,935.00)
44351 - Legal Fees	75,000.00	12,281.06	6,250.00	6,031.06	20,391.06	37,500.00	(17,108.94)
44401 - Collection Expense	500.00	0.00	42.00	(42.00)	689.91	252.00	437.91
44621 - Social Gathering	9,000.00	(28.27)	3,000.00	(3,028.27)	1,142.85	6,000.00	(4,857.15)
44701 - Printing	6,000.00	0.00	500.00	(500.00)	46.80	3,000.00	(2,953.20)
44801 - Postage	2,000.00	0.00	167.00	(167.00)	215.58	1,002.00	(786.42)
44850 - Mailbox Expense	1,000.00	56.03	83.00	(26.97)	366.51	498.00	(131.49)
44901 - Bank Charges	6,000.00	129.90	500.00	(370.10)	1,748.38	3,000.00	(1,251.62)
44951 - Credit Card Charges	19,831.00	273.62	1,653.00	(1,379.38)	11,660.76	9,918.00	1,742.76
45201 - Office Supplies	800.00	0.00	67.00	(67.00)	0.00	402.00	(402.00)
45751 - Computer Hardware/Software	6,066.00	607.68	506.00	101.68	3,432.64	3,036.00	396.64
45951 - Miscellaneous Expense	1,000.00	0.00	83.00	(83.00)	0.00	498.00	(498.00)
Total Admin & General Expense	232,251.00	21,119.34	20,669.00	450.34	92,790.41	123,249.00	(30,458.59)
Salaries & Wages							
46101 - Salaries & Wages	47,741.00	7,660.79	3,978.00	3,682.79	32,740.20	23,868.00	8,872.20
Total Salaries & Wages	47,741.00	7,660.79	3,978.00	3,682.79	32,740.20	23,868.00	8,872.20

Holly Forest Association Inc
Operating Fund Income Statement - Modified Cash Basis
For the period ended June 30, 2026

	Total Approved Budget	1 Month Ended Jun. 30, 2026	1 Month Ended Budget	Variance	6 Months Ended Jun. 30, 2026	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	82,822.00	13,146.40	6,902.00	6,244.40	32,866.00	41,412.00	(8,546.00)
47900 - Snow Removal	55,000.00	0.00	0.00	0.00	44,855.10	33,000.00	11,855.10
48100 - Contract Security	256,579.00	0.00	64,145.00	(64,145.00)	128,289.50	192,435.00	(64,145.50)
48500 - Property Tax	229.00	0.00	0.00	0.00	0.00	115.00	(115.00)
48900 - General Insurance	11,514.00	0.00	0.00	0.00	5,355.60	9,000.00	(3,644.40)
Total Leases Cont & Fixed Exp.	423,144.00	14,146.40	72,464.00	(58,317.60)	217,366.20	284,464.00	(67,097.80)
Total Expenses	776,136.00	54,809.11	103,194.00	(48,384.89)	391,714.18	468,079.00	(76,364.82)
Net Operating Income (Loss)	$ 0.00	$ (46,248.52)	$ (39,820.00)	$ (6,428.52)	$ 359,250.45	$ (80,001.00)	$ 439,251.45

Holly Forest Association Inc
Reserve Fund Income Statement - Modified Cash Basis
For the period ended June 30, 2026

