

Fill in this information to identify the case:

Debtor name Maple Ridge Property Owners Association, Inc.

United States Bankruptcy Court for the: WESTERN DISTRICT OF NORTH CAROLINA

Case number (if known) 25-40271

☐ Check if this is an amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ *Amended Schedule*
- ☐ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration

I declare under penalty of perjury that the foregoing is true and correct.

Executed on December 20, 2025

X /s/ Michael Guelcher

Signature of individual signing on behalf of debtor

Michael Guelcher

Printed name

President

Position or relationship to debtor

Fill in this information to identify the case:

Debtor name **Maple Ridge Property Owners Association, Inc.**

United States Bankruptcy Court for the: **WESTERN DISTRICT OF NORTH CAROLINA**

Case number (if known) **25-40271**

☐ Check if this is an amended filing

Official Form 206Sum
Summary of Assets and Liabilities for Non-Individuals

12/15

Part 1: Summary of Assets

1. **Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)

1a. **Real property:**

Copy line 88 from *Schedule A/B*..... \$ **0.00**

1b. **Total personal property:**

Copy line 91A from *Schedule A/B*..... \$ **4,519,112.64**

1c. **Total of all property:**

Copy line 92 from *Schedule A/B*..... \$ **4,519,112.64**

Part 2: Summary of Liabilities

2. **Schedule D: Creditors Who Have Claims Secured by Property** (Official Form 206D)

Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of *Schedule D*..... \$ **0.00**

3. **Schedule E/F: Creditors Who Have Unsecured Claims** (Official Form 206E/F)

3a. **Total claim amounts of priority unsecured claims:**

Copy the total claims from Part 1 from line 5a of *Schedule E/F*..... \$ **0.00**

3b. **Total amount of claims of nonpriority amount of unsecured claims:**

Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F*..... +\$ **72,947.34**

4. **Total liabilities**
Lines 2 + 3a + 3b

\$ **72,947.34**

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Debtor name Maple Ridge Property Owners Association, Inc.United States Bankruptcy Court for the: WESTERN DISTRICT OF NORTH CAROLINACase number (if known) 25-40271☐ Check if this is an amended filing

Official Form 206A/B

Schedule A/B: Assets - Real and Personal Property

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Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

- ☐ No. Go to Part 2.
☒ Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

3. Checking, savings, money market, or financial brokerage accounts (Identify all)

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

3.1. Truist BankChecking & Sweep Account0896\$400,373.403.2. Comerica BankLockbox Account7843\$774.343.3. Ameriprise Brokerage AccountInvestment Account5133\$397,733.723.4. Ameriprise Brokerage AccountBrokerage Account3133\$3,001,550.47

4. Other cash equivalents (Identify all)

5. Total of Part 1.

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$3,800,431.93

Part 2: Deposits and Prepayments

6. Does the debtor have any deposits or prepayments?

- ☐ No. Go to Part 3.
☒ Yes Fill in the information below.

Debtor Maple Ridge Property Owners Association, Inc. Case number (If known) 25-40271
Name

7. **Deposits, including security deposits and utility deposits**

Description, including name of holder of deposit

8. **Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent**

Description, including name of holder of prepayment

8.1. Prepaid Insurance \$29,759.41

8.2. Prepaid Federal/State Taxes \$42,048.00

8.3. Prepaid Property Taxes \$14,416.00

8.4. Prepaid Terminix \$1,048.27

8.5. Prepaid Pinnacle \$764.91

8.6. Prepaid Payable Rumbling Bald/Fairfield Mountain \$36,626.70

8.7. Prepaid Miscellaneous Expenses \$670.42

9. **Total of Part 2.**

Add lines 7 through 8. Copy the total to line 81.

\$125,333.71

Part 3: Accounts receivable

10. **Does the debtor have any accounts receivable?**

- ☐ No. Go to Part 4.
☒ Yes Fill in the information below.

11. **Accounts receivable**

11a. 90 days old or less: 22,768.00 - 0.00 = \$22,768.00
face amount doubtful or uncollectible accounts

11b. Over 90 days old: 1,035,348.00 - 493,810.00 = \$541,538.00
face amount doubtful or uncollectible accounts

12. **Total of Part 3.**

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$564,306.00

Debtor **Maple Ridge Property Owners Association, Inc.**
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Case number (if known) **25-40271**

Part 4: Investments

13. Does the debtor own any investments?

- ☒ No. Go to Part 5.
☐ Yes Fill in the information below.

Part 5: Inventory, excluding agriculture assets

18. Does the debtor own any inventory (excluding agriculture assets)?

- ☒ No. Go to Part 6.
☐ Yes Fill in the information below.

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- ☒ No. Go to Part 7.
☐ Yes Fill in the information below.

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- ☒ No. Go to Part 8.
☐ Yes Fill in the information below.

Part 8: Machinery, equipment, and vehicles

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- ☐ No. Go to Part 9.
☒ Yes Fill in the information below.

