

# Waterford Lakes Community Association

Balance Sheet  
As of 02/29/16

## ASSETS

### OPERATING ACCOUNTS

|      |                             |               |
|------|-----------------------------|---------------|
| 1010 | Operating Account Stonegate | \$ 980,018.61 |
| 1011 | Operating Account BB&T      | 316,452.72    |
| 1012 | Operating Petty Cash        | 500.00        |

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|                          |                 |
|--------------------------|-----------------|
| TOTAL OPERATING ACCOUNTS | \$ 1,296,971.33 |
|--------------------------|-----------------|

### RESERVE ACCOUNTS

|      |                                |               |
|------|--------------------------------|---------------|
| 1030 | Reserve Account Stonegate      | \$ 179,944.13 |
| 1039 | CDAR Res SGB 7324 03/24/2016   | 204,208.01    |
| 1044 | CDAR Res SGB 6844 12/22/16     | 309,707.08    |
| 1056 | CDAR Res Water SGB 8672 3/2/17 | 232,147.56    |

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|------------------------|---------------|
| TOTAL RESERVE ACCOUNTS | \$ 926,006.78 |
|------------------------|---------------|

### OWNER ACCOUNTS RECEIVABLE

|      |                                |              |
|------|--------------------------------|--------------|
| 1100 | Assessments Receivable         | \$ 72,576.15 |
| 1110 | Allowance - Doubtful Accounts  | (165,163.86) |
| 1112 | Bank Charge Receivable         | 40.00        |
| 1113 | Cert Mail Charges Receivable   | 2,690.80     |
| 1114 | Interest Receivable            | 15,658.21    |
| 1115 | Legal Fees Receivable          | 109,767.20   |
| 1117 | Misc Charge Receivable         | 10,732.79    |
| 1119 | Recapture of Bad Debt Bankrupt | (8.65)       |

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|                           |              |
|---------------------------|--------------|
| TOTAL ACCOUNTS RECEIVABLE | \$ 46,292.64 |
|---------------------------|--------------|

### OTHER ASSETS

|      |                      |               |
|------|----------------------|---------------|
| 1060 | Buildings - WIP      | \$ 921,092.55 |
| 1125 | Prepaid Insurance    | 46,970.07     |
| 1130 | Utility Deposits     | 22,277.52     |
| 1145 | Due from other HOA's | 1,533.80      |
| 1310 | Prepaid Expense      | 2,195.76      |

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|--------------------|-----------------|
| TOTAL OTHER ASSETS | \$ 3,263,340.45 |
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## LIABILITIES & EQUITY

### CURRENT LIABILITIES:

# Waterford Lakes Community Association

## Balance Sheet As of 02/29/16

|           |                                |                 |                 |
|-----------|--------------------------------|-----------------|-----------------|
| 2010      | Accounts Payable               | \$ 62,656.78    |                 |
| 2015      | New Building Retainage         | 96,413.31       |                 |
| 2020      | Prepaid Owner Assessments      | 188,776.71      |                 |
| 2030      | Deferred Assessments           | 168,758.37      |                 |
| 3030      | Accrued Expenses               | (916.59)        |                 |
|           | Subtotal Current Liab.         |                 | \$ 515,688.58   |
| RESERVES: |                                |                 |                 |
| 2100      | Reserves - General             | \$ 693,859.22   |                 |
| 2101      | Spent From - Reserves General  | (67,856.42)     |                 |
| 2102      | Reserves - Waterline Connect   | 232,147.56      |                 |
|           | Subtotal Reserves              |                 | \$ 858,150.36   |
| EQUITY:   |                                |                 |                 |
| 2200      | Retained Earnings              | \$ 1,927,356.84 |                 |
|           | Current Year Net Income/(Loss) | (37,855.33)     |                 |
|           | Subtotal Equity                |                 | \$ 1,889,501.51 |
|           | TOTAL LIABILITIES & EQUITY     |                 | \$ 3,263,340.45 |
|           |                                |                 | =====           |