

**Silverwood Plantation Homeowners  
Association, Inc.  
Financial Statements  
For the One Month and Eight Months  
Ended August 31, 2020**

**Wilson & Kessler CPA LLC**  
Certified Public Accountants  
Post Office Box 1000  
Springfield, GA 31329

September 15, 2020

To Management  
Silverwood Homeowners Association Inc.  
Rincon, GA

Management is responsible for the accompanying financial statements of Silverwood Plantation Homeowners Association, Inc (a corporation), which comprise the statement of assets, liabilities, and equity - tax basis as of August 31, 2020, and the related statement of revenues, expenses and cash flows - tax basis actual and budget for the one month and eight months ended August 31, 2020, and for determining that the tax 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 financial statements are prepared in accordance with the tax 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 of the disclosures ordinarily included in financial statements prepared on the tax basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the company's assets, liabilities, equity, revenues, and expenses. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Silverwood Plantation Homeowners Association Inc.

*Wilson & Kessler*

Wilson & Kessler CPA LLC

**Silverwood Plantation Homeowners Association, Inc.**  
**Statement of Assets, Liabilities and Equity**  
**Tax Basis**  
**August 31, 2020**

**Assets**

**Current Assets**

|                                   |              |                     |
|-----------------------------------|--------------|---------------------|
| Renasant Bank - Operating Account | \$ 85,471.95 |                     |
| Receivables                       | 7,552.19     |                     |
| <b>Total Current Assets</b>       |              | <b>\$ 93,024.14</b> |

**Fixed Assets**

|                                 |                     |             |
|---------------------------------|---------------------|-------------|
| Clubhouse                       | 141,509.98          |             |
| Security Gates and Cameras      | 53,999.93           |             |
| Furniture, Fixtures & Equipment | 24,949.47           |             |
| Accumulated Depreciation        | <u>(220,459.38)</u> |             |
| <b>Net Fixed Assets</b>         |                     | <b>0.00</b> |

**Board Designated Assets**

|                                      |                  |                          |
|--------------------------------------|------------------|--------------------------|
| Renasant Bank - Road Fund            | 154,975.43       |                          |
| Renasant Bank - Drainage Fund        | 69,291.81        |                          |
| Renasant Bank - Special Fund         | <u>21,905.12</u> |                          |
| <b>Total Board Designated Assets</b> |                  | <b><u>246,172.36</u></b> |

**Total Assets**

**\$ 339,196.50**

**Silverwood Plantation Homeowners Association, Inc.**  
**Statement of Assets, Liabilities and Equity**  
**Tax Basis**  
**August 31, 2020**

**Liabilities and Equity**

**Current Liabilities**

|                                  |              |              |
|----------------------------------|--------------|--------------|
| Prepaid Dues                     | \$ 41,230.31 |              |
| <b>Total Current Liabilities</b> |              | \$ 41,230.31 |

**Equity**

|                           |            |                   |
|---------------------------|------------|-------------------|
| Retained Earnings         | 110,253.72 |                   |
| Developer's Contributions | 163,430.15 |                   |
| Y-T-D Net Income          | 24,282.32  |                   |
| <b>Total Equity</b>       |            | <u>297,966.19</u> |

**Total Liabilities and  
Equity**

\$ 339,196.50

**Silverwood Plantation Homeowners Association, Inc.**  
**Statement of Revenues and Expenses - Actual and Budget**  
**Tax Basis**  
**For the One Month and Eight Months Ended August 31, 2020**

