

**WATERFORD LAKES  
COMMUNITY ASSOCIATION, INC**

FINANCIAL STATEMENTS  
FOR  
PERIOD ENDING

**August 31, 2017**

# Waterford Lakes Community Association

Balance Sheet  
As of 08/31/17

## ASSETS

### OPERATING ACCOUNTS

1010	Operating Account Stonegate	\$ 374,893.95
1011	Operating Account BB&T	156,533.98
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	116,627.19

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TOTAL OPERATING ACCOUNTS \$ 1,138,999.57

### RESERVE ACCOUNTS

1030	Reserve Account Stonegate	\$ 198,411.14
1044	CDAR Res SGB 8427 12/21/17	310,639.21
1045	CDAR Res SGB 4924 -06/21/18	104,469.54
1056	CDAR Res Water SGB 6017 3/1/18	333,046.33

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TOTAL RESERVE ACCOUNTS \$ 946,566.22

### OWNER ACCOUNTS RECEIVABLE

1100	Assessments Receivable	\$ 50,607.50
1110	Allowance - Doubtful Accounts	(86,585.86)
1113	Cert Mail Charges Receivable	1,561.43
1114	Interest Receivable	15,320.31
1115	Legal Fees Receivable	77,716.39
1116	Work Order Receivable	650.00
1117	Misc Charge Receivable	18,214.02

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TOTAL ACCOUNTS RECEIVABLE \$ 77,483.79

### OTHER ASSETS

1060	Buildings	\$ 979,604.61
1125	Prepaid Insurance	25,124.41
1130	Utility Deposits	22,277.52
1145	Due from other HOA's	303.87
1500	Accumulated Depreciation	(25,118.00)

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TOTAL OTHER ASSETS \$ 3,165,241.99

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## LIABILITIES & EQUITY

### CURRENT LIABILITIES:

2010	Accounts Payable	\$ 23,840.61	
2020	Prepaid Owner Assessments	123,104.15	
2030	Deferred Assessments	167,195.77	
	Subtotal Current Liab.		\$ 314,140.53

### RESERVES:

2100	Reserves - General	\$ 658,816.53	
2101	Spent From - Reserves General	(49,463.31)	
2102	Reserves - Waterline Connect	337,213.00	
	Subtotal Reserves		\$ 946,566.22

### EQUITY:

2200	Retained Earnings	\$ 1,960,076.12	
	Current Year Net Income/(Loss)	(55,540.88)	
	Subtotal Equity		\$ 1,904,535.24

TOTAL LIABILITIES & EQUITY \$ 3,165,241.99  
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