General description

Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)

Net book value of debtor's interest
(Where available)

Valuation method used for current value

Current value of debtor's interest

47. **Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles**

47.1. 2021 Ford F150 Truck Unknown Kelly Blue Book \$19,000.00

48. **Watercraft, trailers, motors, and related accessories** Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels

49. **Aircraft and accessories**

50. **Other machinery, fixtures, and equipment (excluding farm machinery and equipment)**

51. **Total of Part 8.**

Add lines 47 through 50. Copy the total to line 87.

\$19,000.00

52. **Is a depreciation schedule available for any of the property listed in Part 8?**

- ☒ No
☐ Yes

53. **Has any of the property listed in Part 8 been appraised by a professional within the last year?**

- ☒ No

Debtor Maple Ridge Property Owners Association, Inc.
Name

Case number (if known) 25-40271

☐ Yes

Part 9: Real property

54. Does the debtor own or lease any real property?

☐ No. Go to Part 10.

☒ Yes Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available).	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
55.1. 3.85% of the interval ownership which consists of 13 buildings containing 40-Units and their concomitant common area located at 747 Buffalo Creek Rd., Lake Lure, NC 28746	Tenants in Common	Unknown	N/A	Unknown
55.2. Maintenance Shed at 747 Buffalo Creek Rd., Lake Lure, NC 28746	Fee simple	Unknown	N/A	Unknown

56. Total of Part 9.

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.
Copy the total to line 88.

\$0.00

57. Is a depreciation schedule available for any of the property listed in Part 9?

☒ No

☐ Yes

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

☒ No

☐ Yes

Part 10: Intangibles and intellectual property

59. Does the debtor have any interests in intangibles or intellectual property?

☐ No. Go to Part 11.

☒ Yes Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
60. Patents, copyrights, trademarks, and trade secrets			
61. Internet domain names and websites			

Debtor Maple Ridge Property Owners Association, Inc.
NameCase number (if known) 25-4027162. **Licenses, franchises, and royalties**63. **Customer lists, mailing lists, or other compilations
Owner List**UnknownN/AUnknown64. **Other intangibles, or intellectual property**65. **Goodwill**66. **Total of Part 10.**

Add lines 60 through 65. Copy the total to line 89.

\$0.0067. **Do your lists or records include personally identifiable information of customers** (as defined in 11 U.S.C. §§ 101(41A) and 107?)☒ No☐ Yes68. **Is there an amortization or other similar schedule available for any of the property listed in Part 10?**☒ No☐ Yes69. **Has any of the property listed in Part 10 been appraised by a professional within the last year?**☒ No☐ Yes**Part 11: All other assets**70. **Does the debtor own any other assets that have not yet been reported on this form?**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

☐ No. Go to Part 12.☒ Yes Fill in the information below.Current value of
debtor's interest71. **Notes receivable**

Description (include name of obligor)

72. **Tax refunds and unused net operating losses (NOLs)**

Description (for example, federal, state, local)

Federal Tax OverpaymentTax year **2024****\$10,041.00**73. **Interests in insurance policies or annuities****See Attached Exhibit AB73****Unknown**74. **Causes of action against third parties (whether or not a lawsuit
has been filed)**75. **Other contingent and unliquidated claims or causes of action of
every nature, including counterclaims of the debtor and rights to
set off claims**76. **Trusts, equitable or future interests in property**77. **Other property of any kind not already listed** Examples: Season tickets,
country club membership

Debtor Maple Ridge Property Owners Association, Inc. Case number (if known) 25-40271

Name

Proportional share of miscellaneous furnishings and appliances in 40 occupancy units

Unknown

78. Total of Part 11.

Add lines 71 through 77. Copy the total to line 90.

\$10,041.00

79. Has any of the property listed in Part 11 been appraised by a professional within the last year?

☒ No

☐ Yes

Debtor Maple Ridge Property Owners Association, Inc.
Name

Case number (if known) 25-40271

Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1</i>	\$3,800,431.93	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	\$125,333.71	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	\$564,306.00	
83. Investments. <i>Copy line 17, Part 4.</i>	\$0.00	
84. Inventory. <i>Copy line 23, Part 5.</i>	\$0.00	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	\$0.00	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	\$0.00	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	\$19,000.00	
88. Real property. <i>Copy line 56, Part 9.....></i>		\$0.00
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	\$0.00	
90. All other assets. <i>Copy line 78, Part 11.</i>	\$10,041.00	
91. Total. Add lines 80 through 90 for each column	\$4,519,112.64	\$0.00
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		\$4,519,112.64

SCHEDULES OF ASSETS AND LIABILITIES

EXHIBIT FOR SCHEDULE AB

PART 11, QUESTION 73

INTERESTS IN INSURANCE POLICIES OR ANNUITIES

Maple Ridge Property Owners Association, Inc.

Case No. 25-40271

Schedule AB 73. Interests in Insurance Policies or Annuities

Insurer	Coverage	Policy #	Policy Term*	Current Value of Debtor's Interest
Starr Indemnity & Liability Company Starr Surplus Lines Insurance Company Lloyds of London AIG Specialty Insurance Company American Guarantee and Liability Insurance Company The Ohio Casualty Insurance Company Axis Surplus Insurance Company Allied World Assurance Company	Commercial Property, General Liability, Umbrella Liability	1000100131251 1000100145251 1000198193251 1000198194251 1000699969251 B1230AP56189A25 014956104 AEC-0950965-05 ECO (26) 65891178 P-001-001632821-01 0314-6823	5/1/2025 – 5/1/2026	Undetermined
HDI Global Specialty SE	Not-for-Profit Company Management Liability Policy	FRL-H-P-ML-00011154-02	12/11/2024 – 12/11/2025	Undetermined

* Policy End Dates May Include Extensions

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Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- ☒ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- ☐ Yes. Fill in all of the information below.

