

**WATERFORD LAKES  
COMMUNITY ASSOCIATION, INC**

FINANCIAL STATEMENTS  
FOR  
PERIOD ENDING

**October 31, 2017**

# Waterford Lakes Community Association

Balance Sheet  
As of 10/31/17

## ASSETS

### OPERATING ACCOUNTS

1010	Operating Account Stonegate	\$ 385,046.02
1011	Operating Account BB&T	153,241.76
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	116,931.59

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TOTAL OPERATING ACCOUNTS \$ 1,146,163.82

### RESERVE ACCOUNTS

1030	Reserve Account Stonegate	\$ 219,011.47
1044	CDAR Res SGB 8427 12/21/17	310,742.96
1045	CDAR Res SGB 4924 -06/21/18	104,469.54
1056	CDAR Res Water SGB 6017 3/1/18	333,157.56

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TOTAL RESERVE ACCOUNTS \$ 967,381.53

### OWNER ACCOUNTS RECEIVABLE

1100	Assessments Receivable	\$ 64,516.83
1110	Allowance - Doubtful Accounts	(86,585.86)
1111	Late Fee Receivable	2.41
1113	Cert Mail Charges Receivable	3,734.43
1114	Interest Receivable	10,617.11
1115	Legal Fees Receivable	58,411.02
1117	Misc Charge Receivable	8,827.20

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TOTAL ACCOUNTS RECEIVABLE \$ 59,523.14

### OTHER ASSETS

1060	Buildings	\$ 979,604.61
1125	Prepaid Insurance	14,931.39
1130	Utility Deposits	23,145.68
1145	Due from other HOA's	303.87
1500	Accumulated Depreciation	(25,118.00)

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TOTAL OTHER ASSETS \$ 3,165,936.04

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## LIABILITIES & EQUITY

### CURRENT LIABILITIES:

2010	Accounts Payable	\$ 25,309.87	
2020	Prepaid Owner Assessments	49,909.80	
2030	Deferred Assessments	335,846.43	
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	Subtotal Current Liab.		\$ 411,066.10

### RESERVES:

2100	Reserves - General	\$ 692,320.41	
2101	Spent From - Reserves General	(58,096.44)	
2102	Reserves - Waterline Connect	333,157.56	
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	Subtotal Reserves		\$ 967,381.53

### EQUITY:

2200	Retained Earnings	\$ 1,960,076.12	
	Current Year Net Income/(Loss)	(172,587.71)	
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	Subtotal Equity		\$ 1,787,488.41

	TOTAL LIABILITIES & EQUITY		\$ 3,165,936.04
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