

**Silverwood Plantation Homeowners  
Association, Inc.  
Financial Statements  
For the One Month and Five Months  
Ended May 31, 2018**

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

June 15, 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 May 31, 2018, and the related statement of revenues, expenses and cash flows - tax basis actual and budget for the one month and five months ended May 31, 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 CPA LLC

**Silverwood Plantation Homeowners Association, Inc.**  
**Statement of Assets, Liabilities and Equity**  
**Tax Basis**  
**May 31, 2018**

**Assets**

**Current Assets**

Renasant Bank - Operating Account	\$	191,612.50	
Monthly Fees Receivable		<u>17,972.37</u>	
<b>Total Current Assets</b>	<b>\$</b>		<b>209,584.87</b>

**Fixed Assets**

Clubhouse		141,509.98	
Security Gates and Cameras		53,999.93	
Furniture, Fixtures & Equipment		24,949.47	
Accumulated Depreciation		<u>(219,202.08)</u>	
<b>Net Fixed Assets</b>			<b>1,257.30</b>

**Board Designated Assets**

Renasant Bank - Road Fund		112,422.39	
Renasant Bank - Drainage Fund		20,565.82	
Renasant Bank - Gate Fund		<u>18,377.17</u>	
<b>Total Board Designated Assets</b>			<b><u>151,365.38</u></b>

**Total Assets**

**\$ 362,207.55**

**Silverwood Plantation Homeowners Association, Inc.**  
**Statement of Assets, Liabilities and Equity**  
**Tax Basis**  
**May 31, 2018**

**Liabilities and Equity**

**Current Liabilities**

Prepaid Dues	<u>\$ 44,662.22</u>	
<b>Total Current Liabilities</b>		<b>\$ 44,662.22</b>

**Equity**

Retained Earnings	142,332.21	
Developer's Contributions	163,430.15	
Y-T-D Net Income	<u>11,782.97</u>	
<b>Total Equity</b>		<u><b>317,545.33</b></u>

**Total Liabilities and  
Equity**

**\$ 362,207.55**

**Silverwood Plantation Homeowners Association, Inc.**  
**Statement of Revenues and Expenses - Actual and Budget**  
**Tax Basis**  
**For the One Month and Five Months Ended May 31, 2018**

	One Month Actual	Five Months Actual	Annual Budget
<b>Recurring Revenue</b>			
Monthly Fee Revenue	\$ 20,046.00	\$ 110,292.00	\$ 205,920.00
Interest Income	126.15	634.27	200.00
Lamp posts, lens and panels	0.00	120.00	0.00
Late Fees Assessed	198.60	1,918.80	2,000.00
Gate Cards and Decals	750.00	1,170.00	2,000.00
<b>Total Recurring Revenue</b>	<u>21,120.75</u>	<u>114,135.07</u>	<u>210,120.00</u>
<b>Common\Recurring Expenses</b>			
<b>Club House</b>			
Gas	55.63	699.90	1,323.00
Water	19.00	92.00	662.00
Electricity	76.50	364.63	1,985.00
Cleaning	100.00	1,600.00	5,200.00
Pest Control	75.00	375.00	300.00
Maintenance and Supplies	1,505.00	1,825.76	5,250.00
<b>Tennis Courts</b>			
Electricity	155.33	740.33	3,859.00
Maintenance	304.07	304.07	1,000.00
<b>Gate and Guard House</b>			
Electricity	65.14	333.65	1,985.00
Gate Cards and Decals	0.00	0.00	1,500.00
Maintenance	264.49	5,282.55	10,000.00
<b>Lakes</b>			
Electricity	691.78	3,564.55	9,924.00
Treatment	740.27	2,220.27	3,500.00
Maintenance	0.00	207.00	3,000.00
<b>Common Grounds</b>			
Lawn Care	2,012.50	10,062.50	24,150.00
Pruning and Tree Removal	0.00	3,600.00	1,000.00
Planting and Supplies	0.00	41.00	3,000.00
Lamp Posts, Lens and Panels	0.00	341.00	0.00
Water Irrigation	61.38	134.38	1,103.00
Electricity	1,034.00	5,284.87	12,128.00
Maintenance	637.96	1,337.12	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 Five Months Ended May 31, 2018**

