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01/17/19

Accrual Basis

Woodstream Falls Condo Assoc
Balance Sheet
As of December 31, 2018

	<u>Dec 31, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating Vectra - 5503	-23,165.12
1050 · Reserve Vectra - 8932	189,073.76
1060 · Vectra Bank Paint Reserve -1177	7,179.40
1090 · Vectra Reserves CD - 1077	151,667.43
1100 · Vectra CD 6 mo - 1048	44,151.31
1180 · Vectra Reserves CD 12 mo - 3507	314,838.69
Total Checking/Savings	<u>683,745.47</u>
Accounts Receivable	
1200 · Accounts Receivable	156,969.08
1230 · Rental receivable	2,928.00
Total Accounts Receivable	<u>159,897.08</u>
Other Current Assets	
12100 · Inventory Asset	4,290.00
1215 · A/R Prior owner balances	153,666.56
1220 · A/R old rental receivables	17,375.49
1250 · Allowance for doubtful accounts	-215,000.00
1400 · Unapplied Deposits****	1,421.00
1450 · Undeposited Funds	-6,536.00
1500 · Due from operating	50,000.00
Total Other Current Assets	<u>5,217.05</u>
Total Current Assets	<u>848,859.60</u>
Fixed Assets	
1800 · Furniture and Equipment	11,168.54
1820 · Condo Units	424,239.72
1840 · Software	359.34
1890 · Accumulated Depreciation	-65,418.06
Total Fixed Assets	<u>370,349.54</u>
TOTAL ASSETS	<u><u>1,219,209.14</u></u>

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	<u>Dec 31, 18</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2130 · Deferred ins proceeds	1,151,080.37
2135 · Due to reserves	50,000.00
2145 · Tenant Security Deposits Held	17,821.00
Total Other Current Liabilities	<u>1,218,901.37</u>
Total Current Liabilities	1,218,901.37
Long Term Liabilities	
2160 · Deferred Mac-Gray Lease revenue	11,666.88
Total Long Term Liabilities	<u>11,666.88</u>
Total Liabilities	1,230,568.25
Equity	
3000 · Opening Balance Equity	2,070.00
3100 · Fund balance	270,311.72
3160 · Reserve fund balance	338,617.44
Net Income	-622,358.27
Total Equity	<u>-11,359.11</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,219,209.14</u></u>