

Fox Chase Property Owners Association, Inc.

Prepared Financial Statements

June 30, 2019



Padron, Montoro & Hartney, LLP
Certified Public Accountants
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Miami, Florida 33186
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Fox Chase Property Owners Association, Inc.
Balance Sheet
June 30, 2019

	Operating Fund	Replacement Fund	Total
ASSETS			
Cash in banks	\$ 30,400	\$ 54,531	\$ 84,931
Prepaid expenses	8,716	-	8,716
Utility deposits	1,305	-	1,305
Due from operating fund	-	12,243	12,243
Total	<u>\$ 40,421</u>	<u>\$ 66,774</u>	<u>\$ 107,195</u>
LIABILITIES AND FUND BALANCE			
Payroll taxes payable	\$ 4,673	\$ -	\$ 4,673
Short term borrowing-insurance	7,436	-	7,436
Security deposits payable	29,560	-	29,560
Due to replacement fund	12,243	-	12,243
Total Liabilities	<u>53,912</u>	<u>-</u>	<u>53,912</u>
FUND BALANCE			
Fund balance	<u>(13,492)</u>	<u>66,774</u>	<u>53,282</u>
Total Fund Balance	<u>(13,492)</u>	<u>66,774</u>	<u>53,282</u>
Total	<u>\$ 40,421</u>	<u>\$ 66,774</u>	<u>\$ 107,195</u>

Fox Chase Property Owners Association, Inc.
Statement of Revenues, Expenses and Changes in Fund Balance
Six Months Ended June 30, 2019

REVENUES	Operating Fund	Replacement Fund	Total
Maintenance assessments	\$ 142,660	\$ 3,218	\$ 145,878
Screening fees	2,145	-	2,145
Interest	7	105	112
Other income	6,498	-	6,498
Total	<u>151,310</u>	<u>3,323</u>	<u>154,633</u>
EXPENSES			
Administrative	12,009	-	12,009
Insurance	8,814	-	8,814
Property expenses	15,249	-	15,249
Personnel	113,796	-	113,796
Repairs and maintenance	3,612	-	3,612
Total	<u>153,480</u>	<u>-</u>	<u>153,480</u>
EXCESS (DEFICIT) OF REVENUES OVER EXPENSES	(2,170)	3,323	1,153
Fund balance - beginning	<u>(11,322)</u>	<u>63,451</u>	<u>52,129</u>
FUND BALANCE - ENDING	<u>\$ (13,492)</u>	<u>\$ 66,774</u>	<u>\$ 53,282</u>

Fox Chase Property Owners Association, Inc.
Statement of Deferred Maintenance and Replacement Fund
Six Months Ended June 30, 2019

	Fund Balance					Fund Balance
	<u>December 31, 2018</u>	<u>Additions</u>	<u>Payments</u>	<u>Transfer</u>	<u>Interest</u>	<u>June 30, 2019</u>
Street sealing	\$ 5,422	\$ 1,658	\$ -	\$ -	\$ -	\$ 7,080
Roof	17,200	-	-	-	-	17,200
Painting	13,922	60	-	-	-	13,982
Tenns courts	9,550	-	-	-	-	9,550
Pool	7,575	-	-	-	-	7,575
Air compressor	7,600	-	-	-	-	7,600
Landscaping	-	750	-	-	-	750
Tree trimming	-	750	-	-	-	750
Interest	2,182	-	-	-	105	2,287
Total	<u>\$ 63,451</u>	<u>\$ 3,218</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 105</u>	<u>\$ 66,774</u>