Fill in this information to identify the case:

Debtor name Maple Ridge Property Owners Association, Inc.

United States Bankruptcy Court for the: WESTERN DISTRICT OF NORTH CAROLINA

Case number (if known) 25-40271

☐ Check if this is an amended filing

Official Form 206E/F

Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

☒ No. Go to Part 2.

☐ Yes. Go to line 2.

Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim	
3.1	Nonpriority creditor's name and mailing address Carolina Water Service P.O. Box 70840 Charlotte, NC 28272-0840 Date(s) debt was incurred _ Last 4 digits of account number _	As of the petition filing date, the claim is: <i>Check all that apply.</i> ☐ Contingent ☐ Unliquidated ☐ Disputed Basis for the claim: <u>Water</u> Is the claim subject to offset? ☒ No ☐ Yes	\$7,132.09
3.2	Nonpriority creditor's name and mailing address Duke Energy P.O. Box 1094 Charlotte, NC 28201-1094 Date(s) debt was incurred _ Last 4 digits of account number _	As of the petition filing date, the claim is: <i>Check all that apply.</i> ☐ Contingent ☐ Unliquidated ☐ Disputed Basis for the claim: <u>Electricity</u> Is the claim subject to offset? ☒ No ☐ Yes	\$12,351.60
3.3	Nonpriority creditor's name and mailing address Ecolab Inc dba Ecolab Pest Elimination 26252 Network PI Chicago, IL 60673-1262 Date(s) debt was incurred <u>11/10/2025</u> Last 4 digits of account number _	As of the petition filing date, the claim is: <i>Check all that apply.</i> ☐ Contingent ☐ Unliquidated ☐ Disputed Basis for the claim: <u>Pest Control</u> Is the claim subject to offset? ☒ No ☐ Yes	\$1,188.15
3.4	Nonpriority creditor's name and mailing address Fedex Date(s) debt was incurred <u>10/24/2025</u> Last 4 digits of account number _	As of the petition filing date, the claim is: <i>Check all that apply.</i> ☐ Contingent ☐ Unliquidated ☐ Disputed Basis for the claim: <u>Shipping</u> Is the claim subject to offset? ☒ No ☐ Yes	\$92.00

Debtor	Maple Ridge Property Owners Association, Inc. Name	Case number (if known)	25-40271
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3.5	Nonpriority creditor's name and mailing address GFL Environmental P.O. Box 791519 Baltimore, MD 21279-1519 Date(s) debt was incurred __ Last 4 digits of account number __	As of the petition filing date, the claim is: <i>Check all that apply.</i> ☐ Contingent ☐ Unliquidated ☐ Disputed Basis for the claim: <u>Trash Removal</u> Is the claim subject to offset? ☒ No ☐ Yes	\$580.51
3.6	Nonpriority creditor's name and mailing address Haynes Heating & Cooling 187 Deaverview Rd Asheville, NC 28816 Date(s) debt was incurred __ Last 4 digits of account number __	As of the petition filing date, the claim is: <i>Check all that apply.</i> ☐ Contingent ☐ Unliquidated ☐ Disputed Basis for the claim: <u>AC Repair</u> Is the claim subject to offset? ☒ No ☐ Yes	\$828.18
3.7	Nonpriority creditor's name and mailing address MasterCorp Inc P.O. Box 440195 Nashville, TN 37244 Date(s) debt was incurred __ Last 4 digits of account number __	As of the petition filing date, the claim is: <i>Check all that apply.</i> ☐ Contingent ☐ Unliquidated ☐ Disputed Basis for the claim: <u>Housekeeping/Laundry Outsourced</u> <u>Guest Runner Outsourced</u> Is the claim subject to offset? ☒ No ☐ Yes	\$44,257.07
3.8	Nonpriority creditor's name and mailing address Rutherford Electric Membership Corp P.O. Box 1569 Forest City, NC 28043-1569 Date(s) debt was incurred __ Last 4 digits of account number __	As of the petition filing date, the claim is: <i>Check all that apply.</i> ☐ Contingent ☐ Unliquidated ☐ Disputed Basis for the claim: <u>Electricity</u> Is the claim subject to offset? ☒ No ☐ Yes	\$811.78
3.9	Nonpriority creditor's name and mailing address Terminix Service Inc Central Services P.O. Box 2627 Columbia, SC 29202 Date(s) debt was incurred __ Last 4 digits of account number __	As of the petition filing date, the claim is: <i>Check all that apply.</i> ☐ Contingent ☐ Unliquidated ☐ Disputed Basis for the claim: <u>Pest Control</u> Is the claim subject to offset? ☒ No ☐ Yes	\$589.00
3.10	Nonpriority creditor's name and mailing address Vyve P.O. Box 248940 Oklahoma City, OK 73124-8940 Date(s) debt was incurred __ Last 4 digits of account number __	As of the petition filing date, the claim is: <i>Check all that apply.</i> ☐ Contingent ☐ Unliquidated ☐ Disputed Basis for the claim: <u>Internet/Video</u> Is the claim subject to offset? ☒ No ☐ Yes	\$5,116.96

Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address	On which line in Part1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
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Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

Debtor Maple Ridge Property Owners Association, Inc. Case number (if known) 25-40271

Name

5a. Total claims from Part 1

5b. Total claims from Part 2

5c. Total of Parts 1 and 2

Lines 5a + 5b = 5c.

