

Fox Chase III Condominium Association, Inc.

Prepared Financial Statements

January 31, 2019



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ACCOUNTANT'S PREPARATION REPORT

To the Board of Directors
Fox Chase III Condominium Association, Inc.
Miami, Florida

We have compiled the accompanying balance sheet of Fox Chase III Condominium Association, Inc., Inc. as of January 31, 2019, and for the One month then ended, were not subjected to an audit, review, or compilation by us and, accordingly, we do not express an opinion, a conclusion, nor provide any assurance on them.

Management has elected to omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included with the financial statements, they might influence the user's conclusions about the Association's financial condition and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Padron, Montoro & Hartney, LLP

February 6, 2019

Miami, Florida

Fox Chase III Condominium Association, Inc.
Balance Sheet
January 31, 2019

	Operating Fund	Replacement Fund	Total
ASSETS			
Cash in banks	\$ 107,174	\$ 133,963	\$ 241,137
Investment	-	5,936	5,936
Assessments receivable	21,896	-	21,896
Allowance for bad debt	(12,790)	-	(12,790)
Prepaid expenses	5,467	-	5,467
Utility deposits	570	-	570
Due from operating fund	-	15,466	15,466
Total	<u>\$ 122,317</u>	<u>\$ 155,365</u>	<u>\$ 277,682</u>
LIABILITIES AND FUND BALANCE			
Assessments received in advance	\$ 23,403	\$ -	\$ 23,403
Short term borrowing-insurance	2,339	-	2,339
Deferred revenue painting S/A	3,031	-	3,031
Due to replacement fund	15,466	-	15,466
Total Liabilities	<u>44,239</u>	<u>-</u>	<u>44,239</u>
FUND BALANCE			
Fund balance	<u>78,078</u>	<u>155,365</u>	<u>233,443</u>
Total Fund Balance	<u>78,078</u>	<u>155,365</u>	<u>233,443</u>
Total	<u>\$ 122,317</u>	<u>\$ 155,365</u>	<u>\$ 277,682</u>

Fox Chase III Condominium Association, Inc.
Statement of Revenues, Expenses and Changes in Fund Balance
One Month Ended January 31, 2019

REVENUES	Operating Fund	Replacement Fund	Total
Maintenance assessments	\$ 17,686	\$ 1,889	\$ 19,575
Interest	5	50	55
Total	<u>17,691</u>	<u>1,939</u>	<u>19,630</u>
EXPENSES			
Administrative	396	-	396
Insurance	2,204	-	2,204
Utilities	6,920	-	6,920
Property expenses	218	-	218
Repairs and Maintenance	3,201	800	4,001
Property owners association	8,104	-	8,104
Total	<u>21,043</u>	<u>800</u>	<u>21,843</u>
EXCESS (DEFICIT) OF REVENUES OVER EXPENSES	(3,352)	1,139	(2,213)
Fund balance - beginning	<u>81,430</u>	<u>154,226</u>	<u>235,656</u>
FUND BALANCE - ENDING	<u>\$ 78,078</u>	<u>\$ 155,365</u>	<u>\$ 233,443</u>

Fox Chase III Condominium Association, Inc.
Statement of Deferred Maintenance and Replacement Fund
One Month Ended January 31, 2019

	Fund Balance					Fund Balance
	<u>December 31, 2018</u>	<u>Additions</u>	<u>Payments</u>	<u>Transfer</u>	<u>Interest</u>	<u>January 31, 2019</u>
Roof	\$ 116,247	\$ 935	\$ -	\$ -	\$ -	\$ 117,182
Painting	20,622	408	-	-	-	21,030
Elevators	13,884	463	(800)	-	-	13,547
Landscaping	891	83	-	-	-	974
Interest	2,582	-	-	-	50	2,632
Total	\$ 154,226	\$ 1,889	\$ (800)	\$ -	\$ 50	\$ 155,365