|                                  | One Month<br>Actual | Eight Months<br>Actual | Annual<br>Budget  |
|----------------------------------|---------------------|------------------------|-------------------|
| <b>Recurring Revenue</b>         |                     |                        |                   |
| Monthly Fee Revenue              | \$ 19,266.00        | \$ 169,104.00          | \$ 246,168.00     |
| Interest Income                  | 5.22                | 251.40                 | 0.00              |
| Lamp posts, lens and panels      | 0.00                | 20.00                  | 0.00              |
| Late Fees Assessed               | 150.00              | 2,515.20               | 0.00              |
| Gate Cards and Decals            | 0.00                | 2,020.00               | 0.00              |
| <b>Total Recurring Revenue</b>   | <u>19,421.22</u>    | <u>173,910.60</u>      | <u>246,168.00</u> |
| <b>Common\Recurring Expenses</b> |                     |                        |                   |
| <b>Club House</b>                |                     |                        |                   |
| Gas                              | 45.16               | 448.08                 | 900.00            |
| Water                            | 25.25               | 255.10                 | 500.00            |
| Electricity                      | 146.98              | 713.43                 | 1,200.00          |
| Cleaning                         | 900.00              | 2,700.00               | 5,200.00          |
| Pest Control                     | 85.00               | 680.00                 | 900.00            |
| Maintenance and Supplies         | 424.29              | 7,904.35               | 4,000.00          |
| <b>Tennis Courts</b>             |                     |                        |                   |
| Electricity                      | 298.41              | 1,448.45               | 2,000.00          |
| Maintenance                      | 0.00                | 261.86                 | 400.00            |
| <b>Gate and Guard House</b>      |                     |                        |                   |
| Electricity                      | 118.79              | 901.20                 | 1,200.00          |
| Gate Cards and Decals            | 0.00                | 1,002.00               | 0.00              |
| Maintenance                      | 2,933.82            | 3,673.51               | 2,000.00          |
| <b>Lakes</b>                     |                     |                        |                   |
| Electricity                      | 868.72              | 6,852.96               | 8,600.00          |
| Treatment                        | 762.47              | 6,099.76               | 8,900.00          |
| Maintenance                      | 0.00                | 400.00                 | 500.00            |
| Culvert Maintenance              | 0.00                | 0.00                   | 5,000.00          |
| <b>Common Grounds</b>            |                     |                        |                   |
| Lawn Care                        | 0.00                | 12,425.00              | 24,000.00         |
| Pruning and Tree Removal         | 0.00                | 10.68                  | 3,000.00          |
| Planting and Supplies            | 0.00                | 0.00                   | 1,200.00          |
| Water Irrigation                 | 136.05              | 515.06                 | 800.00            |
| Electricity                      | 1,110.22            | 8,633.50               | 13,000.00         |
| Maintenance                      | 221.07              | 1,811.54               | 10,000.00         |

See Accountant's Compilation Report

**Silverwood Plantation Homeowners Association, Inc.**  
**Statement of Revenues and Expenses - Actual and Budget**  
**Tax Basis**  
**For the One Month and Eight Months Ended August 31, 2020**

|                                 | One Month<br>Actual | Eight Months<br>Actual | Annual<br>Budget  |
|---------------------------------|---------------------|------------------------|-------------------|
| <b>Administrative</b>           |                     |                        |                   |
| Accounting Fees                 | 850.00              | 7,310.00               | 11,000.00         |
| Legal Expenses                  | 1,048.11            | 2,982.48               | 5,000.00          |
| Lein Fees                       | 25.00               | 225.00                 | 50.00             |
| Accounting Fees - Collections   | 75.00               | 540.00                 | 900.00            |
| Covenant Software               | 90.00               | 759.50                 | 1,150.00          |
| Office Supplies and Expenses    | 157.16              | 447.53                 | 800.00            |
| Bank Fees                       | 0.00                | 10.00                  | 60.00             |
| Copying and Printing            | 112.66              | 1,422.79               | 2,500.00          |
| Postage                         | 179.73              | 509.78                 | 500.00            |
| Administrative Support          | 1,846.14            | 11,179.45              | 16,000.00         |
| Grounds Support                 | 1,600.00            | 12,940.00              | 15,058.00         |
| Telephone                       | 426.57              | 3,388.28               | 4,700.00          |
| Website                         | 0.00                | 0.00                   | 250.00            |
| Social Activities               | 0.00                | 227.05                 | 700.00            |
| <b>General</b>                  |                     |                        |                   |
| Insurance                       | 0.00                | 11,241.00              | 12,500.00         |
| Property Taxes                  | 0.00                | 0.00                   | 1,300.00          |
| State Taxes                     | 0.00                | 89.00                  | 20.00             |
| Federal Taxes                   | 0.00                | 463.00                 | 350.00            |
| Registration Fee                | 0.00                | 30.00                  | 30.00             |
| <b>Total Recurring Expenses</b> | <u>14,486.60</u>    | <u>110,501.34</u>      | <u>166,168.00</u> |
| <b>Recurring Income (Loss)</b>  | <u>4,934.62</u>     | <u>63,409.26</u>       | <u>80,000.00</u>  |

