

**Silverwood Plantation Homeowners  
Association, Inc.  
Financial Statements  
For the One Month and Ten Months  
Ended October 31, 2019**

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

November 14, 2019

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 October 31, 2019, and the related statement of revenues, expenses and cash flows - tax basis actual and budget for the one month and ten months ended October 31, 2019, 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 CPA LLC

**Silverwood Plantation Homeowners Association, Inc.**  
**Statement of Assets, Liabilities and Equity**  
**Tax Basis**  
**October 31, 2019**

**Assets**

**Current Assets**

Renasant Bank - Operating Account	\$ 111,678.63	
Receivables	13,762.45	
<b>Total Current Assets</b>		<b>\$ 125,441.08</b>

**Fixed Assets**

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

**Board Designated Assets**

Renasant Bank - Road Fund	122,716.92	
Renasant Bank - Drainage Fund	53,385.27	
Renasant Bank - Special Fund	1,866.76	
<b>Total Board Designated Assets</b>		<b>177,968.95</b>

<b>Total Assets</b>		<b>\$ 303,410.03</b>

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**Silverwood Plantation Homeowners Association, Inc.**  
**Statement of Assets, Liabilities and Equity**  
**Tax Basis**  
**October 31, 2019**

**Liabilities and Equity**

**Current Liabilities**

Prepaid Dues	\$ 29,244.31	
<b>Total Current Liabilities</b>		\$ 29,244.31

**Equity**

Retained Earnings	110,961.17	
Developer's Contributions	163,430.15	
Y-T-D Net Income	<u>(225.60)</u>	
<b>Total Equity</b>		<u>274,165.72</u>

**Total Liabilities and  
Equity**

\$ 303,410.03

**Silverwood Plantation Homeowners Association, Inc.**  
**Statement of Revenues and Expenses - Actual and Budget**  
**Tax Basis**  
**For the One Month and Ten Months Ended October 31, 2019**

	One Month Actual	Ten Months Actual	Annual Budget
<b>Recurring Revenue</b>			
Monthly Fee Revenue	\$ 19,422.00	\$ 207,324.00	\$ 246,168.00
Interest Income	113.54	1,614.39	0.00
Lamp posts, lens and panels	0.00	215.00	0.00
Late Fees Assessed	150.00	3,160.20	0.00
Gate Cards and Decals	90.00	1,630.00	0.00
<b>Total Recurring Revenue</b>	<u>19,775.54</u>	<u>213,943.59</u>	<u>246,168.00</u>
<b>Common\Recurring Expenses</b>			
<b>Club House</b>			
Gas	96.78	656.52	900.00
Water	19.00	192.30	800.00
Electricity	143.30	1,063.67	1,500.00
Cleaning	1,000.00	4,000.00	5,000.00
Pest Control	85.00	780.00	1,000.00
Maintenance and Supplies	550.00	3,343.80	4,500.00
<b>Tennis Courts</b>			
Electricity	290.95	2,159.61	2,900.00
Maintenance	0.00	252.10	500.00
<b>Gate and Guard House</b>			
Electricity	119.32	963.21	1,200.00
Gate Cards and Decals	936.75	1,480.37	2,000.00
Maintenance	0.00	5,921.23	2,000.00
<b>Lakes</b>			
Electricity	909.80	7,806.84	8,400.00
Treatment	740.27	8,142.97	8,000.00
Maintenance	100.00	147.09	1,000.00
<b>Common Grounds</b>			
Lawn Care	2,012.50	20,125.00	25,000.00
Pruning and Tree Removal	0.00	950.00	6,000.00
Planting and Supplies	0.00	1,188.64	2,200.00
Lamp Posts, Lens and Panels	0.00	0.00	500.00
Water Irrigation	102.33	563.96	800.00
Electricity	1,101.91	10,761.66	13,000.00
Maintenance	793.04	3,565.56	20,000.00

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**Silverwood Plantation Homeowners Association, Inc.**  
**Statement of Revenues and Expenses - Actual and Budget**  
**Tax Basis**  
**For the One Month and Ten Months Ended October 31, 2019**

