

Fox Chase I Condominium Association, Inc.

Prepared Financial Statements

January 31, 2019



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ACCOUNTANT'S PREPARATION REPORT

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

We have compiled the accompanying balance sheet of Fox Chase I Condominium Association, Inc., Inc. as of January 31, 2019, and for the One months 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 I Condominium Association, Inc.
Balance Sheet
January 31, 2019

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
ASSETS			
Cash in banks	\$ 15,816	\$ 192,172	\$ 207,988
Assessments receivable	20,937	-	20,937
Allowance for bad debt	(1,022)	-	(1,022)
Prepaid expenses	5,466	-	5,466
Utility deposits	1,395	-	1,395
Due from replacement fund	<u>35,565</u>	<u>-</u>	<u>35,565</u>
Total	<u>\$ 78,157</u>	<u>\$ 192,172</u>	<u>\$ 270,329</u>
LIABILITIES AND FUND BALANCE			
Assessments received in advance	\$ 18,055	\$ -	\$ 18,055
Short term borrowing-insurance	2,339	-	2,339
Deferred revenue painting S/A	7,756	-	7,756
Due to operating fund	<u>-</u>	<u>35,565</u>	<u>35,565</u>
Total Liabilities	<u>28,150</u>	<u>35,565</u>	<u>63,715</u>
FUND BALANCE			
Fund balance	<u>50,007</u>	<u>156,607</u>	<u>206,614</u>
Total Fund Balance	<u>50,007</u>	<u>156,607</u>	<u>206,614</u>
Total	<u>\$ 78,157</u>	<u>\$ 192,172</u>	<u>\$ 270,329</u>

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

REVENUES	Operating Fund	Replacement Fund	Total
Maintenance assessments	\$ 17,044	\$ 1,902	\$ 18,946
Interest	1	65	66
Total	<u>17,045</u>	<u>1,967</u>	<u>19,012</u>
EXPENSES			
Administrative	396	-	396
Insurance	2,204	-	2,204
Property expenses	5,901	-	5,901
Repairs and Maintenance	1,440	-	1,440
Property owners association	8,104	-	8,104
Total	<u>18,045</u>	<u>-</u>	<u>18,045</u>
EXCESS (DEFICIT) OF REVENUES OVER EXPENSES	(1,000)	1,967	967
Fund balance - beginning	<u>51,007</u>	<u>154,640</u>	<u>205,647</u>
FUND BALANCE - ENDING	<u>\$ 50,007</u>	<u>\$ 156,607</u>	<u>\$ 206,614</u>

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

	Fund Balance					Fund Balance
	<u>December 31, 2017</u>	<u>Additions</u>	<u>Payments</u>	<u>Transfer</u>	<u>Interest</u>	<u>January 31, 2019</u>
Roof	\$ 108,342	\$ 1,080	\$ -	\$ -	\$ -	\$ 109,422
Painting	20,930	404	-	-	-	21,334
Elevators	19,991	334	-	-	-	20,325
Landscaping	1,974	84	-	-	-	2,058
Interest	3,403	-	-	-	65	3,468
Total	\$ 154,640	\$ 1,902	\$ -	\$ -	\$ 65	\$ 156,607