

# Waterford Lakes Community Association

Balance Sheet  
As of 07/31/18

## ASSETS

### OPERATING ACCOUNTS

|      |                           |               |
|------|---------------------------|---------------|
| 1010 | Operating - Centennial BK | \$ 461,784.20 |
| 1011 | BB&T Operating - WLCA     | 143,302.52    |
| 1012 | Operating Petty Cash      | 500.00        |
| 1023 | Contingency Fund          | 245,184.46    |
| 1024 | Project Fund              | 245,184.46    |
| 1025 | Budget Deficit Fund       | 118,371.32    |

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TOTAL OPERATING ACCOUNTS \$ 1,214,326.96

### RESERVE ACCOUNTS

|      |                               |               |
|------|-------------------------------|---------------|
| 1030 | Reserve Account Centennial    | \$ 223,292.60 |
| 1044 | CDAR Res 3003 12/21/18        | 311,492.28    |
| 1056 | CDAR Res Water 8335 - 2/28/19 | 384,659.12    |
| 1058 | CDAR Res CB 2739 - 06/27/19   | 104,677.90    |

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TOTAL RESERVE ACCOUNTS \$ 1,024,121.90

### OWNER ACCOUNTS RECEIVABLE

|      |                               |              |
|------|-------------------------------|--------------|
| 1100 | Assessments Receivable        | \$ 95,284.67 |
| 1110 | Allowance - Doubtful Accounts | (100,723.01) |
| 1112 | Bank Charge Receivable        | 10.00        |
| 1113 | Cert Mail Charges Receivable  | 3,936.84     |
| 1114 | Interest Receivable           | 11,678.46    |
| 1115 | Legal Fees Receivable         | 35,848.21    |
| 1117 | Misc Charge Receivable        | 9,012.20     |
| 1118 | Bad Debt Receivable           | 734.75       |

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TOTAL ACCOUNTS RECEIVABLE \$ 55,782.12

### OTHER ASSETS

|      |                          |               |
|------|--------------------------|---------------|
| 1060 | Buildings                | \$ 979,604.61 |
| 1125 | Prepaid Insurance        | 28,692.08     |
| 1130 | Utility Deposits         | 19,640.99     |
| 1500 | Accumulated Depreciation | (50,236.00)   |

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TOTAL OTHER ASSETS \$ 3,271,932.66

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## LIABILITIES & EQUITY

### CURRENT LIABILITIES:

|      |                           |               |               |
|------|---------------------------|---------------|---------------|
| 2010 | Accounts Payable          | \$ (7,717.64) |               |
| 2020 | Prepaid Owner Assessments | 162,785.46    |               |
| 2030 | Deferred Assessments      | 382,826.66    |               |
|      | Subtotal Current Liab.    |               | \$ 537,894.48 |

### RESERVES:

|      |                               |               |                 |
|------|-------------------------------|---------------|-----------------|
| 2100 | Reserves - General            | \$ 695,047.21 |                 |
| 2101 | Spent From - Reserves General | (59,274.60)   |                 |
| 2102 | Reserves - Waterline Connect  | 384,659.12    |                 |
|      | Subtotal Reserves             |               | \$ 1,020,431.73 |

### EQUITY:

|      |                                |                 |                 |
|------|--------------------------------|-----------------|-----------------|
| 2200 | Retained Earnings              | \$ 1,698,110.02 |                 |
|      | Current Year Net Income/(Loss) | 15,496.43       |                 |
|      | Subtotal Equity                |                 | \$ 1,713,606.45 |

TOTAL LIABILITIES & EQUITY \$ 3,271,932.66

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