

Fox Chase II Condominium Association, Inc.

Prepared Financial Statements

January 31, 2019



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ACCOUNTANT'S PREPARATION REPORT

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

We have compiled the accompanying balance sheet of Fox Chase II 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 II Condominium Association, Inc.
Balance Sheet
January 31, 2019

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
ASSETS			
Cash in banks	\$ 7,490	\$ 112,570	\$ 120,060
Assessments receivable	19,721	-	19,721
Allowance for bad debt	(4,893)	-	(4,893)
Prepaid expenses	5,466	-	5,466
Due from operating fund	-	27,211	27,211
Total	<u>\$ 27,784</u>	<u>\$ 139,781</u>	<u>\$ 167,565</u>
LIABILITIES AND FUND BALANCE			
Assessments received in advance	\$ 12,308	\$ -	\$ 12,308
Short term borrowing-insurance	2,339	-	2,339
Deferred revenue painting S/A	4,138	-	4,138
Deferred revenue spec. assess 2008	2,759	-	2,759
Due to replacement fund	27,211	-	27,211
Total Liabilities	<u>48,755</u>	<u>-</u>	<u>48,755</u>
FUND BALANCE			
Contributed capital	6,982	-	6,982
Fund balance	<u>(27,953)</u>	<u>139,781</u>	<u>111,828</u>
Total Fund Balance	<u>(20,971)</u>	<u>139,781</u>	<u>118,810</u>
Total	<u>\$ 27,784</u>	<u>\$ 139,781</u>	<u>\$ 167,565</u>

Fox Chase II 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	\$ 16,945	\$ 1,897	\$ 18,842
Interest	-	4	4
Total	<u>16,945</u>	<u>1,901</u>	<u>18,846</u>
EXPENSES			
Administrative	506	-	506
Insurance	2,204	-	2,204
Utilities	6,837	-	6,837
Property expenses	185	-	185
Repairs and Maintenance	782	800	1,582
Property owners association	8,104	-	8,104
Total	<u>18,618</u>	<u>800</u>	<u>19,418</u>
EXCESS (DEFICIT) OF REVENUES OVER EXPENSES	(1,673)	1,101	(572)
Fund balance - beginning	<u>(26,280)</u>	<u>138,680</u>	<u>112,400</u>
FUND BALANCE - ENDING	<u><u>\$ (27,953)</u></u>	<u><u>\$ 139,781</u></u>	<u><u>\$ 111,828</u></u>

Fox Chase II 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	\$ 98,314	\$ 1,153	\$ -	\$ -	-	\$ 99,467
Painting	20,446	411	-	-	-	20,857
Elevators	18,445	273	(800)	-	-	17,918
Landscaping	-	60	-	-	-	60
Interest	1,475	-	-	-	4	1,479
Total	\$ 138,680	\$ 1,897	\$ (800)	\$ -	\$ 4	\$ 139,781