	Total Approved Budget	1 Month Ended Jun. 30, 2026	1 Month Ended Budget	Variance	6 Months Ended Jun. 30, 2026	6 Months Ended Budget	Variance
Reserve Revenue							
59100 - Maintenance Fees - Reserve	$ 367,217.00	$ 914.87	$ 30,601.00	$ (29,686.13)	$ 359,237.82	$ 183,606.00	$ 175,631.82
59200 - Reserve Interest	4,000.00	414.04	333.00	81.04	3,450.04	1,998.00	1,452.04
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	0.00	0.00	7,325.00	4,000.00	3,325.00
59310 - ECC Fines & Violations	1,500.00	0.00	0.00	0.00	700.00	700.00	0.00
Total Reserve Income	387,717.00	1,328.91	31,517.00	(30,188.09)	370,712.86	193,802.00	176,910.86
Reserve Expense							
60100 - Road Paving	112,000.00	0.00	0.00	0.00	0.00	0.00	0.00
60400 - Road Infrastructure	200,000.00	0.00	16,667.00	(16,667.00)	107,702.50	100,002.00	7,700.50
60500 - Trays Island Road Expense	30,043.00	0.00	0.00	0.00	28,611.65	30,043.00	(1,431.35)
69995 - Reserve Bank Charges	80.00	268.06	0.00	268.06	1,408.66	80.00	1,328.66
Total Reserve Expenses	342,123.00	268.06	16,667.00	(16,398.94)	137,722.81	130,125.00	7,597.81
Net Reserve Income (Loss)	$ 45,594.00	$ 1,060.85	$ 14,850.00	$ (13,789.15)	$ 232,990.05	$ 63,677.00	$ 169,313.05

Date		Reference	Description	Beginning Balance	Current Amount	Period End Balance
	1210		**Cash - Wells Fargo Operating**	15,442.48		
					0.00	15,442.48
	1211		**Cash - United Bank Operating**	10,126.86		
06/01/26		ACH	Capital Vacations Resort Mgmt II, LLC		(7,169.32)	
06/02/26		90	Deposit-Resort		1,188.51	
06/03/26		Tsfr	Transfer from United Bank		(1,177.00)	
06/05/26		90	Deposit-Resort		2.03	
06/09/26		Tsfr	Transfer from United Bank to Bank United		(3,513.41)	
06/25/26		90	Deposit-Resort		2,226.51	
06/26/26		90	Deposit-Resort		1,157.37	
06/30/26		2695	Chris Guttormsson		441.71	
06/30/26		2701	Chris Guttormsson		242.94	
06/30/26		BR1211	Shift4 Fee		(145.23)	
06/30/26		BR1211	AMEX Fees		(128.39)	
06/30/26		BR1211	Interest-United		0.80	
06/30/26		BR1211	Void O/S Ck#2762 Jessica Rake		28.27	
06/30/26		Tsfr	June Sweep Transfers		(3,280.85)	
					(10,126.06)	0.80
	1212		**Cash - United Bank Operating Sweep**	50,103.03		
06/30/26		BR1212	Interest United Operating		93.50	
06/30/26		Tsfr	June Sweep Transfers		3,280.85	
					3,374.35	53,477.38
	1215		**Cash - Bank United Operating**	109,266.22		
06/04/26		10	Payroll 6/4		(1,731.81)	
06/05/26		Tsfr	Transfer to Foxhunt-2025 Payroll Correction		(3,203.00)	
06/09/26		Tsfr	Transfer from United Bank to Bank United		3,513.41	
06/18/26		10	Payroll 6/18		(1,727.59)	
06/26/26		1108	Christa Pankey		(1,000.00)	
06/30/26		ACH	SPMI-Employee Insurance		(998.39)	
06/30/26		BR1215	Interest-Bank United		351.37	
06/30/26		BR1215	Service Charge-Bank United		(102.90)	
06/30/26		BR1215	June Sweep Transfers		41,629.64	
06/30/26		BR1215	Outgoing Wire Fee-Bank United		(12.00)	
06/30/26		BR1215	Incoming Wire Fee-Bank United		(15.00)	
					36,703.73	145,969.95
	1216		**Cash - Bank United Operating Sweep**	447,135.09		
06/30/26		BR1215	June Sweep Transfers		(41,629.64)	
					(41,629.64)	405,505.45
	1226		**Cash - Wells Fargo ECC Trust Savings**	36,293.46		
06/30/26		BR1226	Interest ECC Trust Savings		25.37	
					25.37	36,318.83
	1311		**Cash - United Bank Reserve**	16,368.35		
06/30/26		BR1311	Interest-United Reserve		29.94	
					29.94	16,398.29
	1315		**Cash - Bank United Reserve**	100,140.63		
06/30/26		BR1315	Interest-Bank United Reserve		234.25	
06/30/26		BR1315	Service Charge-Bank United Reserve		(102.10)	
06/30/26		BR1315	June Sweep Transfers		(140.63)	
					(8.48)	100,132.15
	1315.5		**Cash - Bank United Reserve Sweep**	343,797.64		