Total of claim amounts	
5a.	\$ 0.00
5b. +	\$ 72,947.34
5c.	\$ 72,947.34

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United States Bankruptcy Court for the: **WESTERN DISTRICT OF NORTH CAROLINA**

Case number (if known) **25-40271**

☐ Check if this is an amended filing

Official Form 206G

Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

☐ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

☒ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal* (Official Form 206A/B). *Property*

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

**CSA Schedule to
Master Acquisition
Agreement Lease or
Purchase
2/20/2018-2/19/2021**

**Canon Solutions America, Inc.
1 Canon Park
Melville, NY 11747**

2.2. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

**Commercial Heating
and Air Conditioning
Refrigeration
Preventative
Maintenance
Agreement
08/11/2016-08/10/2017**

**Haynes Heating & Cooling
Attn: Travis Hyatt
187 Deaverview Rd
Asheville, NC 28816**

2.3. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

**Mastercorp, Inc.
Property Level
Housekeeping
Agreement Wyndham
at Fairfield Mountain
Resort
01/01/2017-12/31/2019**

**MasterCorp Inc
Attn: Gary Hyde**

Debtor 1 **Maple Ridge Property Owners Association, Inc.**
First Name Middle Name Last Name

Case number (if known) **25-40271**

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.4. State what the contract or lease is for and the nature of the debtor's interest **Cable Service Agreement**

State the term remaining **10/28/2014-10/27/2015**

List the contract number of any government contract

**Northland Cable Properties, Inc
Attn Legal Dept
101 Stewart St, Ste 700
Seattle, WA 98101**

2.5. State what the contract or lease is for and the nature of the debtor's interest **Association Level Agreement for Maintenance and Support Agreement**
State the term remaining **03/06/2021-03/05/2022**

List the contract number of any government contract

**Pinnacle Communications Corp
19821 Executive Park Cir
Germantown, MD 20874**

2.6. State what the contract or lease is for and the nature of the debtor's interest **Collection Services Agreement**

State the term remaining

List the contract number of any government contract

**Pinnacle Recovery, Inc
Attn Jeannie Posner, VP/COO
2231 Rutherford Rd, Ste 210
Carlsbad, CA 92008**

2.7. State what the contract or lease is for and the nature of the debtor's interest **First Amendment to Customer Service Agreement**

State the term remaining **06/27/2024-06/26/2025**

List the contract number of any government contract

Republic Services, Inc.

2.8. State what the contract or lease is for and the nature of the debtor's interest **Sign Rental Agreement**

State the term remaining **01/01/2020-12/31/2020**

List the contract number of any government contract

**Ronald Sellers Dalton
361 McDaniel Road
Lake Lure, NC 28746**

Debtor 1 **Maple Ridge Property Owners Association, Inc.**
First Name Middle Name Last Name

Case number (if known) **25-40271**

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.9.	State what the contract or lease is for and the nature of the debtor's interest	Site Level Environmental Scent Service Agreement	
	State the term remaining	07/01/2025-06/30/2028	
	List the contract number of any government contract		ScentAir Technologies, LLC
2.10.	State what the contract or lease is for and the nature of the debtor's interest	Landscape Service Agreement	
	State the term remaining	04/13/2018-04/12/2019	Southern Exposure Landscape Maint Attn John A Edwards 1186 Andrews Mill Rd Bostic, NC 28018
	List the contract number of any government contract		
2.11.	State what the contract or lease is for and the nature of the debtor's interest	Busines Service Order - Vyve Broadband	
	State the term remaining	03/28/2023-03/27/2026	
	List the contract number of any government contract		Vyve Business Services
2.12.	State what the contract or lease is for and the nature of the debtor's interest	Busines Service Order - Vyve Broadband	
	State the term remaining	03/28/2023-03/27/2026	
	List the contract number of any government contract		Vyve Business Services
2.13.	State what the contract or lease is for and the nature of the debtor's interest	Busines Service Order - Vyve Broadband	
	State the term remaining	03/28/2023-03/27/2026	
	List the contract number of any government contract		Vyve Business Services

Debtor 1 **Maple Ridge Property Owners Association, Inc.**
First Name Middle Name Last Name

Case number (if known) **25-40271**

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.14. State what the contract or lease is for and the nature of the debtor's interest **Business Service Order - Vyve Broadband**

State the term remaining **11/05/2022-11/04/2025**

List the contract number of any government contract

Vyve Business Services

2.15. State what the contract or lease is for and the nature of the debtor's interest **Business Service Order - Vyve Broadband**

