

Financial Report Package

Prepared for

Founders Village Master Association, Inc.

**Period ending:
07/31/2026**

By

Professional Community Services

Founders Village Master Association, Inc.

Balance Sheet as of 7/31/2026

Assets	Operating	Reserve	Total
Asset			
10-1012-00 - Operating Account - Enterprise Bank	\$93,046.71		\$93,046.71
10-1052-00 - Operating Savings - Enterprise Bank	\$6,110.54		\$6,110.54
12-1212-00 - Reserve Account - FV 11&12 - Enterprise Bank		\$18,555.17	\$18,555.17
12-1215-00 - Reserve Account - Dain Rauscher		\$292,034.42	\$292,034.42
13-1300-00 - Accounts Receivable	\$152,625.42		\$152,625.42
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	\$153,005.04		\$153,005.04
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	\$1,540,606.24	\$510,589.59	\$2,051,195.83
Total Assets	\$1,540,606.24	\$510,589.59	\$2,051,195.83

Founders Village Master Association, Inc.

Balance Sheet as of 7/31/2026

Liabilities / Equity	Operating	Reserve	Total
Liability			
22-2370-00 - Homeowner Credits	\$75,818.37		\$75,818.37
22-2390-00 - Accounts Payable	\$97,501.43		\$97,501.43
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	(\$101,580.66)	\$13,056.13	(\$88,524.53)
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	\$282,304.65	\$147,348.28	\$429,652.93
Equity			
30-3070-00 - Net Income	\$197,237.37	\$1,563.58	\$198,800.95
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		\$51,148.47	\$51,148.47
Total Equity	\$1,258,301.59	\$363,241.31	\$1,621,542.90
Total Liabilities / Equity	\$1,540,606.24	\$510,589.59	\$2,051,195.83

Founders Village Master Association, Inc.

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
63-6300-00 - Owner Assessment	259,380.00	259,160.00	220.00	518,876.00	518,320.00	556.00	518,320.00
63-6303-00 - FV Filing 11&12 Assessment	84.00	6,300.00	(6,216.00)	6,342.00	12,600.00	(6,258.00)	12,600.00
63-6340-00 - Legal Fee & Fine	-	1,741.67	(1,741.67)	(982.00)	12,191.69	(13,173.69)	20,900.00
63-6345-00 - Late, Legal & Fine Fee	500.00	650.00	(150.00)	9,060.00	3,450.00	5,610.00	5,500.00
63-6350-00 - Interest	1.55	50.00	(48.45)	10.65	350.00	(339.35)	600.00
63-6370-00 - Miscellaneous Income	-	-	-	250.00	-	250.00	-
63-6374-00 - Amenity User Fee	1,092.85	-	1,092.85	5,001.83	-	5,001.83	-
63-6385-00 - District Contributions	-	1,084.00	(1,084.00)	-	7,584.00	(7,584.00)	13,000.00
Total Income	261,058.40	268,985.67	(7,927.27)	538,558.48	554,495.69	(15,937.21)	570,920.00
Total Income	261,058.40	268,985.67	(7,927.27)	538,558.48	554,495.69	(15,937.21)	570,920.00
Operating Expense							
Expense							
64-6410-00 - Trash Removal / Recycling	38,816.88	37,083.00	(1,733.88)	232,901.28	259,583.00	26,681.72	445,000.00
64-6444-00 - Miscellaneous	-	84.00	84.00	-	583.00	583.00	1,000.00
64-6470-00 - Social / Recreational	3,550.00	6,000.00	2,450.00	32,534.78	22,500.00	(10,034.78)	50,000.00
64-6476-00 - Flag Pole	265.21	-	(265.21)	1,047.07	-	(1,047.07)	-
64-6480-00 - FV Filing 11 & 12	-	1,050.00	1,050.00	2,639.00	7,350.00	4,711.00	12,600.00
65-6505-00 - Professional Fee - Legal	-	500.00	500.00	2,889.00	1,500.00	(1,389.00)	4,000.00
65-6506-00 - Professional Fee - Legal Covenant	-	500.00	500.00	9,215.50	3,100.00	(6,115.50)	8,000.00
65-6509-00 - Professional Fee - Legal Risk Share	-	500.00	500.00	-	3,500.00	3,500.00	6,000.00
65-6510-00 - Professional Fee - Audit/ Accounting	-	-	-	-	2,500.00	2,500.00	2,500.00
65-6515-00 - Professional Fee - Management/Other	660.00	5,000.00	4,340.00	28,290.00	35,000.00	6,710.00	60,000.00
65-6520-00 - Insurance Coverage	(18,995.50)	-	18,995.50	18,994.50	5,000.00	(13,994.50)	5,000.00
65-6530-00 - General Admin	-	1,175.00	1,175.00	13,084.98	25,050.00	11,965.02	40,000.00
65-6540-00 - Bank Charges / Coupon	(165.00)	-	165.00	(275.00)	-	275.00	-
65-6590-00 - Bad Debt	-	200.00	200.00	-	1,300.00	1,300.00	2,000.00
Total Expense	24,131.59	52,092.00	27,960.41	341,321.11	366,966.00	25,644.89	636,100.00
Total Expense	24,131.59	52,092.00	27,960.41	341,321.11	366,966.00	25,644.89	636,100.00
Operating Net Total	236,926.81	216,893.67	20,033.14	197,237.37	187,529.69	9,707.68	(65,180.00)

Founders Village Master Association, Inc.

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
80-8150-02 - Reserve Interest	5.90	-	5.90	1,563.58	-	1,563.58	-
Total Income	5.90	-	5.90	1,563.58	-	1,563.58	-
Total Income	5.90	-	5.90	1,563.58	-	1,563.58	-
Reserve Net Total	5.90	-	5.90	1,563.58	-	1,563.58	-
Net Total	236,932.71	216,893.67	20,039.04	198,800.95	187,529.69	11,271.26	(65,180.00)