

Financial Report Package

Prepared for

Founders Village Master Association, Inc.

**Period ending:
01/31/2026**

By

Professional Community Services

Founders Village Master Association, Inc.

Balance Sheet as of 1/31/2026

Assets	Operating	Reserve	Total
Asset			
10-1012-00 - Operating Account - Enterprise Bank	\$95,484.70		\$95,484.70
10-1052-00 - Operating Savings - Enterprise Bank	\$6,101.46		\$6,101.46
12-1212-00 - Reserve Account - FV 11&12 - Enterprise Bank		\$18,527.59	\$18,527.59
12-1215-00 - Reserve Account - Dain Rauscher		\$269,739.40	\$269,739.40
13-1300-00 - Accounts Receivable	\$195,992.01		\$195,992.01
13-1390-00 - Allowance for Bad Debt	(\$33,000.00)		(\$33,000.00)
14-1410-00 - Recreation Center / Pool	\$2,145,990.83		\$2,145,990.83
14-1438-00 - Due from Metro District	\$46,856.71		\$46,856.71
14-1440-00 - Accumulated Depreciation	(\$1,139,318.54)		(\$1,139,318.54)
14-1450-00 - Opr: Due from Reserve Fund	\$133,383.09		\$133,383.09
14-1455-00 - Res: Due from Operating Fund		\$200,000.00	\$200,000.00
14-1456-00 - Due from Sub Association FV 11&12	\$909.06		\$909.06
16-1610-00 - Prepaid Insurance	\$27,854.09		\$27,854.09
Total Asset	\$1,480,253.41	\$488,266.99	\$1,968,520.40
Total Assets	\$1,480,253.41	\$488,266.99	\$1,968,520.40

Founders Village Master Association, Inc.

Balance Sheet as of 1/31/2026

Liabilities / Equity	Operating	Reserve	Total
Liability			
22-2370-00 - Homeowner Credits	\$57,389.14		\$57,389.14
22-2390-00 - Accounts Payable	\$83,574.87		\$83,574.87
30-3013-00 - Homeowner Escrows Held	\$11,018.85		\$11,018.85
30-3014-00 - Clubhouse Security Deposit	(\$453.34)		(\$453.34)
30-3040-00 - Retained Earnings	(\$138,892.43)	\$13,056.13	(\$125,836.30)
30-3050-00 - Opr: Due to Reserves	\$200,000.00		\$200,000.00
30-3055-00 - Res: Due to Operating Fund		\$133,383.09	\$133,383.09
30-3060-00 - Filing 11 & 12 Res due to Master Assco		\$909.06	\$909.06
Total Liability	\$212,637.09	\$147,348.28	\$359,985.37
Equity			
30-3070-00 - Net Income	\$206,552.10	\$6.49	\$206,558.59
50-5000-00 - Working Capital	\$51,002.95		\$51,002.95
50-5100-00 - Contributed Capital - FV 11&12		\$4,542.71	\$4,542.71
50-5200-00 - Operating Fund Balance	\$3,060.27		\$3,060.27
50-5300-00 - Reserve Fund Balance		\$299,897.08	\$299,897.08
50-5305-00 - Reserve Fund Balance - FV 11&12		\$6,089.47	\$6,089.47
52-5250-00 - CR Bank Construction Fund	\$1,007,001.00		\$1,007,001.00
80-8155-02 - Reserve Change in Value		\$30,382.96	\$30,382.96
Total Equity	\$1,267,616.32	\$340,918.71	\$1,608,535.03
Total Liabilities / Equity	\$1,480,253.41	\$488,266.99	\$1,968,520.40

Founders Village Master Association, Inc.

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
63-6300-00 - Owner Assessment	259,496.00	259,160.00	336.00	259,496.00	259,160.00	336.00	518,320.00
63-6303-00 - FV Filing 11&12 Assessment	6,258.00	6,300.00	(42.00)	6,258.00	6,300.00	(42.00)	12,600.00
63-6340-00 - Legal Fee & Fine	(830.00)	1,741.67	(2,571.67)	(830.00)	1,741.67	(2,571.67)	20,900.00
63-6345-00 - Late, Legal & Fine Fee	3,423.00	750.00	2,673.00	3,423.00	750.00	2,673.00	5,500.00
63-6350-00 - Interest	1.57	50.00	(48.43)	1.57	50.00	(48.43)	600.00
63-6370-00 - Miscellaneous Income	250.00	-	250.00	250.00	-	250.00	-
63-6374-00 - Amenity User Fee	813.69	-	813.69	813.69	-	813.69	-
63-6385-00 - District Contributions	-	1,083.00	(1,083.00)	-	1,083.00	(1,083.00)	13,000.00
Total Income	269,412.26	269,084.67	327.59	269,412.26	269,084.67	327.59	570,920.00
Total Income	269,412.26	269,084.67	327.59	269,412.26	269,084.67	327.59	570,920.00
Operating Expense							
Expense							
64-6410-00 - Trash Removal / Recycling	-	37,083.00	37,083.00	-	37,083.00	37,083.00	445,000.00
64-6444-00 - Miscellaneous	-	83.00	83.00	-	83.00	83.00	1,000.00
64-6470-00 - Social / Recreational	8,325.00	-	(8,325.00)	8,325.00	-	(8,325.00)	50,000.00
64-6476-00 - Flag Pole	230.86	-	(230.86)	230.86	-	(230.86)	-
64-6480-00 - FV Filing 11 & 12	539.00	1,050.00	511.00	539.00	1,050.00	511.00	12,600.00
65-6505-00 - Professional Fee - Legal	-	100.00	100.00	-	100.00	100.00	4,000.00
65-6506-00 - Professional Fee - Legal Covenant	3,423.00	300.00	(3,123.00)	3,423.00	300.00	(3,123.00)	8,000.00
65-6509-00 - Professional Fee - Legal Risk Share	-	500.00	500.00	-	500.00	500.00	6,000.00
65-6510-00 - Professional Fee - Audit/ Accounting	-	-	-	-	-	-	2,500.00
65-6515-00 - Professional Fee - Management/Other	4,420.00	5,000.00	580.00	4,420.00	5,000.00	580.00	60,000.00
65-6520-00 - Insurance Coverage	37,990.00	-	(37,990.00)	37,990.00	-	(37,990.00)	5,000.00
65-6530-00 - General Admin	8,032.30	1,175.00	(6,857.30)	8,032.30	1,175.00	(6,857.30)	40,000.00
65-6540-00 - Bank Charges / Coupon	(100.00)	-	100.00	(100.00)	-	100.00	-
65-6590-00 - Bad Debt	-	100.00	100.00	-	100.00	100.00	2,000.00
Total Expense	62,860.16	45,391.00	(17,469.16)	62,860.16	45,391.00	(17,469.16)	636,100.00
Total Expense	62,860.16	45,391.00	(17,469.16)	62,860.16	45,391.00	(17,469.16)	636,100.00
Operating Net Total	206,552.10	223,693.67	(17,141.57)	206,552.10	223,693.67	(17,141.57)	(65,180.00)

Founders Village Master Association, Inc.

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
80-8150-02 - Reserve Interest	6.49	-	6.49	6.49	-	6.49	-
Total Income	6.49	-	6.49	6.49	-	6.49	-
Total Income	6.49	-	6.49	6.49	-	6.49	-
Reserve Net Total	6.49	-	6.49	6.49	-	6.49	-
Net Total	206,558.59	223,693.67	(17,135.08)	206,558.59	223,693.67	(17,135.08)	(65,180.00)