State the term remaining **06/21/2022-06/20/2022**

List the contract number of any government contract

Vyve Business Services

2.16. State what the contract or lease is for and the nature of the debtor's interest **First Amendment to Service Agreement**

State the term remaining **04/02/2024-04/01/2025**

List the contract number of any government contract

Waste Industries, LLC

2.17. State what the contract or lease is for and the nature of the debtor's interest **Management Agreement between Wyndham Vacation Management, Inc., and Maple Ridge Property Owners Association, Inc. (with Fee Amendment)**

State the term remaining **10/17/2023-10/16/2024**

List the contract number of any government contract

**Wyndham Vacation Management, Inc
Attn: Resort Management
8427 S Park Cir
Orlando, FL 32819**

Debtor 1 **Maple Ridge Property Owners Association, Inc.**
First Name Middle Name Last Name

Case number (if known) **25-40271**

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.18. State what the contract or lease is for and the nature of the debtor's interest

Management Agreement between Wyndham Vacation Management, Inc., and Maple Ridge Property Owners Association, Inc.

State the term remaining

10/29/2010-10/28/2015

List the contract number of any government contract

**Wyndham Vacation Management, Inc
Attn: Resort Management
8427 S Park Cir
Orlando, FL 32819**

2.19. State what the contract or lease is for and the nature of the debtor's interest

Inventory Foreclosure Agreement between Wyndham Vacation Resorts and Maple Ridge Property Owners Association, Inc.

State the term remaining

01/12/2011-01/11/2012

List the contract number of any government contract

**Wyndham Vacation Resorts, Inc
8427 S Park Cir
Orlando, FL 32819**

Fill in this information to identify the case:

Debtor name Maple Ridge Property Owners Association, Inc.

United States Bankruptcy Court for the: WESTERN DISTRICT OF NORTH CAROLINA

Case number (if known) 25-40271

☐ Check if this is an amended filing

Official Form 206H Schedule H: Your Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Do you have any codebtors?

- ☒ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.
- ☐ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

Name	Mailing Address	Name	Check all schedules that apply:
2.1	Street City State Zip Code		☐ D ☐ E/F ☐ G
2.2	Street City State Zip Code		☐ D ☐ E/F ☐ G
2.3	Street City State Zip Code		☐ D ☐ E/F ☐ G
2.4	Street City State Zip Code		☐ D ☐ E/F ☐ G

Fill in this information to identify the case:

Debtor name Maple Ridge Property Owners Association, Inc.

United States Bankruptcy Court for the: WESTERN DISTRICT OF NORTH CAROLINA

Case number (if known) 25-40271

☐ Check if this is an amended filing

Official Form 207

Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy

04/25

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

Part 1: Income

1. Gross revenue from business

☐ None.

Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year

Sources of revenue
Check all that apply

Gross revenue
(before deductions and exclusions)

From the beginning of the fiscal year to filing date:
From 1/01/2025 to Filing Date

☒ Operating a business
☐ Other _____

\$3,192,530.00

For prior year:
From 1/01/2024 to 12/31/2024

☒ Operating a business
☐ Other _____

\$3,506,126.00

For year before that:
From 1/01/2023 to 12/31/2023

☒ Operating a business
☐ Other _____

\$3,546,825.00

2. Non-business revenue

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☐ None.

Description of sources of revenue

Gross revenue from each source
(before deductions and exclusions)

From the beginning of the fiscal year to filing date:
From 1/01/2025 to Filing Date

Interest Income

\$32,450.79

For prior year:
From 1/01/2024 to 12/31/2024

Interest Income

\$194,769.00

For year before that:
From 1/01/2023 to 12/31/2023

Interest Income

\$205,309.00

Part 2: List Certain Transfers Made Before Filing for Bankruptcy

Debtor Maple Ridge Property Owners Association, Inc.Case number (if known) 25-40271**3. Certain payments or transfers to creditors within 90 days before filing this case**

List payments or transfers—including expense reimbursements—to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$8,575. (This amount may be adjusted on 4/01/28 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

☐ None.

Creditor's Name and Address	Dates	Total amount of value	Reasons for payment or transfer <i>Check all that apply</i>
3.1. See Attached Exhibit SOFA3		\$791,380.82	☐ Secured debt ☐ Unsecured loan repayments ☐ Suppliers or vendors ☐ Services ☐ Other___

4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$8,575. (This amount may be adjusted on 4/01/28 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

☐ None.

Insider's name and address Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
4.1. Mountain Laurel Villas Condominium Property Owners Association, Inc. 2626 Glenwood Ave, Ste 550 Raleigh, NC 27608	11/13/2025	\$10,000.00	Truck - no longer needed with closure of property
4.2. See Attached Exhibit SOFA4		\$0.00	

5. Repossessions, foreclosures, and returns

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

☒ None

Creditor's name and address	Describe of the Property	Date	Value of property
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6. Setoffs

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

☒ None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
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Part 3: Legal Actions or Assignments**7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

☐ None.

