

**Balance Sheet**Founders Village Master Association, Inc.  
End Date: 01/31/2024Date: 2/22/2024  
Time: 1:54 pm  
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	Operating	Reserve	Total
<b>Assets</b>			
<b>Cash</b>			
Operating Account - Enterprise Bank	\$ 39,051.46	\$ -	\$ 39,051.46
Operating Savings - Enterprise Bank	75,349.51	-	75,349.51
<b>Total: Cash</b>	<b>\$ 114,400.97</b>	<b>\$ -</b>	<b>\$ 114,400.97</b>
<b>Reserves</b>			
Reserve Account - FV 11&12 - Enterprise Bank	-	18,248.00	18,248.00
Reserve Account - Dain Rauscher	-	367,014.37	367,014.37
<b>Total: Reserves</b>	<b>\$ -</b>	<b>\$ 385,262.37</b>	<b>\$ 385,262.37</b>
<b>Accounts Receivable</b>			
Accounts Receivable	42,387.29	-	42,387.29
Allowance for Bad Debt	(33,000.00)	-	(33,000.00)
<b>Total: Accounts Receivable</b>	<b>\$ 9,387.29</b>	<b>\$ -</b>	<b>\$ 9,387.29</b>
<b>Other Assets</b>			
Recreation Center / Pool	2,146,319.38	-	2,146,319.38
Due from Metro District	55,000.44	-	55,000.44
Accumulated Depreciation	(1,139,318.54)	-	(1,139,318.54)
Opr: Due from Reserve Fund	133,383.09	-	133,383.09
Due from Sub Association FV 11& 12	909.06	-	909.06
<b>Total: Other Assets</b>	<b>\$ 1,196,293.43</b>	<b>\$ -</b>	<b>\$ 1,196,293.43</b>
Prepaid Insurance	27,854.09	-	27,854.09
<b>Total: Assets</b>	<b>\$ 1,347,935.78</b>	<b>\$ 385,262.37</b>	<b>\$ 1,733,198.15</b>
<b>Liabilities &amp; Equity</b>			
<b>Liabilities</b>			
Accounts Payable	2,732.69	-	2,732.69
Homeowner Escrows Held	8,518.85	-	8,518.85
Opr: Escrowed funds for Filing 21	36,880.00	-	36,880.00
Res: Due to Operating Fund	-	133,383.09	133,383.09
Filing 11 & 12 Res due to Master Assco	-	909.06	909.06
Prepaid Assessments	64,596.07	-	64,596.07
<b>Total: Liabilities</b>	<b>\$ 112,727.61</b>	<b>\$ 134,292.15</b>	<b>\$ 247,019.76</b>
<b>Equity</b>			
Working Capital	51,002.95	-	51,002.95
Contributed Capital - FV 11&12	-	4,542.71	4,542.71
Operating Fund Balance	50,295.79	-	50,295.79
Reserve Fund Balance	-	291,151.30	291,151.30
Reserve Fund Balance - FV 11&12	-	6,089.47	6,089.47
<b>Total: Equity</b>	<b>\$ 101,298.74</b>	<b>\$ 301,783.48</b>	<b>\$ 403,082.22</b>
CR Bank Construction Fund	1,007,001.00	-	1,007,001.00
Net Income Gain/Loss	-	2,421.60	2,421.60
Net Income Gain/Loss	73,673.57	-	73,673.57
<b>Total: Liabilities &amp; Equity</b>	<b>\$ 1,294,700.92</b>	<b>\$ 438,497.23</b>	<b>\$ 1,733,198.15</b>



