

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

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

February 13, 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 January 31, 2019, and the related statement of revenues, expenses and cash flows - tax basis actual and budget for the one month and one month ended January 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*

Wilson & Kessler CPA LLC

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

**Assets**

**Current Assets**

Renasant Bank - Operating Account	\$ 100,467.55	
Monthly Fees Receivable	19,346.93	
<b>Total Current Assets</b>		<b>\$ 119,814.48</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	112,888.66	
Renasant Bank - Drainage Fund	101,277.25	
Renasant Bank - Gate Fund	14,684.20	
<b>Total Board Designated Assets</b>		<b>228,850.11</b>

**Total Assets**

**\$ 348,664.59**

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

**Liabilities and Equity**

**Current Liabilities**

Prepaid Dues	\$ 54,629.71	
<b>Total Current Liabilities</b>		\$ 54,629.71

**Equity**

Retained Earnings	110,961.17	
Developer's Contributions	163,430.15	
Y-T-D Net Income	19,643.56	
<b>Total Equity</b>		<u>294,034.88</u>

**Total Liabilities and  
Equity**

\$ 348,664.59

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

	One Month Actual	One Month Actual	Annual Budget
<b>Recurring Revenue</b>			
Monthly Fee Revenue	\$ 30,810.00	\$ 30,810.00	\$ 246,168.00
Interest Income	175.07	175.07	0.00
Lamp posts, lens and panels	60.00	60.00	0.00
Late Fees Assessed	843.00	843.00	0.00
Gate Cards and Decals	320.00	320.00	0.00
<b>Total Recurring Revenue</b>	<u>32,208.07</u>	<u>32,208.07</u>	<u>246,168.00</u>
<b>Common\Recurring Expenses</b>			
<b>Club House</b>			
Gas	141.11	141.11	900.00
Water	19.00	19.00	800.00
Electricity	89.35	89.35	1,500.00
Cleaning	400.00	400.00	5,000.00
Pest Control	75.00	75.00	1,000.00
Maintenance and Supplies	0.00	0.00	4,500.00
<b>Tennis Courts</b>			
Electricity	181.41	181.41	2,900.00
Maintenance	0.00	0.00	500.00
<b>Gate and Guard House</b>			
Electricity	101.51	101.51	1,200.00
Gate Cards and Decals	543.62	543.62	2,000.00
Maintenance	244.19	244.19	2,000.00
<b>Lakes</b>			
Electricity	724.68	724.68	8,400.00
Treatment	740.27	740.27	8,000.00
Maintenance	0.00	0.00	1,000.00
<b>Common Grounds</b>			
Lawn Care	2,012.50	2,012.50	25,000.00
Pruning and Tree Removal	0.00	0.00	6,000.00
Planting and Supplies	0.00	0.00	2,200.00
Lamp Posts, Lens and Panels	0.00	0.00	500.00
Water Irrigation	90.51	90.51	800.00
Electricity	1,082.22	1,082.22	13,000.00
Maintenance	100.52	100.52	20,000.00

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 One Month Ended January 31, 2019**

	One Month Actual	One Month Actual	Annual Budget
<b>Administrative</b>			
Accounting Fees	790.00	790.00	10,000.00
Legal Expenses	435.86	435.86	3,000.00
Lein Fees	0.00	0.00	100.00
Accounting Fees - Collections	70.00	70.00	900.00
Covenant Software	180.00	180.00	0.00
Office Supplies and Expenses	223.01	223.01	1,000.00
Bank Fees	10.00	10.00	15.00
Copying and Printing	158.06	158.06	2,500.00
Postage	50.00	50.00	1,200.00
Administrative Support	1,333.33	1,333.33	16,000.00
Grounds Support	780.00	780.00	0.00
Telephone	417.08	417.08	4,700.00
Website	0.00	0.00	250.00
Social Activities	0.00	0.00	700.00
<b>General</b>			
Insurance	0.00	0.00	12,000.00
Insurance - Deductible	951.00	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	0.00	100.00
Registration Fee	0.00	0.00	30.00
<b>Total Recurring Expenses</b>	<u>11,944.23</u>	<u>11,944.23</u>	<u>161,015.00</u>
<b>Recurring Income (Loss)</b>	<u>20,263.84</u>	<u>20,263.84</u>	<u>85,153.00</u>

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

	One Month Actual	One Month Actual	Annual Budget
<b>Non-Recurring Revenue</b>			
Covenant Fees Assessed	590.00	590.00	0.00
Return Check Fees	10.00	10.00	0.00
Legal Fees Assessed	<u>1,368.12</u>	<u>1,368.12</u>	<u>0.00</u>
<b>Total Non-Recurring Revenue</b>	<u>1,968.12</u>	<u>1,968.12</u>	<u>0.00</u>
<b>Non-Recurring Expense</b>			
Capital Expenditure - Road Maintenance	0.00	0.00	20,000.00
Capital Expenditure - Drainage Maintenance	0.00	0.00	30,000.00
Capital Expenditure - Clubhouse	2,588.40	2,588.40	81,000.00
Capital Expenditure - Playground	0.00	0.00	4,500.00
Reserve Study	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>
<b>Total Non-Recurring Expense</b>	<u>2,588.40</u>	<u>2,588.40</u>	<u>140,500.00</u>
<b>Net Non-Recurring Revenue (Expense)</b>	<u>(620.28)</u>	<u>(620.28)</u>	<u>(140,500.00)</u>
<b>Net Income</b>	<u>\$ 19,643.56</u>	<u>\$ 19,643.56</u>	<u>\$ (55,347.00)</u>

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

	<u>For the Month Ended January 31, 2019</u>	<u>For the Year Ended January 31, 2019</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Net Income (Loss)	\$ 22,056.89	\$ 22,056.89
Adjustments to reconcile Net Income (Loss) to net Cash provided by (used in) operating activities:		
Decrease (Increase) in Operating Assets:		
Accounts Receivable	(8,317.25)	(8,317.25)
Increase (Decrease) in Operating Liabilities:		
Unearned Revenue	<u>19,021.60</u>	<u>19,021.60</u>
Total Adjustments	<u>10,704.35</u>	<u>10,704.35</u>
<b>Net Cash Provided By (Used in) Operating Activities</b>	<b>32,761.24</b>	<b>32,761.24</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Capital Expenditures	(2,588.40)	(2,588.40)
Interest and Dividends Earned	<u>175.07</u>	<u>175.07</u>
<b>Net Cash Provided By (Used In) Investing Activities</b>	<b><u>(2,413.33)</u></b>	<b><u>(2,413.33)</u></b>
<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>30,347.91</b>	<b>30,347.91</b>
<b>CASH AT BEGINNING OF PERIOD</b>	<u>298,969.75</u>	<u>298,969.75</u>
<b>CASH AT END OF PERIOD</b>	<b><u>\$ 329,317.66</u></b>	<b><u>\$ 329,317.66</u></b>