

Fox Chase Property Owners Association, Inc.

Prepared Financial Statements

March 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
March 31, 2019

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
ASSETS			
Cash in banks	\$ 29,861	\$ 52,868	\$ 82,729
Prepaid expenses	2,029	-	2,029
Utility deposits	1,305	-	1,305
Due from operating fund	-	12,244	12,244
Total	<u>\$ 33,196</u>	<u>\$ 65,112</u>	<u>\$ 98,308</u>
LIABILITIES AND FUND BALANCE			
Payroll taxes payable	\$ 5,247	\$ -	\$ 5,247
Security deposits payable	29,560	-	29,560
Due to replacement fund	12,244	-	12,244
Total Liabilities	<u>47,051</u>	<u>-</u>	<u>47,051</u>
FUND BALANCE			
Fund balance	<u>(13,855)</u>	<u>65,112</u>	<u>51,257</u>
Total Fund Balance	<u>(13,855)</u>	<u>65,112</u>	<u>51,257</u>
Total	<u>\$ 33,196</u>	<u>\$ 65,112</u>	<u>\$ 98,308</u>

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

REVENUES	Operating Fund	Replacement Fund	Total
Maintenance assessments	\$ 71,330	\$ 1,609	\$ 72,939
Screening fees	1,485	-	1,485
Interest	4	52	56
Other income	1,913	-	1,913
Total	74,732	1,661	76,393
EXPENSES			
Administrative	7,633	-	7,633
Insurance	3,910	-	3,910
Property expenses	7,593	-	7,593
Personnel	57,363	-	57,363
Repairs and maintenance	659	-	659
Total	77,158	-	77,158
EXCESS (DEFICIT) OF REVENUES OVER EXPENSES	(2,426)	1,661	(765)
Fund balance - beginning	(11,429)	63,451	52,022
FUND BALANCE - ENDING	\$ (13,855)	\$ 65,112	\$ 51,257

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

	Fund Balance						Fund Balance
	<u>December 31, 2018</u>	<u>Additions</u>	<u>Payments</u>	<u>Transfer</u>	<u>Interest</u>		<u>March 31, 2019</u>
Street sealing	\$ 5,422	\$ 829	\$ -	\$ -	\$ -	\$	6,251
Roof	17,200	-	-	-	-		17,200
Painting	13,922	30	-	-	-		13,952
Tenns courts	9,550	-	-	-	-		9,550
Pool	7,575	-	-	-	-		7,575
Air compressor	7,600	-	-	-	-		7,600
Landscaping	-	375	-	-	-		375
Tree trimming	-	375	-	-	-		375
Interest	2,182	-	-	-	52		2,234
Total	<u>\$ 63,451</u>	<u>\$ 1,609</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 52</u>		<u>\$ 65,112</u>