Date		Reference	Description	Beginning Balance	Current Amount	Period End Balance
06/30/26		BR1315	June Sweep Transfers		140.63	
					140.63	343,938.27
	1316		**Cash - Wells Fargo Reserve Savings**	0.02		
					0.00	0.02
	1319		**Cash - Wells Fargo Disaster Recovery Savings**	214,531.05		
06/30/26		BR1319	Interest Disaster Recovery		149.85	
06/30/26		BR1319	Service Charge-WF		(165.96)	
					(16.11)	214,514.94
	1722		**Due from Related Party**	13,054.58		
					0.00	13,054.58
	1727		**Due from Operating to Reserve**	8,578.24		
06/30/26		90	2026 Reserve		914.87	
					914.87	9,493.11
	1810		**Common Area**	163,703.00		
					0.00	163,703.00
	2110		**Accounts Payable - Trade**	(1,218.52)		
06/01/26		2.1	Accounts Payable		413.00	
06/30/26		APSUM	AP Summary Journal Entry		(39,071.40)	
					(38,658.40)	(39,876.92)
	2130		**Accounts Payable - Other**	9,127.32		
06/03/26		Tsfr	Transfer from United Bank		1,177.00	
06/30/26		90	Owner Refund		(776.16)	
					400.84	9,528.16
	2194		**Due to Reserve from Operating**	(8,578.24)		
06/30/26		90	2026 Reserve		(914.87)	
					(914.87)	(9,493.11)
	2220		**Accrued Expenses**	(3,150.00)		
06/30/26		2	Accrue Monthly Accounting		(630.00)	
					(630.00)	(3,780.00)
	2310		**Mailbox Deposits**	(22,021.00)		
					0.00	(22,021.00)
	2330		**Compliance Deposits**	(36,000.00)		
					0.00	(36,000.00)
	2421		**Prepaid Maintenance Fees**	(35,637.54)		
06/30/26		4	Adjust Prepaid Fees to ATB at 6.30.26		4,430.00	
06/30/26		90	2027 Maintenance Fee		776.16	
					5,206.16	(30,431.38)
	2499		**Operating Equity at 1/1**	(165,023.77)		
					0.00	(165,023.77)
	2500		**Reserve Equity at 1/1**	(451,486.73)		
					0.00	(451,486.73)
	2520		**Fixed Asset Equity at 1/1**	(177,124.00)		
					0.00	(177,124.00)