**Income Statement - Operating**  
 Founders Village Master Association, Inc.  
 01/01/2024 to 01/31/2024

Date: 2/22/2024  
 Time: 1:54 pm  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>Income</b>							
6300-00 Homeowner Assessment	\$119,600.00	\$-	\$119,600.00	\$119,600.00	\$-	\$119,600.00	\$-
6303-00 FV Filing 11&12 Assessment	3,150.00	-	3,150.00	3,150.00	-	3,150.00	-
6340-00 Legal Fee & Fine	287.00	-	287.00	287.00	-	287.00	-
6345-00 Late Fee	(470.00)	-	(470.00)	(470.00)	-	(470.00)	-
6350-00 Interest	112.63	-	112.63	112.63	-	112.63	-
6374-00 Amenity User Fee	347.46	-	347.46	347.46	-	347.46	-
<b>Total Income</b>	<b>\$123,027.09</b>	<b>\$-</b>	<b>\$123,027.09</b>	<b>\$123,027.09</b>	<b>\$-</b>	<b>\$123,027.09</b>	<b>\$-</b>
<b>Total OPERATING INCOME</b>	<b>\$123,027.09</b>	<b>\$-</b>	<b>\$123,027.09</b>	<b>\$123,027.09</b>	<b>\$-</b>	<b>\$123,027.09</b>	<b>\$-</b>
<b>OPERATING EXPENSE</b>							
<b>Community Expenses</b>							
6410-00 Trash Removal / Recycling	35,885.52	-	(35,885.52)	35,885.52	-	(35,885.52)	-
6470-00 Social / Recreational	1,175.00	-	(1,175.00)	1,175.00	-	(1,175.00)	-
6476-00 Rec Center Operations	156.00	-	(156.00)	156.00	-	(156.00)	-
6480-00 FV Filing 11 & 12	421.80	-	(421.80)	421.80	-	(421.80)	-
<b>Total Community Expenses</b>	<b>\$37,638.32</b>	<b>\$-</b>	<b>(\$37,638.32)</b>	<b>\$37,638.32</b>	<b>\$-</b>	<b>(\$37,638.32)</b>	<b>\$-</b>
<b>Admin Expenses</b>							
6505-00 Professional Fee - Legal	219.94	-	(219.94)	219.94	-	(219.94)	-
6509-00 Professional Fee - Legal Risk Share	660.53	-	(660.53)	660.53	-	(660.53)	-
6515-00 Professional Fee - Management/Other	4,420.00	-	(4,420.00)	4,420.00	-	(4,420.00)	-
6530-00 General Admin	5,563.20	-	(5,563.20)	5,563.20	-	(5,563.20)	-
6590-00 Bad Debt	851.53	-	(851.53)	851.53	-	(851.53)	-
<b>Total Admin Expenses</b>	<b>\$11,715.20</b>	<b>\$-</b>	<b>(\$11,715.20)</b>	<b>\$11,715.20</b>	<b>\$-</b>	<b>(\$11,715.20)</b>	<b>\$-</b>
<b>Total OPERATING EXPENSE</b>	<b>\$49,353.52</b>	<b>\$-</b>	<b>(\$49,353.52)</b>	<b>\$49,353.52</b>	<b>\$-</b>	<b>(\$49,353.52)</b>	<b>\$-</b>
<b>Net Income:</b>	<b>\$73,673.57</b>	<b>\$0.00</b>	<b>\$73,673.57</b>	<b>\$73,673.57</b>	<b>\$0.00</b>	<b>\$73,673.57</b>	<b>\$0.00</b>



**Income Statement - Reserve**  
 Founders Village Master Association, Inc.  
 01/01/2024 to 01/31/2024

Date: 2/22/2024  
 Time: 1:54 pm  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>RESERVE INCOME</b>							
<b>Reserve Income</b>							
8150-02 Reserve Interest	\$287.63	\$-	\$287.63	\$287.63	\$-	\$287.63	\$-
8155-02 Reserve Change in Value	2,131.34	-	2,131.34	2,131.34	-	2,131.34	-
8160-02 Reserve - Principal Returned	2.63	-	2.63	2.63	-	2.63	-
<b>Total Reserve Income</b>	<u>\$2,421.60</u>	<u>\$-</u>	<u>\$2,421.60</u>	<u>\$2,421.60</u>	<u>\$-</u>	<u>\$2,421.60</u>	<u>\$-</u>
<b>Total RESERVE INCOME</b>	<b>\$2,421.60</b>	<b>\$-</b>	<b>\$2,421.60</b>	<b>\$2,421.60</b>	<b>\$-</b>	<b>\$2,421.60</b>	<b>\$-</b>
<b>Net Reserve:</b>	<u><u>\$2,421.60</u></u>	<u><u>\$0.00</u></u>	<u><u>\$2,421.60</u></u>	<u><u>\$2,421.60</u></u>	<u><u>\$0.00</u></u>	<u><u>\$2,421.60</u></u>	<u><u>\$0.00</u></u>