	One Month Actual	Ten Months Actual	Annual Budget
<b>Administrative</b>			
Accounting Fees	810.00	8,555.00	10,000.00
Legal Expenses	717.50	5,933.72	3,000.00
Lein Fees	0.00	36.00	100.00
Accounting Fees - Collections	90.00	880.00	900.00
Covenant Software	95.00	1,030.00	0.00
Office Supplies and Expenses	23.95	555.60	1,000.00
Bank Fees	0.00	40.00	15.00
Copying and Printing	261.83	1,865.62	2,500.00
Postage	171.80	444.70	1,200.00
Administrative Support	1,333.33	13,332.97	16,000.00
Grounds Support	1,560.00	13,670.00	0.00
Telephone	419.33	4,176.40	4,700.00
Website	0.00	228.98	250.00
Social Activities	43.45	115.79	700.00
<b>General</b>			
Insurance	0.00	12,404.00	12,000.00
Insurance - Deductible	0.00	951.00	0.00
Property Taxes	0.00	0.00	1,300.00
State Taxes	0.00	0.00	20.00
Federal Taxes	0.00	317.00	100.00
Registration Fee	0.00	30.00	30.00
<b>Total Recurring Expenses</b>	<u>14,527.14</u>	<u>138,631.31</u>	<u>161,015.00</u>
<b>Recurring Income (Loss)</b>	<u>5,248.40</u>	<u>75,312.28</u>	<u>85,153.00</u>

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**Silverwood Plantation Homeowners Association, Inc.**  
**Statement of Revenues and Expenses - Actual and Budget**  
**Tax Basis**  
**For the One Month and Ten Months Ended October 31, 2019**

	One Month Actual	Ten Months Actual	Annual Budget
<b>Non-Recurring Revenue</b>			
Covenant Fees Assessed	310.00	3,360.00	0.00
Gate Damage	0.00	1,318.37	0.00
Return Check Fees	0.00	40.00	0.00
Legal Fees Assessed	15.50	4,472.14	0.00
<b>Total Non-Recurring Revenue</b>	<u>325.50</u>	<u>9,190.51</u>	<u>0.00</u>
<b>Non-Recurring Expense</b>			
Covenant Fines - Write offs	0.00	3,156.50	0.00
Late Fees - Write Offs	15.00	45.00	0.00
Legal Fees - Write Offs	151.59	151.59	0.00
Property Damage	0.00	1,318.37	0.00
Capital Expenditure - Road Maintenance	0.00	0.00	20,000.00
Capital Expenditure - Drainage Maintenance	650.00	1,650.00	30,000.00
Capital Expenditure - Clubhouse	0.00	63,111.96	81,000.00
Capital Expenditure - Playground	0.00	11,144.97	4,500.00
Reserve Study	0.00	4,150.00	5,000.00
<b>Total Non-Recurring Expense</b>	<u>816.59</u>	<u>84,728.39</u>	<u>140,500.00</u>
<b>Net Non-Recurring Revenue (Expense)</b>	<u>(491.09)</u>	<u>(75,537.88)</u>	<u>(140,500.00)</u>
<b>Net Income</b>	<u>\$ 4,757.31</u>	<u>\$ (225.60)</u>	<u>\$ (55,347.00)</u>

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**Silverwood Plantation Homeowners**  
**Statement of Cash Flows**  
**Tax Basis**  
**For the One Month and Ten Months Ended October 31, 2019**

	<u>For the Month Ended October 31, 2019</u>	<u>For the Year Ended October 31, 2019</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Net Income (Loss)	\$ 5,460.36	\$ 82,888.40
Adjustments to reconcile Net Income (Loss) to net Cash provided by (used in) operating activities:		
Decrease (Increase) in Operating Assets:		
Accounts Receivable	787.42	(2,732.77)
Increase (Decrease) in Operating Liabilities:		
Unearned Revenue	<u>(6,167.12)</u>	<u>(6,363.80)</u>
Total Adjustments	<u>(5,379.70)</u>	<u>(9,096.57)</u>
<b>Net Cash Provided By (Used in) Operating Activities</b>	<b>80.66</b>	<b>73,791.83</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Capital Expenditures	(816.59)	(84,728.39)
Interest and Dividends Earned	<u>113.54</u>	<u>1,614.39</u>
<b>Net Cash Provided By (Used In) Investing Activities</b>	<u>(703.05)</u>	<u>(83,114.00)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
<b>Net Cash Provided By (Used In) Financing Activities</b>	<u>0.00</u>	<u>0.00</u>
<b>NET INCREASE (DECREASE) IN CASH</b>	<b>(622.39)</b>	<b>(9,322.17)</b>
<b>CASH AT BEGINNING OF PERIOD</b>	<u>290,269.97</u>	<u>298,969.75</u>
<b>CASH AT END OF PERIOD</b>	<u><b>\$ 289,647.58</b></u>	<u><b>\$ 289,647.58</b></u>

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