	One Month Actual	Five Months Actual	Annual Budget
<b>Administrative</b>			
Accounting Fees	790.00	4,425.00	10,000.00
Legal Expenses	2,008.97	4,024.94	2,700.00
Lein Fees	27.00	46.00	0.00
Accounting Fees - Collections	70.00	350.00	1,000.00
Covenant Software	540.00	540.00	0.00
Office Supplies and Expenses	112.98	675.27	1,100.00
Return Check Fees	0.00	30.00	0.00
Copying and Printing	134.02	801.57	1,300.00
Postage and Mail Box Rental	13.40	161.45	600.00
Administrative Support	1,183.37	5,916.85	14,200.00
Telephone	439.93	2,110.70	4,410.00
Website	0.00	0.00	100.00
Social Activities	171.58	1,076.19	1,600.00
<b>General</b>			
Insurance	(649.00)	12,341.00	11,700.00
Insurance - Deductible	883.00	883.00	0.00
Property Taxes	0.00	0.00	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	895.90	0.00
Write Offs and Bad Debts	0.00	14.45	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
	<u>13,702.48</u>	<u>73,147.90</u>	<u>191,203.00</u>
<b>Total Recurring Expenses</b>			
	<u>13,702.48</u>	<u>73,147.90</u>	<u>191,203.00</u>
<b>Recurring Income (Loss)</b>	<u>7,418.27</u>	<u>40,987.17</u>	<u>18,917.00</u>

**Silverwood Plantation Homeowners Association, Inc.**  
**Statement of Revenues and Expenses - Actual and Budget**  
**Tax Basis**  
**For the One Month and Five Months Ended May 31, 2018**

	One Month Actual	Five Months Actual	Annual Budget
<b>Non-Recurring Revenue</b>			
Covenant Violation Assessed	2,980.00	8,270.00	0.00
Insurance Deductible Assessed	883.00	883.00	0.00
Gate Damage	0.00	790.00	0.00
Return Check Fees	0.00	10.00	0.00
Legal Fees Assessed	151.50	2,849.19	0.00
<b>Total Non-Recurring Revenue</b>	<u>4,014.50</u>	<u>12,802.19</u>	<u>0.00</u>
<b>Non-Recurring Expense</b>			
Capital Expenditure - Drainage Maintenance	0.00	10,500.00	0.00
Capital Expenditure - Gate	19,147.81	31,506.39	0.00
Available for Non-Recurring Expense	<u>0.00</u>	<u>0.00</u>	<u>18,917.00</u>
<b>Total Non-Recurring Expense</b>	<u>19,147.81</u>	<u>42,006.39</u>	<u>18,917.00</u>
<b>Net Non-Recurring Revenue (Expense)</b>	<u>(15,133.31)</u>	<u>(29,204.20)</u>	<u>(18,917.00)</u>
<b>Net Income</b>	<u>\$ (7,715.04)</u>	<u>\$ 11,782.97</u>	<u>\$ 0.00</u>

See Accountant's Compilation Report

**Silverwood Plantation Homeowners**  
**Statement of Cash Flows**  
**Tax Basis**  
**For the One Month and Five Months Ended May 31, 2018**

	<b>For the Month Ended <u>May 31, 2018</u></b>	<b>For the Year Ended <u>May 31, 2018</u></b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Net Income (Loss)	\$ 11,306.62	\$ 53,155.09
Adjustments to reconcile Net Income (Loss) to net Cash provided by (used in) operating activities:		
Depreciation and Amortization	179.18	895.90
Decrease (Increase) in Operating Assets:		
Accounts Receivable	(659.04)	(14,643.68)
Increase (Decrease) in Operating Liabilities:		
Accounts Payable	0.00	(312.35)
Unearned Revenue	<u>(862.23)</u>	<u>15,766.90</u>
Total Adjustments	<u>(1,342.09)</u>	<u>1,706.77</u>
<b>Net Cash Provided By (Used in) Operating Activities</b>	9,964.53	54,861.86
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Capital Expenditures	(19,147.81)	(42,006.39)
Interest and Dividends Earned	<u>126.15</u>	<u>634.27</u>
<b>Net Cash Provided By (Used In) Investing Activities</b>	<u>(19,021.66)</u>	<u>(41,372.12)</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>(9,057.13)</b>	<b>13,489.74</b>
<b>CASH AT BEGINNING OF PERIOD</b>	<u>352,035.01</u>	<u>329,488.14</u>
<b>CASH AT END OF PERIOD</b>	<u>\$ 342,977.88</u>	<u>\$ 342,977.88</u>

See Accountant's Compilation Report