

Fox Chase Property Owners Association, Inc.

Prepared Financial Statements

April 30, 2019



**Padron, Montoro & Hartney, LLP
Certified Public Accountants
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Miami, Florida 33186
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Fox Chase Property Owners Association, Inc.
Balance Sheet
April 30, 2019

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
ASSETS			
Cash in banks	\$ 30,257	\$ 53,422	\$ 83,679
Prepaid expenses	10,901	-	10,901
Utility deposits	1,305	-	1,305
Due from operating fund	-	12,243	12,243
Total	<u>\$ 42,463</u>	<u>\$ 65,665</u>	<u>\$ 108,128</u>
LIABILITIES AND FUND BALANCE			
Payroll taxes payable	\$ 4,351	\$ -	\$ 4,351
Short term borrowing-insurance	9,088	-	9,088
Security deposits payable	29,560	-	29,560
Due to replacement fund	12,243	-	12,243
Total Liabilities	<u>55,242</u>	<u>-</u>	<u>55,242</u>
FUND BALANCE			
Fund balance	<u>(12,779)</u>	<u>65,665</u>	<u>52,886</u>
Total Fund Balance	<u>(12,779)</u>	<u>65,665</u>	<u>52,886</u>
Total	<u>\$ 42,463</u>	<u>\$ 65,665</u>	<u>\$ 108,128</u>

Fox Chase Property Owners Association, Inc.
Statement of Revenues, Expenses and Changes in Fund Balance
Four Months Ended April 30, 2019

	Operating Fund	Replacement Fund	Total
REVENUES			
Maintenance assessments	\$ 95,107	\$ 2,145	\$ 97,252
Screening fees	1,705	-	1,705
Interest	4	69	73
Other income	1,978	-	1,978
Total	<u>98,794</u>	<u>2,214</u>	<u>101,008</u>
EXPENSES			
Administrative	8,222	-	8,222
Insurance	5,031	-	5,031
Property expenses	10,269	-	10,269
Personnel	74,468	-	74,468
Repairs and maintenance	2,261	-	2,261
Total	<u>100,251</u>	<u>-</u>	<u>100,251</u>
EXCESS (DEFICIT) OF REVENUES OVER EXPENSES	(1,457)	2,214	757
Fund balance - beginning	<u>(11,322)</u>	<u>63,451</u>	<u>52,129</u>
FUND BALANCE - ENDING	<u>\$ (12,779)</u>	<u>\$ 65,665</u>	<u>\$ 52,886</u>

Fox Chase Property Owners Association, Inc.
Statement of Deferred Maintenance and Replacement Fund
Four Months Ended April 30, 2019

	Fund Balance						Fund Balance
	<u>December 31, 2018</u>	<u>Additions</u>	<u>Payments</u>	<u>Transfer</u>	<u>Interest</u>		<u>April 30, 2019</u>
Street sealing	\$ 5,422	\$ 1,105	\$ -	\$ -	\$ -	\$	6,527
Roof	17,200	-	-	-	-		17,200
Painting	13,922	40	-	-	-		13,962
Tenns courts	9,550	-	-	-	-		9,550
Pool	7,575	-	-	-	-		7,575
Air compressor	7,600	-	-	-	-		7,600
Landscaping	-	500	-	-	-		500
Tree trimming	-	500	-	-	-		500
Interest	2,182	-	-	-	69		2,251
Total	\$ 63,451	\$ 2,145	\$ -	\$ -	\$ 69	\$	65,665