

**Silverwood Plantation Homeowners  
Association, Inc.  
Financial Statements  
For the One Month and Eleven Months  
Ended November 30, 2018**

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

December 11, 2018

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 November 30, 2018, and the related statement of revenues, expenses and cash flows - tax basis actual and budget for the one month and eleven months ended November 30, 2018, 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**  
**November 30, 2018**

**Assets**

**Current Assets**

Renasant Bank - Operating Account	\$	170,186.30	
Monthly Fees Receivable		<u>12,864.39</u>	
<b>Total Current Assets</b>	<b>\$</b>		<b>183,050.69</b>

**Fixed Assets**

Clubhouse		141,509.98	
Security Gates and Cameras		53,999.93	
Furniture, Fixtures & Equipment		24,949.47	
Accumulated Depreciation		<u>(220,277.16)</u>	
<b>Net Fixed Assets</b>			<b>182.22</b>

**Board Designated Assets**

Renasant Bank - Road Fund		90,668.68	
Renasant Bank - Drainage Fund		11,556.67	
Renasant Bank - Gate Fund		<u>6,466.67</u>	
<b>Total Board Designated Assets</b>			<b><u>108,692.02</u></b>

**Total Assets**

**\$ 291,924.93**

**Silverwood Plantation Homeowners Association, Inc.**  
**Statement of Assets, Liabilities and Equity**  
**Tax Basis**  
**November 30, 2018**

**Liabilities and Equity**

**Current Liabilities**

Prepaid Dues	\$ 24,709.11	
<b>Total Current Liabilities</b>		\$ 24,709.11

**Equity**

Retained Earnings	142,332.21	
Developer's Contributions	163,430.15	
Y-T-D Net Income	<u>(38,546.54)</u>	
<b>Total Equity</b>		<u>267,215.82</u>

**Total Liabilities and  
Equity**

\$ 291,924.93

**Silverwood Plantation Homeowners Association, Inc.**  
**Statement of Revenues and Expenses - Actual and Budget**  
**Tax Basis**  
**For the One Month and Eleven Months Ended November 30, 2018**

	One Month Actual	Eleven Months Actual	Annual Budget
<b>Recurring Revenue</b>			
Monthly Fee Revenue	\$ 19,344.00	\$ 226,902.00	\$ 205,920.00
Interest Income	89.17	1,188.40	200.00
Lamp posts, lens and panels	20.00	300.00	0.00
Late Fees Assessed	135.00	3,032.40	2,000.00
Gate Cards and Decals	230.00	3,060.00	2,000.00
<b>Total Recurring Revenue</b>	<u>19,818.17</u>	<u>234,482.80</u>	<u>210,120.00</u>
<b>Common\Recurring Expenses</b>			
<b>Club House</b>			
Gas	61.35	956.29	1,323.00
Water	19.00	462.85	662.00
Electricity	77.56	1,178.74	1,985.00
Cleaning	500.00	4,100.00	5,200.00
Pest Control	75.00	825.00	300.00
Maintenance and Supplies	22.75	5,679.19	5,250.00
<b>Tennis Courts</b>			
Electricity	157.46	2,393.20	3,859.00
Maintenance	0.00	433.82	1,000.00
<b>Gate and Guard House</b>			
Electricity	76.60	877.77	1,985.00
Gate Cards and Decals	0.00	0.00	1,500.00
Maintenance	319.22	6,655.52	10,000.00
<b>Lakes</b>			
Electricity	535.05	7,700.56	9,924.00
Treatment	1,480.54	5,181.35	3,500.00
Maintenance	835.15	2,448.57	3,000.00
<b>Common Grounds</b>			
Lawn Care	2,012.50	22,137.50	24,150.00
Pruning and Tree Removal	0.00	6,415.00	1,000.00
Planting and Supplies	0.00	8,918.73	3,000.00
Lamp Posts, Lens and Panels	0.00	341.00	0.00
Water Irrigation	111.44	674.27	1,103.00
Electricity	909.35	11,538.32	12,128.00
Maintenance	520.18	4,152.71	2,000.00

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 Eleven Months Ended November 30, 2018**

