

**Silverwood Plantation Homeowners
Association, Inc.
Financial Statements
For the One Month and Twelve Months
Ended December 31, 2022**

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

January 19, 2023

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 December 31, 2022, and the related statement of revenues, expenses and cash flows - tax basis actual and budget for the one month and twelve months ended December 31, 2022, 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
December 31, 2022

Assets

Current Assets

Renasant Bank - Operating Account	\$	98,572.64	
Receivables		8,679.75	
Total Current Assets	\$		107,252.39

Fixed Assets

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

Board Designated Assets

Renasant Bank - Road Fund		235,571.05	
Renasant Bank - Drainage Fund		105,631.49	
Renasant Bank - Special Fund		49,268.46	
Total Board Designated Assets			390,471.00

Total Assets	\$		497,723.39
---------------------	----	--	------------

Silverwood Plantation Homeowners Association, Inc.
Statement of Assets, Liabilities and Equity
Tax Basis
December 31, 2022

Liabilities and Equity

Current Liabilities

Prepaid Dues	\$ 42,903.24	
Total Current Liabilities		\$ 42,903.24

Equity

Retained Earnings	213,535.71	
Developer's Contributions	163,430.15	
Y-T-D Net Income	77,854.29	
Total Equity		<u>454,820.15</u>

**Total Liabilities and
Equity**

\$ 497,723.39

Silverwood Plantation Homeowners Association, Inc.
Statement of Revenues and Expenses - Actual and Budget
Tax Basis
For the One Month and Twelve Months Ended December 31, 2022

	One Month Actual	Twelve Months Actual	Annual Budget
Recurring Revenue			
Monthly Fee Revenue	\$ 23,040.00	\$ 285,930.00	\$ 284,040.00
Interest Income	97.38	328.01	0.00
Lamp posts, lens and panels	0.00	347.00	0.00
Late Fees Assessed	120.00	2,880.00	0.00
Gate Cards and Decals	50.00	2,833.00	0.00
Other Income	0.00	482.69	0.00
Total Recurring Revenue	<u>23,307.38</u>	<u>292,800.70</u>	<u>284,040.00</u>
Common\Recurring Expenses			
Club House			
Gas	120.85	1,121.42	900.00
Water	22.00	409.03	750.00
Electricity	77.85	1,368.52	1,100.00
Cleaning	1,149.60	4,699.60	5,200.00
Pest Control	85.00	1,019.97	1,050.00
Maintenance and Supplies	239.09	4,551.26	7,000.00
Tennis Courts			
Electricity	158.05	2,779.99	2,000.00
Maintenance	0.00	0.00	1,200.00
Gate and Guard House			
Electricity	2.00	1,272.25	1,250.00
Gate Cards and Decals	0.00	1,019.67	0.00
Maintenance	22.22	1,889.88	2,000.00
Lakes			
Electricity	1,241.92	11,007.02	10,050.00
Treatment	950.07	10,346.84	9,500.00
Maintenance	0.00	669.00	3,000.00
Culvert Maintenance	0.00	0.00	3,000.00
Common Grounds			
Lawn Care	1,666.66	19,998.60	21,000.00
Pruning and Tree Removal	120.00	3,070.00	4,000.00
Planting and Supplies	1,782.50	7,930.29	2,000.00
Mailbox Paint	0.00	39.83	0.00
Lamp Posts, Lens and Panels	0.00	495.00	0.00
Water Irrigation	60.75	533.65	850.00
Electricity	1,162.41	13,673.02	13,500.00
Maintenance	335.01	4,385.48	2,500.00

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 Twelve Months Ended December 31, 2022

