

Waterford Lakes
Community Association, INC

Financial Statements for Period Ending:

February 2018

Waterford Lakes Community Association

Balance Sheet
As of 02/28/18

ASSETS

OPERATING ACCOUNTS

1010	Operating - Centennial BK	\$ 373,753.09
1011	BB&T Operating - WLCA	148,769.45
1012	Operating Petty Cash	500.00
1023	Contingency Fund	245,074.79
1024	Project Fund	245,369.66
1025	Budget Deficit Fund	117,530.85

TOTAL OPERATING ACCOUNTS \$ 1,130,997.84

RESERVE ACCOUNTS

1030	Reserve Account Centennial	\$ 202,197.05
1044	CDAR Res 3003 12/21/18	311,036.38
1045	CDAR Res SGB 4924 -06/21/18	104,469.54
1056	CDAR Res Water 6017 - 3/1/18	383,376.47

TOTAL RESERVE ACCOUNTS \$ 1,001,079.44

OWNER ACCOUNTS RECEIVABLE

1100	Assessments Receivable	\$ 84,199.07
1110	Allowance - Doubtful Accounts	(96,096.61)
1112	Bank Charge Receivable	20.00
1113	Cert Mail Charges Receivable	1,637.58
1114	Interest Receivable	10,331.81
1115	Legal Fees Receivable	41,035.45
1117	Misc Charge Receivable	8,513.20
1118	Bad Debt Receivable	20.00
1120	Bank to Bank Transfer	159.32

TOTAL ACCOUNTS RECEIVABLE \$ 49,819.82

OTHER ASSETS

1060	Buildings	\$ 979,604.61
1125	Prepaid Insurance	50,907.29
1130	Utility Deposits	18,790.99
1145	Due from other HOA's	64.60
1500	Accumulated Depreciation	(50,236.00)

TOTAL OTHER ASSETS \$ 3,181,028.59

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LIABILITIES & EQUITY

CURRENT LIABILITIES:

2010	Accounts Payable	\$ 2,335.94	
2020	Prepaid Owner Assessments	267,362.95	
2030	Deferred Assessments	191,413.33	
	Subtotal Current Liab.		\$ 461,112.22

RESERVES:

2100	Reserves - General	\$ 620,191.80	
2101	Spent From - Reserves General	(2,269.92)	
2102	Reserves - Waterline Connect	383,157.56	
	Subtotal Reserves		\$ 1,001,079.44

EQUITY:

2200	Retained Earnings	\$ 1,698,110.02	
	Current Year Net Income/(Loss)	20,726.91	
	Subtotal Equity		\$ 1,718,836.93
	TOTAL LIABILITIES & EQUITY		\$ 3,181,028.59

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