Date	Reference	Description	Beginning Balance	Current Amount	Period End Balance
	31100	**Maintenance Fees - Operating**	(692,298.84)		
06/30/26	4	Adjust Prepaid Fees to ATB at 6.30.26		(4,430.00)	
06/30/26	90	2026 Maintenance Fee		(2,148.00)	
				(6,578.00)	(698,876.84)
	31150	**Maintenance Fees - Prior Year**	(29,190.58)		
06/30/26	90	2024 Maintenance Fee		(608.00)	
06/30/26	90	2024 Reserve		(352.00)	
				(960.00)	(30,150.58)
	31300	**Late Fees & Interest**	(8,831.70)		
06/30/26	90	Interest		(139.35)	
06/30/26	90	Late Fee		(412.20)	
				(551.55)	(9,383.25)
	33500	**ECC Arch Review Fees**	(1,410.00)		
				0.00	(1,410.00)
	33600	**ECC Service Fees**	(1,600.00)		
				0.00	(1,600.00)
	35100	**Interest Income Operating**	(8,945.53)		
06/30/26	BR1211	Interest-United		(0.80)	
06/30/26	BR1212	Interest United Operating		(93.50)	
06/30/26	BR1215	Interest-Bank United		(351.37)	
				(445.67)	(9,391.20)
	35150	**Interest Income ECC Trust**	(127.39)		
06/30/26	BR1226	Interest ECC Trust Savings		(25.37)	
				(25.37)	(152.76)
	41100	**Electricity**	1,333.31		
06/01/26	2.1	Duke Energy MAY		(268.00)	
06/22/26	9100 3016 8198	Duke Energy		100.78	
06/22/26	9100 3016 8396	Duke Energy		117.67	
06/22/26	9100 3016 8643	Duke Energy		74.84	
06/22/26	9100 3016 8792	Duke Energy		76.29	
06/22/26	9100 3260 9520	Duke Energy		88.78	
06/22/26	9100 3341 3483	Duke Energy		75.46	
				265.82	1,599.13
	41400	**Water & Sewer**	1,251.42		
04/23/26	180033094970	Carolina Water Service Inc of NC-CWSS		30.30	
05/19/26	180014043410	Carolina Water Service Inc of NC-CWSS		57.22	
05/19/26	180042797366	Carolina Water Service Inc of NC-CWSS		57.22	
05/19/26	180042797367	Carolina Water Service Inc of NC-CWSS		57.22	
05/19/26	180052564085	Carolina Water Service Inc of NC-CWSS		57.22	
05/19/26	180052564086	Carolina Water Service Inc of NC-CWSS		59.67	
06/01/26	2.1	Carolina Water Service of NC MAY		(145.00)	
06/18/26	180014090145	Carolina Water Service Inc of NC-CWSS		55.79	
06/18/26	180023567228	Carolina Water Service Inc of NC-CWSS		55.79	
06/18/26	180042827018	Carolina Water Service Inc of NC-CWSS		55.79	
06/18/26	181004977601	Carolina Water Service Inc of NC-CWSS		55.79	
06/22/26	180014093073	Carolina Water Service Inc of NC-CWSS		93.13	
				490.14	1,741.56
	43504	**Grounds & Landscaping**	34,350.06		
06/03/26	60326-3	Mountain Meadows Residential Svcs		6,028.00	

Date		Reference	Description	Beginning Balance	Current Amount	Period End Balance
06/11/26		61126-3	Mountain Meadows Residential Svcs		2,904.00	
06/20/26		52026-2	Mountain Meadows Residential Svcs		2,194.62	
					11,126.62	45,476.68
	44101		**Management Fees**	35,846.60		
06/01/26		June 2026	Capital Vacations Resort Mgmt II, LLC		7,169.32	
					7,169.32	43,015.92
	44151		**Accounting**	3,150.00		
06/30/26		2	Accrue Monthly Accounting		630.00	
					630.00	3,780.00
	44301		**Audit/Tax Preparation**	6,300.00		
					0.00	6,300.00
	44351		**Legal Fees**	8,110.00		
05/18/26		02315	The Law Office of Shira Hedgepeth		11,420.06	
05/28/26		02317	The Law Office of Shira Hedgepeth		861.00	
					12,281.06	20,391.06
	44401		**Collection Expense**	689.91		
					0.00	689.91
	44621		**Social Gathering**	1,171.12		
06/30/26		BR1211	Void O/S Ck#2762 Jessica Rake		(28.27)	
					(28.27)	1,142.85
	44701		**Printing**	46.80		
					0.00	46.80
	44801		**Postage**	215.58		
					0.00	215.58
	44850		**Mailbox Expense**	310.48		
05/19/26		11220345	Jennings Builders Supply & Hardware		37.35	
05/29/26		11236367	Jennings Builders Supply & Hardware		7.47	
06/18/26		11265687	Jennings Builders Supply & Hardware		11.21	
					56.03	366.51
	44901		**Bank Charges**	1,618.48		
06/30/26		BR1215	Service Charge-Bank United		102.90	
06/30/26		BR1215	Outgoing Wire Fee-Bank United		12.00	
06/30/26		BR1215	Incoming Wire Fee-Bank United		15.00	
					129.90	1,748.38
	44951		**Credit Card Charges**	11,387.14		
06/30/26		BR1211	Shift4 Fee		145.23	
06/30/26		BR1211	AMEX Fees		128.39	
					273.62	11,660.76
	45751		**Computer Hardware/Software**	2,824.96		
06/02/26		IS Technology	Sapphire Valley Master Association		481.70	
06/19/26		IS Technology	Sapphire Valley Master Association		125.98	
					607.68	3,432.64
	46101		**Salaries & Wages**	25,079.41		
06/04/26		10	Payroll-Wages		1,771.20	
06/04/26		10	Payroll-Payroll Tax		129.08	