Case title Case number	Nature of case	Court or agency's name and address	Status of case
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Debtor **Maple Ridge Property Owners Association, Inc.**

Case number (if known) **25-40271**

Case title Case number	Nature of case	Court or agency's name and address	Status of case
7.1.	27 foreclosure proceedings in process		☐ Pending ☐ On appeal ☐ Concluded

8. Assignments and receivership

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

☒ None

Part 4: Certain Gifts and Charitable Contributions

9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000

☒ None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
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Part 5: Certain Losses

10. All losses from fire, theft, or other casualty within 1 year before filing this case.

☒ None

Description of the property lost and how the loss occurred	Amount of payments received for the loss	Dates of loss	Value of property lost
	If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (<i>Schedule A/B: Assets – Real and Personal Property</i>).		

Part 6: Certain Payments or Transfers

11. Payments related to bankruptcy

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☐ None.

Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.1. See Attached Exhibit SOFA 11			\$112,500.00

Email or website address

Who made the payment, if not debtor?

12. Self-settled trusts of which the debtor is a beneficiary

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.

Do not include transfers already listed on this statement.

Debtor Maple Ridge Property Owners Association, Inc.Case number (if known) 25-40271☒ None.

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
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13. Transfers not already listed on this statement

List any transfers of money or other property - by sale, trade, or any other means - made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

☒ None.

Who received transfer? Address	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
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Part 7: Previous Locations**14. Previous addresses**

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

☒ Does not apply

Address	Dates of occupancy From-To
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Part 8: Health Care Bankruptcies**15. Health Care bankruptcies**

Is the debtor primarily engaged in offering services and facilities for:

- diagnosing or treating injury, deformity, or disease, or
- providing any surgical, psychiatric, drug treatment, or obstetric care?

☒ No. Go to Part 9.☐ Yes. Fill in the information below.

Facility name and address	Nature of the business operation, including type of services the debtor provides	If debtor provides meals and housing, number of patients in debtor's care
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Part 9: Personally Identifiable Information**16. Does the debtor collect and retain personally identifiable information of customers?**☐ No.☒ Yes. State the nature of the information collected and retained.**Customer Name & Address**

Does the debtor have a privacy policy about that information?

☒ No☐ Yes**17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?**☒ No. Go to Part 10.☐ Yes. Does the debtor serve as plan administrator?**Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units**

Debtor Maple Ridge Property Owners Association, Inc.Case number (if known) 25-40271**18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

☒ None

Financial Institution name and Address	Last 4 digits of account number	Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
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19. Safe deposit boxes

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

☒ None

Depository institution name and address	Names of anyone with access to it Address	Description of the contents	Does debtor still have it?
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20. Off-premises storage

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

☒ None

Facility name and address	Names of anyone with access to it	Description of the contents	Does debtor still have it?
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Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own**21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

☒ None

Part 12: Details About Environment Information

For the purpose of Part 12, the following definitions apply:

Environmental law means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).

Site means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.

Hazardous material means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

Report all notices, releases, and proceedings known, regardless of when they occurred.

22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.

☒ No.

☐ Yes. Provide details below.

Case title Case number	Court or agency name and address	Nature of the case	Status of case
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23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?

Debtor Maple Ridge Property Owners Association, Inc.Case number (if known) 25-40271

- ☒ No.
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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24. Has the debtor notified any governmental unit of any release of hazardous material?

- ☒ No.
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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Part 13: Details About the Debtor's Business or Connections to Any Business

25. Other businesses in which the debtor has or has had an interest

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

- ☒ None

Business name address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN.	Dates business existed
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26. Books, records, and financial statements

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

- ☐ None

Name and address	Date of service From-To
26a.1. Jennifer Aviles 501 W Church Street Orlando, FL 32805	Unknown to Present

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

- ☐ None

Name and address	Date of service From-To
26b.1. Joanne Powell, CPA, PA 5136 South Pointe Drive Inverness, FL 34450	Unknown to Present

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

- ☐ None

Name and address	If any books of account and records are unavailable, explain why
26c.1. Vacation Resort Management, Inc. 6277 Sea Harbor Dr Orlando, FL 32821	
26c.2. Travel & Leisure Co 501 W Church Street Orlando, FL 32805	

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

Debtor **Maple Ridge Property Owners Association, Inc.**Case number (if known) **25-40271**☒ None**Name and address****27. Inventories**

Have any inventories of the debtor's property been taken within 2 years before filing this case?

☒ No☐ Yes. Give the details about the two most recent inventories.**Name of the person who supervised the taking of the inventory****Date of inventory****The dollar amount and basis (cost, market, or other basis) of each inventory****28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.**

Name	Address	Position and nature of any interest	% of interest, if any
Michael Guelcher	747 Buffalo Creek Rd. Lake Lure, NC 28746	President, Board of Directors	
Name	Address	Position and nature of any interest	% of interest, if any
Samia Aftab	747 Buffalo Creek Rd. Lake Lure, NC 28746	Vice President, Board of Directors	
Name	Address	Position and nature of any interest	% of interest, if any
Megan Scherer	747 Buffalo Creek Rd. Lake Lure, NC 28746	Secretary/Treasurer, Board of Directors	
Name	Address	Position and nature of any interest	% of interest, if any
Brennan Handfield	747 Buffalo Creek Rd. Lake Lure, NC 28746	Director of Resort Operations	
Name	Address	Position and nature of any interest	% of interest, if any
Bryan Dixon	747 Buffalo Creek Road Lake Lure, NC 28746	Vice President of Resort Operations	
Name	Address	Position and nature of any interest	% of interest, if any
PTVO Owners Association, Inc.	501 W. Church St. Orlando, FL 32805	Equity Holder	56.54
Name	Address	Position and nature of any interest	% of interest, if any
Wyndham Vacation Resorts, Inc.	6277 Sea Harbor Drive Orlando, FL 32821	Equity Holder	15.87

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?☐ No☒ Yes. Identify below.

