

**WATERFORD LAKES  
COMMUNITY ASSOCIATION, INC**

FINANCIAL STATEMENTS  
FOR  
PERIOD ENDING

**June 30, 2017**

# Waterford Lakes Community Association

Balance Sheet  
As of 06/30/17

## ASSETS

### OPERATING ACCOUNTS

1010	Operating Account Stonegate	\$ 422,846.61
1011	Operating Account BB&T	159,180.03
1012	Operating Petty Cash	500.00
1023	ICS FDIC Cert 33653	245,074.79
1024	ICS FDIC Cert 35583	245,060.41
1025	ICS FDIC Cert 6784	116,627.19

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TOTAL OPERATING ACCOUNTS \$ 1,189,289.03

### RESERVE ACCOUNTS

1030	Reserve Account Stonegate	\$ 172,158.30
1044	CDAR Res SGB 8427 12/21/17	310,533.81
1045	CDAR Res SGB 4924 -06/21/18	104,469.54
1056	CDAR Res Water SGB 6017 3/1/18	332,933.32

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TOTAL RESERVE ACCOUNTS \$ 920,094.97

### OWNER ACCOUNTS RECEIVABLE

1100	Assessments Receivable	\$ 10,058.04
1110	Allowance - Doubtful Accounts	(86,585.86)
1113	Cert Mail Charges Receivable	903.84
1114	Interest Receivable	14,481.96
1115	Legal Fees Receivable	76,531.15
1117	Misc Charge Receivable	17,961.99
1120	A/R Clearing	155.84

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TOTAL ACCOUNTS RECEIVABLE \$ 33,506.96

### OTHER ASSETS

1060	Buildings	\$ 979,604.61
1125	Prepaid Insurance	35,317.43
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 \$ 3,155,276.39

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As of 06/30/17

## LIABILITIES & EQUITY

### CURRENT LIABILITIES:

2010	Accounts Payable	\$ 32,895.03	
2020	Prepaid Owner Assessments	267,011.09	
2030	Deferred Assessments	(941.69)	
	Subtotal Current Liab.		\$ 298,964.43

### RESERVES:

2100	Reserves - General	\$ 683,679.84	
2101	Spent From - Reserves General	(46,514.52)	
2102	Reserves - Waterline Connect	282,929.65	
	Subtotal Reserves		\$ 920,094.97

### EQUITY:

2200	Retained Earnings	\$ 1,960,076.12	
	Current Year Net Income/(Loss)	(23,859.13)	
	Subtotal Equity		\$ 1,936,216.99

TOTAL LIABILITIES & EQUITY \$ 3,155,276.39

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