

**WATERFORD LAKES  
COMMUNITY ASSOCIATION, INC**

FINANCIAL STATEMENTS  
FOR  
PERIOD ENDING

**January 2018**

# Waterford Lakes Community Association

Balance Sheet  
As of 01/31/18

## ASSETS

### OPERATING ACCOUNTS

1010	Operating - Centennial BK	\$ 554,274.93
1011	BB&T Operating - WLCA	146,430.50
1012	Operating Petty Cash	500.00
1023	ICS FDIC Cert 33653	245,074.79
1024	ICS FDIC Cert 35583	245,369.66
1025	ICS FDIC Cert 6784	117,390.97

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TOTAL OPERATING ACCOUNTS \$ 1,309,040.85

### RESERVE ACCOUNTS

1030	Reserve Account Centennial	\$ 239,577.67
1044	CDAR Res 3003 12/21/18	310,953.02
1045	CDAR Res SGB 4924 -06/21/18	104,469.54
1056	CDAR Res Water 6017 - 3/1/18	333,325.38

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TOTAL RESERVE ACCOUNTS \$ 988,325.61

### OWNER ACCOUNTS RECEIVABLE

1100	Assessments Receivable	\$ 118,006.20
1110	Allowance - Doubtful Accounts	(96,096.61)
1112	Bank Charge Receivable	40.00
1113	Cert Mail Charges Receivable	4,797.58
1114	Interest Receivable	10,592.31
1115	Legal Fees Receivable	59,210.69
1117	Misc Charge Receivable	8,513.20

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TOTAL ACCOUNTS RECEIVABLE \$ 105,063.37

### OTHER ASSETS

1060	Buildings	\$ 979,604.61
1125	Prepaid Insurance	(358.14)
1130	Utility Deposits	18,790.99
1145	Due from other HOA's	64.60
1500	Accumulated Depreciation	(50,236.00)

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TOTAL OTHER ASSETS \$ 3,350,295.89

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## LIABILITIES & EQUITY

### CURRENT LIABILITIES:

2010	Accounts Payable	\$ 7,084.12	
2020	Prepaid Owner Assessments	246,528.84	
2030	Deferred Assessments	382,826.66	
	Subtotal Current Liab.		\$ 636,439.62

### RESERVES:

2100	Reserves - General	\$ 655,168.05	
2102	Reserves - Waterline Connect	333,157.56	
	Subtotal Reserves		\$ 988,325.61

### EQUITY:

2200	Retained Earnings	\$ 1,698,064.89	
	Current Year Net Income/(Loss)	27,465.77	
	Subtotal Equity		\$ 1,725,530.66

TOTAL LIABILITIES & EQUITY \$ 3,350,295.89

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