

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

**Prepared Financial Statements**

**February 28, 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**  
**February 28, 2019**

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
<b>ASSETS</b>			
Cash in banks	\$ 32,524	\$ 52,314	\$ 84,838
Prepaid expenses	3,034	-	3,034
Utility deposits	1,305	-	1,305
Due from operating fund	-	12,244	12,244
Total	<u>\$ 36,863</u>	<u>\$ 64,558</u>	<u>\$ 101,421</u>
<b>LIABILITIES AND FUND BALANCE</b>			
Payroll taxes payable	\$ 4,166	\$ -	\$ 4,166
Security deposits payable	29,560	-	29,560
Due to replacement fund	12,244	-	12,244
Total Liabilities	<u>45,970</u>	<u>-</u>	<u>45,970</u>
<b>FUND BALANCE</b>			
Fund balance	<u>(9,107)</u>	<u>64,558</u>	<u>55,451</u>
Total Fund Balance	<u>(9,107)</u>	<u>64,558</u>	<u>55,451</u>
Total	<u>\$ 36,863</u>	<u>\$ 64,558</u>	<u>\$ 101,421</u>

**Fox Chase Property Owners Association, Inc.**  
**Statement of Revenues, Expenses and Changes in Fund Balance**  
**Two Months Ended February 28, 2019**

<b>REVENUES</b>	<b>Operating Fund</b>	<b>Replacement Fund</b>	<b>Total</b>
Maintenance assessments	\$ 47,553	\$ 1,073	\$ 48,626
Screening fees	770	-	770
Interest	2	34	36
Other income	1,873	-	1,873
<b>Total</b>	<b>50,198</b>	<b>1,107</b>	<b>51,305</b>
<b>EXPENSES</b>			
Administrative	4,522	-	4,522
Insurance	2,096	-	2,096
Property expenses	5,098	-	5,098
Personnel	35,521	-	35,521
Repairs and maintenance	639	-	639
<b>Total</b>	<b>47,876</b>	<b>-</b>	<b>47,876</b>
<b>EXCESS OF REVENUES OVER EXPENSES</b>	<b>2,322</b>	<b>1,107</b>	<b>3,429</b>
Fund balance - beginning	(11,429)	63,451	52,022
<b>FUND BALANCE - ENDING</b>	<b>\$ (9,107)</b>	<b>\$ 64,558</b>	<b>\$ 55,451</b>

**Fox Chase Property Owners Association, Inc.**  
**Statement of Deferred Maintenance and Replacement Fund**  
**Two Months Ended February 28, 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>February 28, 2019</u>
Street sealing	\$ 5,422	\$ 553	\$ -	\$ -	\$ -	\$	5,975
Roof	17,200	-	-	-	-		17,200
Painting	13,922	20	-	-	-		13,942
Tenns courts	9,550	-	-	-	-		9,550
Pool	7,575	-	-	-	-		7,575
Air compressor	7,600	-	-	-	-		7,600
Landscaping	-	250	-	-	-		250
Tree trimming	-	250	-	-	-		250
Interest	2,182	-	-	-	34		2,216
<b>Total</b>	<b>\$ 63,451</b>	<b>\$ 1,073</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 34</b>	<b>\$</b>	<b>64,558</b>