**Silverwood Plantation Homeowners Association, Inc.**  
**Statement of Revenues and Expenses - Actual and Budget**  
**Tax Basis**  
**For the One Month and Eight Months Ended August 31, 2020**

|  | One Month<br>Actual | Eight Months<br>Actual | Annual<br>Budget      |
|--|---------------------|------------------------|-----------------------|
| <b>Non-Recurring Revenue</b>               |                     |                        |                       |
| Covenant Fees Assessed                     | 0.00                | 1,130.00               | 0.00                  |
| Gate Damage                                | 0.00                | 1,520.13               | 0.00                  |
| Return Check Fees                          | 0.00                | 10.00                  | 0.00                  |
| Legal Fees Assessed                        | 0.00                | 1,355.40               | 0.00                  |
| <b>Total Non-Recurring Revenue</b>         | <u>0.00</u>         | <u>4,015.53</u>        | <u>0.00</u>           |
| <b>Non-Recurring Expense</b>               |                     |                        |                       |
| Covenant Fines - Write offs                | 0.00                | 6,660.00               | 0.00                  |
| Late Fees - Write Offs                     | 0.00                | 33.08                  | 0.00                  |
| Legal Fees - Write Offs                    | 0.00                | 2,733.26               | 0.00                  |
| Gate Repairs                               | 0.00                | 1,520.13               | 0.00                  |
| Capital Expenditure - Road Maintenance     | 0.00                | 0.00                   | 35,000.00             |
| Capital Expenditure - Drainage Maintenance | 2,200.00            | 16,932.80              | 45,000.00             |
| Capital Expenditure - Clubhouse            | 0.00                | 2,563.70               | 0.00                  |
| Capital Expenditure - Gate                 | 0.00                | 12,699.50              | 0.00                  |
| Speed Humps                                | 0.00                | 0.00                   | 20,000.00             |
| Road Fund                                  | 0.00                | 0.00                   | 30,000.00             |
| <b>Total Non-Recurring Expense</b>         | <u>2,200.00</u>     | <u>43,142.47</u>       | <u>130,000.00</u>     |
| <b>Net Non-Recurring Revenue (Expense)</b> | <u>(2,200.00)</u>   | <u>(39,126.94)</u>     | <u>(130,000.00)</u>   |
| <b>Net Income</b>                          | <u>\$ 2,734.62</u>  | <u>\$ 24,282.32</u>    | <u>\$ (50,000.00)</u> |

**Silverwood Plantation Homeowners**  
**Statement of Cash Flows**  
**Tax Basis**  
**For the One Month and Eight Months Ended August 31, 2020**

|  | <u>For the Month<br/>Ended<br/>August 31, 2020</u> | <u>For the Year<br/>Ended<br/>August 31, 2020</u> |
|--|--|---|
| <b>CASH FLOWS FROM OPERATING ACTIVITIES</b>  |  |   |
| Net Income (Loss)  | \$ 4,929.40  | \$ 67,173.39                                      |
| Adjustments to reconcile Net Income<br>(Loss) to net Cash provided by<br>(used in) operating activities: |  |   |
| Decrease (Increase) in<br>Operating Assets:  |  |   |
| Accounts Receivable  | 2,206.56   | 5,502.17  |
| Increase (Decrease) in<br>Operating Liabilities:   |  |   |
| Unearned Revenue   | <u>(6,314.00)</u>                                  | <u>2,344.00</u>                                   |
| Total Adjustments  | <u>(4,107.44)</u>                                  | <u>7,846.17</u>                                   |
| <b>Net Cash Provided By (Used in)<br/>Operating Activities</b>   | 821.96   | 75,019.56   |
| <b>CASH FLOWS FROM INVESTING ACTIVITIES</b>  |  |   |
| Capital Expenditures   | (2,200.00)   | (43,142.47)                                       |
| Interest and Dividends Earned  | <u>5.22</u>  | <u>251.40</u>                                     |
| <b>Net Cash Provided By (Used In)<br/>Investing Activities</b>   | <u>(2,194.78)</u>                                  | <u>(42,891.07)</u>                                |
| <b>CASH FLOWS FROM FINANCING ACTIVITIES</b>  |  |   |
| <b>Net Cash Provided By (Used In)<br/>Financing Activities</b>   | <u>0.00</u>  | <u>0.00</u>                                       |
| <b>NET INCREASE (DECREASE) IN CASH</b>   | <b>(1,372.82)</b>                                  | <b>32,128.49</b>                                  |
| <b>CASH AT BEGINNING OF PERIOD</b>   | <u>333,017.13</u>                                  | <u>299,515.82</u>                                 |
| <b>CASH AT END OF PERIOD</b>   | <u><b>\$ 331,644.31</b></u>                        | <u><b>\$ 331,644.31</b></u>                       |

See Accountant's Compilation Report