Debtor Maple Ridge Property Owners Association, Inc.

Case number (if known) 25-40271

Name	Address	Position and nature of any interest	Period during which position or interest was held
Jacy Haekler	1435 N Highway 191 Moab, UT 84532	General Manager	06/01/25-10/01/25

30. Payments, distributions, or withdrawals credited or given to insiders

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

- ☒ No
☐ Yes. Identify below.

Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing the value
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31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

- ☒ No
☐ Yes. Identify below.

Name of the parent corporation	Employer Identification number of the parent corporation
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32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

- ☒ No
☐ Yes. Identify below.

Name of the pension fund	Employer Identification number of the pension fund
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Part 14: Signature and Declaration

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on December 20, 2025

/s/ Michael Guelcher

Signature of individual signing on behalf of the debtor

Michael Guelcher

Printed name

Position or relationship to debtor President

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

- ☐ No
☒ Yes

STATEMENT OF FINANCIAL AFFAIRS

EXHIBIT
PART 2, QUESTION 3

CERTAIN PAYMENTS OR TRANSFERS TO CREDITORS
WITHIN 90 DAYS BEFORE FILING THIS CASE

Maple Ridge Property Owners Association, Inc.

Case No. 25-40271

SOFA 3. Certain payments or transfers to creditors within 90 days before filing this case

Creditor Name and Address	Dates	Total Amount or Value	Reasons for Payment or Transfer
County of Rutherford	8/27/2025	\$ 86,493.72	County Taxes
County of Rutherford Total		\$ 86,493.72	County Taxes
Duke Energy	9/18/2025	\$ 275.69	Electricity
Duke Energy	9/18/2025	\$ 239.02	Electricity
Duke Energy	9/18/2025	\$ 236.36	Electricity
Duke Energy	9/18/2025	\$ 217.88	Electricity
Duke Energy	9/18/2025	\$ 215.73	Electricity
Duke Energy	9/18/2025	\$ 207.65	Electricity
Duke Energy	9/18/2025	\$ 201.82	Electricity
Duke Energy	9/18/2025	\$ 199.94	Electricity
Duke Energy	9/18/2025	\$ 199.57	Electricity
Duke Energy	9/18/2025	\$ 192.11	Electricity
Duke Energy	9/18/2025	\$ 191.35	Electricity
Duke Energy	9/18/2025	\$ 191.10	Electricity
Duke Energy	9/18/2025	\$ 182.36	Electricity
Duke Energy	9/18/2025	\$ 180.96	Electricity
Duke Energy	9/18/2025	\$ 180.22	Electricity
Duke Energy	9/18/2025	\$ 176.91	Electricity
Duke Energy	9/18/2025	\$ 172.11	Electricity
Duke Energy	9/18/2025	\$ 172.11	Electricity
Duke Energy	9/18/2025	\$ 171.35	Electricity
Duke Energy	9/18/2025	\$ 170.08	Electricity
Duke Energy	9/18/2025	\$ 168.56	Electricity
Duke Energy	9/18/2025	\$ 167.05	Electricity
Duke Energy	9/18/2025	\$ 163.76	Electricity
Duke Energy	9/18/2025	\$ 157.83	Electricity
Duke Energy	9/18/2025	\$ 156.32	Electricity
Duke Energy	9/18/2025	\$ 154.02	Electricity
Duke Energy	9/18/2025	\$ 153.89	Electricity
Duke Energy	9/18/2025	\$ 153.30	Electricity
Duke Energy	9/18/2025	\$ 150.75	Electricity
Duke Energy	9/18/2025	\$ 147.71	Electricity
Duke Energy	9/18/2025	\$ 147.21	Electricity
Duke Energy	9/18/2025	\$ 144.16	Electricity
Duke Energy	9/18/2025	\$ 139.49	Electricity
Duke Energy	9/18/2025	\$ 128.61	Electricity
Duke Energy	9/18/2025	\$ 122.68	Electricity
Duke Energy	9/18/2025	\$ 24.44	Electricity
Duke Energy	9/22/2025	\$ 241.17	Electricity

Maple Ridge Property Owners Association, Inc.