	One Month Actual	Eleven Months Actual	Annual Budget
<b>Administrative</b>			
Accounting Fees	790.00	9,165.00	10,000.00
Legal Expenses	877.18	13,981.69	2,700.00
Lein Fees	0.00	60.00	0.00
Accounting Fees - Collections	70.00	770.00	1,000.00
Covenant Software	90.00	1,170.00	0.00
Office Supplies and Expenses	34.51	872.91	1,100.00
Return Check Fees	0.00	30.00	0.00
Copying and Printing	311.98	1,905.02	1,300.00
Postage	29.20	606.75	600.00
Administrative Support	1,183.37	13,017.07	14,200.00
Grounds Support	1,740.00	6,040.00	0.00
Telephone	414.32	4,640.99	4,410.00
Website	0.00	0.00	100.00
Social Activities	399.13	1,530.03	1,600.00
<b>General</b>			
Insurance	0.00	12,341.00	11,700.00
Insurance - Deductible	0.00	1,549.00	0.00
Property Taxes	0.00	1,055.07	7,600.00
State Taxes	0.00	69.00	100.00
Federal Taxes	0.00	346.00	200.00
Registration Fee	0.00	30.00	0.00
Depreciation	179.18	1,970.98	0.00
Write Offs and Bad Debts	0.00	2,228.91	0.00
Drainage Fund	0.00	0.00	14,724.00
Road Repair Fund	0.00	0.00	12,600.00
Gate Fund	0.00	0.00	14,400.00
<b>Total Recurring Expenses</b>	<u>13,832.02</u>	<u>166,449.81</u>	<u>191,203.00</u>
<b>Recurring Income (Loss)</b>	<u>5,986.15</u>	<u>68,032.99</u>	<u>18,917.00</u>

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 Eleven Months Ended November 30, 2018**

	One Month Actual	Eleven Months Actual	Annual Budget
<b>Non-Recurring Revenue</b>			
Covenant Fees Assessed	430.00	12,931.85	0.00
Insurance Deductible Assessed	0.00	955.00	0.00
Insurance Claims	0.00	1,829.19	0.00
Gate Damage	0.00	790.00	0.00
Return Check Fees	0.00	10.00	0.00
Legal Fees Assessed	0.00	5,936.25	0.00
Covenant Violations - Waived or Written Off	(43.95)	(5,561.10)	0.00
<b>Total Non-Recurring Revenue</b>	<u>386.05</u>	<u>16,891.19</u>	<u>0.00</u>
<b>Non-Recurring Expense</b>			
Capital Expenditure - Road Maintenance	0.00	28,500.00	0.00
Capital Expenditure - Sign	0.00	14,533.42	0.00
Capital Expenditure - Drainage Maintenance	0.00	26,941.68	0.00
Capital Expenditure - Tennis Court	0.00	16,602.29	0.00
Capital Expenditure - Clubhouse	2,557.75	5,386.94	0.00
Capital Expenditure - Gate	0.00	31,506.39	0.00
Available for Non-Recurring Expense	0.00	0.00	18,917.00
<b>Total Non-Recurring Expense</b>	<u>2,557.75</u>	<u>123,470.72</u>	<u>18,917.00</u>
<b>Net Non-Recurring Revenue (Expense)</b>	<u>(2,171.70)</u>	<u>(106,579.53)</u>	<u>(18,917.00)</u>
<b>Net Income</b>	<u>\$ 3,814.45</u>	<u>\$ (38,546.54)</u>	<u>\$ 0.00</u>

See Accountant's Compilation Report

**Silverwood Plantation Homeowners  
Statement of Cash Flows  
Tax Basis  
For the One Month and Eleven Months Ended November 30, 2018**

	<b>For the Month Ended <u>November 30, 2018</u></b>	<b>For the Year Ended <u>November 30, 2018</u></b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Net Income (Loss)	\$ <u>6,283.03</u>	\$ <u>83,735.78</u>
Adjustments to reconcile Net Income (Loss) to net Cash provided by (used in) operating activities:		
Depreciation and Amortization	179.18	1,970.98
Decrease (Increase) in Operating Assets:		
Accounts Receivable	1,029.48	(9,535.70)
Increase (Decrease) in Operating Liabilities:		
Accounts Payable	0.00	(312.35)
Unearned Revenue	<u>(4,707.50)</u>	<u>(4,186.21)</u>
Total Adjustments	<u>(3,498.84)</u>	<u>(12,063.28)</u>
<b>Net Cash Provided By (Used in) Operating Activities</b>	2,784.19	71,672.50
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Capital Expenditures	(2,557.75)	(123,470.72)
Interest and Dividends Earned	<u>89.17</u>	<u>1,188.40</u>
<b>Net Cash Provided By (Used In) Investing Activities</b>	<u>(2,468.58)</u>	<u>(122,282.32)</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>	315.61	(50,609.82)
<b>CASH AT BEGINNING OF PERIOD</b>	<u>278,562.71</u>	<u>329,488.14</u>
<b>CASH AT END OF PERIOD</b>	<u>\$ <u>278,878.32</u></u>	<u>\$ <u>278,878.32</u></u>