



Fox Chase Property Owners Association, Inc.

Prepared Financial Statements

May 31, 2019



Padron, Montoro & Hartney, LLP
Certified Public Accountants
13358 Southwest 128 Street
Miami, Florida 33186
(305) 253 - 2000

Fox Chase Property Owners Association, Inc.
Balance Sheet
May 31, 2019

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
ASSETS			
Cash in banks	\$ 31,605	\$ 53,976	\$ 85,581
Prepaid expenses	9,790	-	9,790
Utility deposits	1,305	-	1,305
Due from operating fund	-	12,244	12,244
Total	<u>\$ 42,701</u>	<u>\$ 66,220</u>	<u>\$ 108,921</u>
LIABILITIES AND FUND BALANCE			
Payroll taxes payable	\$ 4,979	\$ -	\$ 4,979
Short term borrowing-insurance	8,262	-	8,262
Security deposits payable	29,560	-	29,560
Due to replacement fund	12,244	-	12,244
Total Liabilities	<u>55,045</u>	<u>-</u>	<u>55,045</u>
FUND BALANCE			
Fund balance	<u>(12,345)</u>	<u>66,220</u>	<u>53,875</u>
Total Fund Balance	<u>(12,345)</u>	<u>66,220</u>	<u>53,875</u>
Total	<u>\$ 42,701</u>	<u>\$ 66,220</u>	<u>\$ 108,921</u>

Fox Chase Property Owners Association, Inc.
Statement of Revenues, Expenses and Changes in Fund Balance
Five Months Ended May 31, 2019

	Operating Fund	Replacement Fund	Total
REVENUES			
Maintenance assessments	\$ 118,884	\$ 2,681	\$ 121,565
Screening fees	1,925	-	1,925
Interest	6	88	94
Other income	6,498	-	6,498
Total	<u>127,313</u>	<u>2,769</u>	<u>130,082</u>
EXPENSES			
Administrative	10,926	-	10,926
Insurance	6,952	-	6,952
Property expenses	12,928	-	12,928
Personnel	94,723	-	94,723
Repairs and maintenance	2,807	-	2,807
Total	<u>128,336</u>	<u>-</u>	<u>128,336</u>
EXCESS (DEFICIT) OF REVENUES OVER EXPENSES	(1,023)	2,769	1,746
Fund balance - beginning	<u>(11,322)</u>	<u>63,451</u>	<u>52,129</u>
FUND BALANCE - ENDING	<u>\$ (12,345)</u>	<u>\$ 66,220</u>	<u>\$ 53,875</u>

Fox Chase Property Owners Association, Inc.
Statement of Deferred Maintenance and Replacement Fund
Five Months Ended May 31, 2019

	Fund Balance December 31, 2018	Additions	Payments	Transfer	Interest	Fund Balance May 31, 2019
Street sealing	\$ 5,422	\$ 1,381	\$ -	\$ -	\$ -	\$ 6,803
Roof	17,200	-	-	-	-	17,200
Painting	13,922	50	-	-	-	13,972
Tenns courts	9,550	-	-	-	-	9,550
Pool	7,575	-	-	-	-	7,575
Air compressor	7,600	-	-	-	-	7,600
Landscaping	-	625	-	-	-	625
Tree trimming	-	625	-	-	-	625
Interest	2,182	-	-	-	88	2,270
Total	\$ 63,451	\$ 2,681	\$ -	\$ -	\$ 88	\$ 66,220