

**WATERFORD LAKES
COMMUNITY ASSOCIATION, INC**

FINANCIAL STATEMENTS
FOR
PERIOD ENDING

September 30, 2017

Waterford Lakes Community Association

Balance Sheet
As of 09/30/17

ASSETS

OPERATING ACCOUNTS

1010	Operating Account Stonegate	\$ 266,412.47
1011	Operating Account BB&T	156,341.71
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	116,776.88

TOTAL OPERATING ACCOUNTS \$ 1,030,475.51

RESERVE ACCOUNTS

1030	Reserve Account Stonegate	\$ 206,148.71
1044	CDAR Res SGB 8427 12/21/17	310,690.23
1045	CDAR Res SGB 4924 -06/21/18	104,469.54
1056	CDAR Res Water SGB 6017 3/1/18	333,101.03

TOTAL RESERVE ACCOUNTS \$ 954,409.51

OWNER ACCOUNTS RECEIVABLE

1100	Assessments Receivable	\$ 6,005.83
1110	Allowance - Doubtful Accounts	(86,585.86)
1113	Cert Mail Charges Receivable	1,001.43
1114	Interest Receivable	14,284.65
1115	Legal Fees Receivable	75,242.54
1116	Work Order Receivable	975.00
1117	Misc Charge Receivable	18,505.99

TOTAL ACCOUNTS RECEIVABLE \$ 29,429.58

OTHER ASSETS

1060	Buildings	\$ 979,604.61
1125	Prepaid Insurance	20,027.90
1130	Utility Deposits	22,277.52
1145	Due from other HOA's	303.87
1500	Accumulated Depreciation	(25,118.00)

TOTAL OTHER ASSETS \$ 3,011,410.50

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LIABILITIES & EQUITY

CURRENT LIABILITIES:

2010	Accounts Payable	\$ 10,023.32	
2020	Prepaid Owner Assessments	187,071.86	
2030	Deferred Assessments	(1,454.90)	
	Subtotal Current Liab.		\$ 195,640.28

RESERVES:

2100	Reserves - General	\$ 677,647.67	
2101	Spent From - Reserves General	(56,339.19)	
2102	Reserves - Waterline Connect	333,101.03	
	Subtotal Reserves		\$ 954,409.51

EQUITY:

2200	Retained Earnings	\$ 1,960,076.12	
	Current Year Net Income/(Loss)	(98,715.41)	
	Subtotal Equity		\$ 1,861,360.71

TOTAL LIABILITIES & EQUITY \$ 3,011,410.50
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