Case No. 25-40271

SOFA 3. Certain payments or transfers to creditors within 90 days before filing this case

Creditor Name and Address	Dates	Total Amount or Value	Reasons for Payment or Transfer
Duke Energy	9/22/2025	\$ 236.23	Electricity
Duke Energy	9/22/2025	\$ 178.19	Electricity
Duke Energy	9/22/2025	\$ 169.83	Electricity
Duke Energy	9/22/2025	\$ 117.49	Electricity
Duke Energy	10/22/2025	\$ 225.68	Electricity
Duke Energy	10/22/2025	\$ 212.98	Electricity
Duke Energy	10/22/2025	\$ 184.87	Electricity
Duke Energy	10/22/2025	\$ 163.12	Electricity
Duke Energy	10/22/2025	\$ 158.12	Electricity
Duke Energy	10/22/2025	\$ 155.44	Electricity
Duke Energy	10/22/2025	\$ 154.82	Electricity
Duke Energy	10/22/2025	\$ 149.33	Electricity
Duke Energy	10/22/2025	\$ 148.55	Electricity
Duke Energy	10/22/2025	\$ 147.42	Electricity
Duke Energy	10/22/2025	\$ 142.72	Electricity
Duke Energy	10/22/2025	\$ 140.91	Electricity
Duke Energy	10/22/2025	\$ 138.22	Electricity
Duke Energy	10/22/2025	\$ 135.31	Electricity
Duke Energy	10/22/2025	\$ 133.03	Electricity
Duke Energy	10/22/2025	\$ 131.34	Electricity
Duke Energy	10/22/2025	\$ 129.97	Electricity
Duke Energy	10/22/2025	\$ 126.98	Electricity
Duke Energy	10/22/2025	\$ 125.50	Electricity
Duke Energy	10/22/2025	\$ 125.17	Electricity
Duke Energy	10/22/2025	\$ 123.60	Electricity
Duke Energy	10/22/2025	\$ 121.48	Electricity
Duke Energy	10/22/2025	\$ 121.32	Electricity
Duke Energy	10/22/2025	\$ 120.42	Electricity
Duke Energy	10/22/2025	\$ 118.52	Electricity
Duke Energy	10/22/2025	\$ 116.96	Electricity
Duke Energy	10/22/2025	\$ 115.57	Electricity
Duke Energy	10/22/2025	\$ 115.20	Electricity
Duke Energy	10/22/2025	\$ 113.41	Electricity
Duke Energy	10/22/2025	\$ 110.34	Electricity
Duke Energy	10/22/2025	\$ 110.10	Electricity
Duke Energy	10/22/2025	\$ 103.97	Electricity
Duke Energy	10/22/2025	\$ 103.32	Electricity
Duke Energy	10/22/2025	\$ 101.19	Electricity
Duke Energy	10/22/2025	\$ 98.99	Electricity

Maple Ridge Property Owners Association, Inc.

Case No. 25-40271

SOFA 3. Certain payments or transfers to creditors within 90 days before filing this case

Creditor Name and Address	Dates	Total Amount or Value	Reasons for Payment or Transfer
Duke Energy	10/22/2025	\$ 97.46	Electricity
Duke Energy	10/22/2025	\$ 96.84	Electricity
Duke Energy	10/22/2025	\$ 95.93	Electricity
Duke Energy	10/22/2025	\$ 80.55	Electricity
Duke Energy	10/22/2025	\$ 69.97	Electricity
Duke Energy	10/22/2025	\$ 30.10	Electricity
Duke Energy Total		\$ 12,391.73	Electricity
Edwards, John A	9/10/2025	\$ 4,496.00	Landscaping
Edwards, John A	9/24/2025	\$ 7,400.00	Landscaping
Edwards, John A	10/22/2025	\$ 4,496.00	Landscaping
Edwards, John A	11/12/2025	\$ 4,496.00	Landscaping
Edwards, John A Total		\$ 20,888.00	Landscaping
Internal Revenue Service	10/31/2025	\$ 13,391.00	Federal Taxes
Internal Revenue Service Total		\$ 13,391.00	Federal Taxes
Mastercorp Inc	8/27/2025	\$ 9,713.96	Cleaning
Mastercorp Inc	9/10/2025	\$ 23,654.97	Cleaning
Mastercorp Inc	9/24/2025	\$ 11,455.09	Cleaning
Mastercorp Inc	10/1/2025	\$ 9,795.25	Cleaning
Mastercorp Inc	10/8/2025	\$ 22,487.73	Cleaning
Mastercorp Inc	10/22/2025	\$ 22,740.00	Cleaning
Mastercorp Inc	10/29/2025	\$ 12,486.24	Cleaning
Mastercorp Inc	11/24/2025	\$ 22,254.52	Cleaning
Mastercorp Inc Total		\$ 134,587.76	Cleaning
Northland Cable	9/30/2025	\$ 4,964.75	Cable
Northland Cable	10/31/2025	\$ 4,964.75	Cable
Northland Cable Total		\$ 9,929.50	Cable
Water Service Co	9/3/2025	\$ 6,366.53	Water
Water Service Co	9/4/2025	\$ 274.29	Water
Water Service Co	10/1/2025	\$ 272.46	Water
Water Service Co	10/6/2025	\$ 5,747.79	Water
Water Service Co	11/30/2025	\$ 6,041.88	Water
Water Service Co Total		\$ 18,702.95	Water
Grand Total		\$ 296,384.66	