Date		Reference	Description	Beginning Balance	Current Amount	Period End Balance
06/04/26		10	Payroll-Workers Comp		11.52	
06/04/26		10	Payroll-Employee Benefits		(149.08)	
06/04/26		10	Payroll-Payroll Processing		7.84	
06/04/26		10	Payroll-Christmas Club		(38.75)	
06/05/26		Tsfr	Transfer to Foxhunt-2025 Payroll Correction		3,203.00	
06/18/26		10	Payroll-Wages		1,770.24	
06/18/26		10	Payroll-Payroll Tax		128.70	
06/18/26		10	Payroll-Workers Comp		11.51	
06/18/26		10	Payroll-Employee Benefits		(149.08)	
06/18/26		10	Payroll-Payroll Processing		4.97	
06/18/26		10	Payroll-Christmas Club		(38.75)	
06/30/26		ACH	SPMI-Employee Insurance		998.39	
					7,660.79	32,740.20
	47100		**ECC Compliance Officer**	5,000.00		
06/30/26		Monthly ECC	Christa Pankey		1,000.00	
					1,000.00	6,000.00
	47800		**Grounds Maint Contract**	19,719.60		
01/09/26		01092026-1	Mountain Meadows Residential Svcs		6,573.20	
06/01/26		060126-4	Mountain Meadows Residential Svcs		6,573.20	
					13,146.40	32,866.00
	47900		**Snow Removal**	44,855.10		
					0.00	44,855.10
	48100		**Contract Security**	128,289.50		
					0.00	128,289.50
	48900		**General Insurance**	5,355.60		
					0.00	5,355.60
	59100		**Maintenance Fees - Reserve**	(358,322.95)		
06/30/26		90	2026 Reserve		(914.87)	
					(914.87)	(359,237.82)
	59200		**Reserve Interest**	(3,036.00)		
06/30/26		BR1311	Interest-United Reserve		(29.94)	
06/30/26		BR1315	Interest-Bank United Reserve		(234.25)	
06/30/26		BR1319	Interest Disaster Recovery		(149.85)	
					(414.04)	(3,450.04)
	59300		**ECC Road Impact Fees**	(7,325.00)		
					0.00	(7,325.00)
	59310		**ECC Fines & Violations**	(700.00)		
					0.00	(700.00)
	60400		**Road Infrastructure**	107,702.50		
					0.00	107,702.50
	60500		**Trays Island Road Expense**	28,611.65		
					0.00	28,611.65
	69995		**Reserve Bank Charges**	1,140.60		
06/30/26		BR1315	Service Charge-Bank United Reserve		102.10	
06/30/26		BR1319	Service Charge-WF		165.96	
					268.06	1,408.66

Date	Reference	Description	Beginning Balance	Current Amount	Period End Balance
		Report Total			0.00

Net Profit/(Loss)

Current Period	(45,187.67)
Year-to-Date	592,240.50

Distribution count = 115

Holly Forest Association Inc
Transaction Listing

Date	Reference	Account	Payee ID	Description	Amount
06/26/26	1108-PMTAPP	47100	CHRISTAPANK	Christa Pankey - Payment Application	1,000.00
06/30/26	2695-PMTAPP	2110	CGUTTORMSSO	Chris Guttormsson - Payment Application	441.71
06/30/26	2701-PMTAPP	2110	CGUTTORMSSO	Chris Guttormsson - Payment Application	242.94
06/30/26	ACH	46101		SPMI-Employee Insurance	998.39
06/01/26	ACH-PMTAPP	44101	SPMLLC1	Capital Vacations Resort Mgmt II, LLC - Payment Application	7,169.32
				Transaction Balance	9,852.36

Transaction Totals

Total Debits	9,852.36
Total Credits	9,852.36

Number of Transactions = 5