

**WATERFORD LAKES
COMMUNITY ASSOCIATION, INC**

FINANCIAL STATEMENTS
FOR
PERIOD ENDING

NOVEMBER 30, 2017

Waterford Lakes Community Association

Balance Sheet
As of 11/30/17

ASSETS

OPERATING ACCOUNTS

1010	Operating - Centennial BK	\$ 276,966.10
1011	CASH Acct. at BB&T	146,045.70
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	117,081.35

TOTAL OPERATING ACCOUNTS \$ 1,031,037.60

RESERVE ACCOUNTS

1030	Reserve Account Stonegate	\$ 221,398.65
1044	CDAR Res SGB 8427 12/21/17	310,793.99
1045	CDAR Res SGB 4924 -06/21/18	104,469.54
1056	CDAR Res Water SGB 6017 3/1/18	333,212.27

TOTAL RESERVE ACCOUNTS \$ 969,874.45

OWNER ACCOUNTS RECEIVABLE

1100	Assessments Receivable	\$ 44,253.23
1110	Allowance - Doubtful Accounts	(86,585.86)
1113	Cert Mail Charges Receivable	1,774.43
1114	Interest Receivable	10,722.29
1115	Legal Fees Receivable	58,844.82
1117	Misc Charge Receivable	8,827.20

TOTAL ACCOUNTS RECEIVABLE \$ 37,836.11

OTHER ASSETS

1060	Buildings	\$ 979,604.61
1125	Prepaid Insurance	9,834.88
1130	Utility Deposits	23,050.99
1145	Due from other HOA's	303.87
1500	Accumulated Depreciation	(25,118.00)

TOTAL OTHER ASSETS \$ 3,026,424.51

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LIABILITIES & EQUITY

Waterford Lakes Community Association

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As of 11/30/17

CURRENT LIABILITIES:

2010	Accounts Payable	\$ 9,859.14	
2020	Prepaid Owner Assessments	104,322.00	
2030	Deferred Assessments	167,195.76	
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	Subtotal Current Liab.		\$ 281,376.90

RESERVES:

2100	Reserves - General	\$ 707,047.83	
2101	Spent From - Reserves General	(70,330.94)	
2102	Reserves - Waterline Connect	333,157.56	
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	Subtotal Reserves		\$ 969,874.45

EQUITY:

2200	Retained Earnings	\$ 1,960,076.12	
	Current Year Net Income/(Loss)	(184,902.96)	
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	Subtotal Equity		\$ 1,775,173.16

TOTAL LIABILITIES & EQUITY \$ 3,026,424.51

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