	One Month Actual	Twelve Months Actual	Annual Budget
Administrative			
Accounting Fees	910.00	11,200.00	11,500.00
Legal Expenses	1,149.32	4,513.31	2,500.00
Lein Fees	0.00	76.86	350.00
Accounting Fees - Collections	75.00	900.00	900.00
Covenant Software	0.00	380.00	1,150.00
Office Supplies and Expenses	35.44	2,045.34	2,600.00
Bank Fees	3.00	51.00	100.00
Copying and Printing	390.62	3,769.48	2,500.00
Postage	318.70	941.98	500.00
Christmas Bonus	500.00	500.00	0.00
Administrative Support	2,070.00	19,128.00	20,800.00
Grounds Support	400.00	6,176.00	19,000.00
Telephone	469.35	5,681.80	5,500.00
Website	0.00	0.00	250.00
Social Activities	1,261.36	1,899.76	1,000.00
General			
Insurance	0.00	11,551.00	12,500.00
Insurance - Deductible	0.00	0.00	16.00
Property Taxes	0.00	1,050.44	1,300.00
State Taxes	0.00	0.00	20.00
Federal Taxes	0.00	0.00	350.00
Registration Fee	0.00	90.00	30.00
Total Recurring Expenses	<u>16,778.77</u>	<u>162,235.29</u>	<u>174,716.00</u>
Recurring Income (Loss)	<u>6,528.61</u>	<u>130,565.41</u>	<u>109,324.00</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 Twelve Months Ended December 31, 2022

	One Month Actual	Twelve Months Actual	Annual Budget
Non-Recurring Revenue			
Insurance Claims	0.00	4,187.51	0.00
Return Check Fees	0.00	36.00	0.00
Legal Fees Assessed	<u>1,022.57</u>	<u>3,161.67</u>	<u>0.00</u>
Total Non-Recurring Revenue	<u>1,022.57</u>	<u>7,385.18</u>	<u>0.00</u>
Non-Recurring Expense			
Road Maintenance	0.00	886.66	28,000.00
Capital Expenditure - Lakes	4,801.50	10,716.38	20,000.00
Drainage Maintenance	0.00	18,279.41	15,000.00
Capital Expenditure - Gate	0.00	11,585.50	0.00
Capital Expenditure - Guard House	7,481.00	10,552.35	0.00
Drainage Amendment	0.00	0.00	20,966.00
Capital Expenditure - Fence	0.00	5,848.00	0.00
Capital Expenditure - Sign	0.00	2,228.00	0.00
RePavement Fund	<u>0.00</u>	<u>0.00</u>	<u>30,000.00</u>
Total Non-Recurring Expense	<u>12,282.50</u>	<u>60,096.30</u>	<u>113,966.00</u>
Net Non-Recurring Revenue (Expense)	<u>(11,259.93)</u>	<u>(52,711.12)</u>	<u>(113,966.00)</u>
Net Income	<u>\$ (4,731.32)</u>	<u>\$ 77,854.29</u>	<u>\$ (4,642.00)</u>

See Accountant's Compilation Report

**Silverwood Plantation Homeowners
Statement of Cash Flows
Tax Basis
For the One Month and Twelve Months Ended December 31, 2022**

	For the Month Ended <u>December 31, 2022</u>	For the Year Ended <u>December 31, 2022</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Net Income (Loss)	\$ <u>7,453.80</u>	\$ <u>137,622.58</u>
Adjustments to reconcile Net Income (Loss) to net Cash provided by (used in) operating activities:		
Decrease (Increase) in Operating Assets:		
Accounts Receivable	55.51	(1,541.61)
Increase (Decrease) in Operating Liabilities:		
Unearned Revenue	<u>15,038.32</u>	<u>(8,233.01)</u>
Total Adjustments	<u>15,093.83</u>	<u>(9,774.62)</u>
Net Cash Provided By (Used in) Operating Activities	22,547.63	127,847.96
CASH FLOWS FROM INVESTING ACTIVITIES		
Capital Expenditures	(12,282.50)	(60,096.30)
Interest and Dividends Earned	<u>97.38</u>	<u>328.01</u>
Net Cash Provided By (Used In) Investing Activities	<u>(12,185.12)</u>	<u>(59,768.29)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Net Cash Provided By (Used In) Financing Activities	<u>0.00</u>	<u>0.00</u>
NET INCREASE (DECREASE) IN CASH	10,362.51	68,079.67
CASH AT BEGINNING OF PERIOD	<u>478,681.13</u>	<u>420,963.97</u>
CASH AT END OF PERIOD	<u>\$ 489,043.64</u>	<u>\$ 489,043.64</u>