

April 7, 2022

The Board of Directors and Association Members

Wildcat Homeowners Association

Murphy, North Carolina

The accompanying financial statements of the Wildcat Homeowners Association consisting of a Balance Sheet as of December 31, 2021, an Income and Expense Statement for the year ended December 31, 2021 and a Statement of Change in Fund Equity, were not subject to an audit, review, or compilation engagement by me and, accordingly, I do not express an opinion, a conclusion, nor provide any assurance on them.

The Notes to Financial Statements, accompanying the Financial Statements, is presented only for supplementary analysis purposes and has been subjected to the inquiry and analytical procedures applied in the presentation of the basic financial statements. I did not become aware of any material modifications that should be made to the supplementary information.

As directed by the Board of Directors to perform an Internal Review in satisfaction of the By-Laws Article 5, Section 7 by their guidelines, I determined that all receipts and payments of invoices were well documented and appropriately approved as per the Wildcat Homeowners Association's updated rules and regulations. Bank statements were reconciled to assure financial reports to the Board agree with account balances.

Michael Bruno

Cash Basis

WILDCAT HOMEOWNERS ASSOCIATION
Annual Balance Sheet
As of December 31, 2021

	<u>Dec 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
Cas In Bank - Reserves	65,587
Cash In Bank - Operating	47,297
Total Checking/Savings	<u>112,884</u>
Total Current Assets	112,884
Fixed Assets	
Lots 14 & 16	1,829
Total Fixed Assets	<u>1,829</u>
TOTAL ASSETS	<u><u>114,713</u></u>
LIABILITIES & EQUITY	
Equity	
Retained Earnings	90,554
Net Income	24,159
Total Equity	<u>114,713</u>
TOTAL LIABILITIES & EQUITY	<u><u>114,713</u></u>

WILDCAT HOMEOWNERS ASSOCIATION
Annual Income & Expense Statement
 January through December 2021

	<u>Jan - Dec 21</u>	<u>% of Income</u>
Ordinary Income/Expense		
Income		
Home Owner Fees	92,000	100%
Late Fees	400	0%
Refunds	-800	-1%
Transponder Fobs	325	0%
Miscellaneous	449	0%
Total Income	<u>92,374</u>	<u>100%</u>
Expense		
Accounting & Legal	3,834	4%
Admin Expenses	314	0%
Bank Service Charge	15	0%
Gate & Security	2,162	2%
Insurance	1,721	2%
Landscaping	9,023	10%
Maintenance & Repair	3,698	4%
Misc Expense	15	0%
Storage Shed	625	1%
Street Repairs	30,405	33%
Telephone	498	1%
Utilities	10,288	11%
Wells & Water Lines	5,634	6%
Total Expense	<u>68,232</u>	<u>74%</u>
Net Ordinary Income	<u>24,142</u>	<u>26%</u>
Other Income/Expense		
Other Income		
Interest Income	18	0%
Total Other Income	<u>18</u>	<u>0%</u>
Net Other Income	<u>18</u>	<u>0%</u>
Net Income	<u><u>24,160</u></u>	<u><u>26%</u></u>

WILDCAT HOMEOWNERS ASSOCIATION

Statement of Change in Fund Equity

For the year ended December 31, 2021

	2021		
	Reserve For Deferred Maintenance	Operating Fund	Total
Balance, Beginning Of Year	\$ 65,569	\$ 23,156	\$ 88,724
Net Income (Loss)	18	24,142	24,160
Transfers In (Out):			
Special assessments and Deferred Maintenance Fees	0	0	0
Expenditures From Reserves	0	0	0
Rounding		0	0
Balance, End Of year	<u>\$ 65,587</u>	<u>\$ 47,298</u>	<u>\$ 112,884</u>

WILDCAT HOMEOWNERS ASSOCIATION

NOTES TO FINANCIAL STATEMENTS

December 31, 2021

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

ASSOCIATION ORGANIZATION – The Association was organized in October 2006 as a not for profit association pursuant to the North Carolina Planned Community Act which falls under the North Carolina Statutes Chapter 47F. On October 18, 2006, the Association was incorporated by the State of North Carolina at which time elected to be subject to income taxes as provided by section 528 of the Internal Revenue Code.

ASSOCIATION PROPERTY – The Association is responsible for the operations and maintenance of common areas and owns no assets except for Lots 14 & 16 as shown on the Balance Sheet.

DELINQUENT MAINTENANCE FEES – Delinquent maintenance fees are state at value including accrued interest.

SCHEDULE OF DELINQUENT MAINTENANCE FEES

TDP FL LLC	\$1,641.59
WRI 2016 – 2021	\$28,086.91

OPERATING FUND – The Association’s earnings from operations, which are restricted for the use and benefit of Association members, are accumulated in this fund.

RESERVE FOR DEFERRED MAINTENANCE – The Association membership or Board of Directors have not elected to establish an annual reserve for deferred maintenance to accumulate funds for use on unexpected major repairs of Association property or common areas.

It has been decided by the Board of Directors to transfer \$14,000 into reserves from the operating account.

2. EXPENDITURE FROM RESERVES

For the calendar year ended December 31, 2021, there are no expenditures from reserves.

3. SPECIAL ASSESTMENTS AND COMMITENTS

For the calendar year ended December 31, 2021, no Special Assessments existed and no Special Assessments are foreseen in the next calendar year December 31, 2022.

4. Unpaid Expenditures

The Financial Statements are reported on a cash basis and therefore do not account for unpaid expenses at year end.

For the calendar year ended December 31, 2021, there exists an unpaid bill to Cherokee Well Drilling for work completed in calendar year 2021 which as of yet no invoice have been provided.