

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

**Prepared Financial Statements**

**January 31, 2019**



Padron, Montoro & Hartney, LLP  
Certified Public Accountants  
13358 Southwest 128 Street  
Miami, Florida 33186  
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**Fox Chase Property Owners Association, Inc.**  
**Balance Sheet**  
**January 31, 2019**

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
<b>ASSETS</b>			
Cash in banks	\$ 32,187	\$ 51,762	\$ 83,949
Prepaid expenses	3,941	-	3,941
Utility deposits	1,305	-	1,305
Due from operating fund	-	12,243	12,243
Total	<u>\$ 37,433</u>	<u>\$ 64,005</u>	<u>\$ 101,438</u>
<b>LIABILITIES AND FUND BALANCE</b>			
Payroll taxes payable	\$ 4,150	\$ -	\$ 4,150
Short term borrowing-insurance	779	-	779
Security deposits payable	29,560	-	29,560
Due to replacement fund	12,243	-	12,243
Total Liabilities	<u>46,732</u>	<u>-</u>	<u>46,732</u>
<b>FUND BALANCE</b>			
Fund balance	<u>(9,299)</u>	<u>64,005</u>	<u>54,706</u>
Total Fund Balance	<u>(9,299)</u>	<u>64,005</u>	<u>54,706</u>
Total	<u>\$ 37,433</u>	<u>\$ 64,005</u>	<u>\$ 101,438</u>

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

<b>REVENUES</b>	<b>Operating Fund</b>	<b>Replacement Fund</b>	<b>Total</b>
Maintenance assessments	\$ 23,777	\$ 536	\$ 24,313
Screening fees	330	-	330
Interest	1	18	19
Other income	1,073	-	1,073
Total	<u>25,181</u>	<u>554</u>	<u>25,735</u>
<b>EXPENSES</b>			
Administrative	1,147	-	1,147
Insurance	1,097	-	1,097
Property expenses	2,774	-	2,774
Personnel	18,013	-	18,013
Repairs and maintenance	20	-	20
Total	<u>23,051</u>	<u>-</u>	<u>23,051</u>
<b>EXCESS OF REVENUES OVER EXPENSES</b>	<u>2,130</u>	<u>554</u>	<u>2,684</u>
Fund balance - beginning	<u>(11,429)</u>	<u>63,451</u>	<u>52,022</u>
<b>FUND BALANCE - ENDING</b>	<u>\$ (9,299)</u>	<u>\$ 64,005</u>	<u>\$ 54,706</u>

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

	<b>Fund Balance</b>						<b>Fund Balance</b>
	<u>December 31, 2018</u>	<u>Additions</u>	<u>Payments</u>	<u>Transfer</u>	<u>Interest</u>		<u>January 31, 2019</u>
Street sealing	\$ 5,422	\$ 276	\$ -	\$ -	\$ -	\$	5,698
Roof	17,200	-	-	-	-		17,200
Painting	13,922	10	-	-	-		13,932
Tennis courts	9,550	-	-	-	-		9,550
Pool	7,575	-	-	-	-		7,575
Air compressor	7,600	-	-	-	-		7,600
Landscaping	-	125	-	-	-		125
Tree trimming	-	125	-	-	-		125
Interest	2,182	-	-	-	18		2,200
<b>Total</b>	<b>\$ 63,451</b>	<b>\$ 536</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 18</b>	<b>\$</b>	<b>64,005</b>