

**Fox Chase Property Owners Association, Inc.**

**Prepared Financial Statements**

**July 31, 2019**



**Padron, Montoro & Hartney, LLP  
Certified Public Accountants  
13358 Southwest 128 Street  
Miami, Florida 33186  
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**ACCOUNTANT'S PREPARATION REPORT**

To the Board of Directors  
Fox Chase Property Owners Association, Inc.  
Miami, Florida

We have compiled the accompanying balance sheet of Fox Chase Property Owners Association, Inc., Inc. as of July 31, 2019, and for the Seven 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*

August 27, 2019

Miami, Florida

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

	<b>Operating Fund</b>	<b>Replacement Fund</b>	<b>Total</b>
<b>ASSETS</b>			
Cash in banks	\$ 32,115	\$ 55,085	\$ 87,200
Prepaid expenses	7,605	-	7,605
Utility deposits	1,305	-	1,305
Due from operating fund	-	12,244	12,244
Total	<u>\$ 41,025</u>	<u>\$ 67,329</u>	<u>\$ 108,354</u>
<b>LIABILITIES AND FUND BALANCE</b>			
Payroll taxes payable	\$ 4,410	\$ -	\$ 4,410
Short term borrowing-insurance	6,610	-	6,610
Security deposits payable	29,760	-	29,760
Due to replacement fund	12,244	-	12,244
Total Liabilities	<u>53,024</u>	<u>-</u>	<u>53,024</u>
<b>FUND BALANCE</b>			
Fund balance	<u>(11,999)</u>	<u>67,329</u>	<u>55,330</u>
Total Fund Balance	<u>(11,999)</u>	<u>67,329</u>	<u>55,330</u>
Total	<u>\$ 41,025</u>	<u>\$ 67,329</u>	<u>\$ 108,354</u>

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

<b>REVENUES</b>	<b>Operating Fund</b>	<b>Replacement Fund</b>	<b>Total</b>
Maintenance assessments	\$ 166,437	\$ 3,754	\$ 170,191
Screening fees	2,365	-	2,365
Interest	7	124	131
Other income	6,498	-	6,498
Total	<u>175,307</u>	<u>3,878</u>	<u>179,185</u>
<b>EXPENSES</b>			
Administrative	12,953	-	12,953
Insurance	10,120	-	10,120
Property expenses	17,772	-	17,772
Personnel	131,336	-	131,336
Repairs and maintenance	3,803	-	3,803
Total	<u>175,984</u>	<u>-</u>	<u>175,984</u>
<b>EXCESS (DEFICIT) OF REVENUES OVER EXPENSES</b>	(677)	3,878	3,201
Fund balance - beginning	<u>(11,322)</u>	<u>63,451</u>	<u>52,129</u>
<b>FUND BALANCE - ENDING</b>	<u>\$ (11,999)</u>	<u>\$ 67,329</u>	<u>\$ 55,330</u>

**Fox Chase Property Owners Association, Inc.**  
**Statement of Deferred Maintenance and Replacement Fund**  
**Seven Months Ended July 31, 2019**

	<b>Fund Balance December 31, 2018</b>	<b>Additions</b>	<b>Payments</b>	<b>Transfer</b>	<b>Interest</b>	<b>Fund Balance July 31, 2019</b>
Street sealing	\$ 5,422	\$ 1,934	\$ -	\$ -	\$ -	\$ 7,356
Roof	17,200	-	-	-	-	17,200
Painting	13,922	70	-	-	-	13,992
Tenns courts	9,550	-	-	-	-	9,550
Pool	7,575	-	-	-	-	7,575
Air compressor	7,600	-	-	-	-	7,600
Landscaping	-	875	-	-	-	875
Tree trimming	-	875	-	-	-	875
Interest	2,182	-	-	-	124	2,306
<b>Total</b>	<b>\$ 63,451</b>	<b>\$ 3,754</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 124</b>	<b>\$ 67,329</b>