

V.C.A.
BALANCE SHEET
As of: 12/31/2025
Assets

Account #	Account Name	Total
Asset		
01019-000	First Foundation ICS #3550	\$1,290,666.03
01020-000	First Foundation #3550	(\$3,382.80)
01021-100	First Foundation A #3501	(\$637.63)
01022-200	First Foundation S #3519	\$20,219.38
01023-300	First Foundation V #3535	\$28,974.52
01025-100	First Foundation A ICS #3501	\$258,720.96
	ASSET TOTAL:	\$1,594,560.46
 Reserves		
01029-000	First Foundation ICS #9043	\$552,633.77
01030-000	First Foundation Reserve #9043	\$1,470.73
01031-100	First Foundation Reserve A9076	(\$12,621.70)
01032-200	First Foundation Reserve S9084	\$91,904.44
01033-300	First Foundation Reserve V9092	\$105,946.27
01034-100	First Foundation A ICS #9076	\$211,500.85
01037-300	BankOZK CD8907 6/22/26 4.00%	\$201,516.90
01039-100	VALLEY BANK CD6904 5/15/26 3.90%	\$240,000.00
1040-100	BankUnited CD5008 8/20/26 3.50%	\$244,792.03
1045-000	FLAGSTAR CD550 8/05/26 4.00%	\$243,872.67
1046-000	1ST HORIZON CD8463 1/01/26 3.35%	\$244,376.78
1047-000	LMCU CD804-40 1/21/27 4.00%	\$238,899.92
1048-000	FIRST CITIZENS CD7712 5/2/26 3.50%	\$238,628.91
	RESERVES TOTAL:	\$2,602,921.57
 Fixed Assets		
01460-000	Fiber Optic Cable	\$3,278,531.00
01470-000	Accumulated Depreciation-Fiber	(\$1,912,476.50)
	FIXED ASSETS TOTAL:	\$1,366,054.50
	TOTAL ASSETS:	\$5,563,536.53

Liabilities

Account #	Account Name	Total
Liability		
02110-000	Accounts Payable	\$32,265.92
02110-100	Accounts Payable-Access	\$3,534.84
02110-300	Accounts Payable-Vintage Col	\$257.50
	LIABILITY TOTAL:	\$36,058.26
 Reserves		
03040-000	RESERVES - GENERAL/MASTER	\$1,519,882.78
03040-100	RESERVES - GENERAL/ACCESS	\$683,671.18

Account #	Account Name	Total
03040-200	RESERVES - GENERAL/SILVER	\$91,904.44
03040-300	RESERVES - GENERAL/VINTAGE	\$307,463.17
	RESERVES TOTAL:	\$2,602,921.57
	TOTAL LIABILITIES:	\$2,638,979.83

Equity

Account #	Account Name	Total
Members		
Equity		
03298-000	Capital Contributed	\$30,649.65
03299-000	Equity invested in Prop&Equipt	\$1,366,054.50
03300-000	Retained Earnings	\$1,164,481.33
03300-100	Access-Retained Earnings	\$241,265.72
03300-200	Silver Oaks-Retained Earnings	\$27,230.48
03300-300	Vintage Col-Retained Earnings	\$51,477.90
	MEMBERS EQUITY TOTAL:	\$2,881,159.58
	Current Year Net Income/(Loss)	\$43,397.12
	TOTAL EQUITY:	\$2,924,556.70
	TOTAL LIABILITIES AND EQUITY:	\$5,563,536.53

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06020-100 Access-AC Repair & Maintenance	0.00	83.37	83.37	669.00	1,000.00	331.00	1,000.00
ACCESS Total	47,390.31	76,262.00	28,871.69	757,906.68	915,144.00	157,237.32	915,144.00
ADMIN							
06021-000 Community Activities	0.00	2,916.63	2,916.63	31,253.53	35,000.00	3,746.47	35,000.00
06021-100 Access - Software Supp/Repairs	0.00	41.63	41.63	1,468.00	500.00	(968.00)	500.00
06022-000 Website Hosting	500.00	133.37	(366.63)	5,254.00	1,600.00	(3,654.00)	1,600.00
06022-100 Powerwash Sidewalks-Arbor Blvd	0.00	708.37	708.37	27,296.00	8,500.00	(18,796.00)	8,500.00
06025-000 Corporate Filing Fee	0.00	5.13	5.13	122.50	62.00	(60.50)	62.00
06026-000 Contingency Funds	0.00	8,333.37	8,333.37	0.00	100,000.00	100,000.00	100,000.00
06040-000 Management / Accounting Fees	19,900.83	19,900.87	0.04	238,809.96	238,810.00	0.04	238,810.00
06050-000 Office Expense	3,319.10	1,583.37	(1,735.73)	16,126.02	19,000.00	2,873.98	19,000.00
06051-000 Vineyards Radio	0.00	100.00	100.00	0.00	1,200.00	1,200.00	1,200.00
06052-000 Postage / Duplicating	198.34	625.00	426.66	3,840.61	7,500.00	3,659.39	7,500.00
06055-000 Lake Drainage & Engineering	0.00	416.63	416.63	0.00	5,000.00	5,000.00	5,000.00
06056-000 Legal / Accounting (CPA)	0.00	1,250.00	1,250.00	7,724.00	15,000.00	7,276.00	15,000.00
06070-000 Taxes/Licenses/Dues	0.00	33.37	33.37	0.00	400.00	400.00	400.00
ADMIN Total	23,918.27	36,047.74	12,129.47	331,894.62	432,572.00	100,677.38	432,572.00
UTILITIES							
06100-000 Electricity	6,334.25	6,866.63	532.38	70,961.78	82,400.00	11,438.22	82,400.00
06102-000 Electrical/Lighting Repairs	0.00	666.63	666.63	4,273.33	8,000.00	3,726.67	8,000.00
06103-000 Bulk TV/Communications Fees	278,835.51	281,214.63	2,379.12	3,336,291.11	3,374,576.00	38,284.89	3,374,576.00
06105-000 Irrigation Water	19,217.30	17,500.00	(1,717.30)	244,371.15	210,000.00	(34,371.15)	210,000.00
UTILITIES Total	304,387.06	306,247.89	1,860.83	3,655,897.37	3,674,976.00	19,078.63	3,674,976.00
GROUNDS							
06130-000 Lake Fountain Maintenance	0.00	266.63	266.63	540.00	3,200.00	2,660.00	3,200.00
06131-000 Lake Fountains Repairs	2,010.86	333.37	(1,677.49)	5,639.22	4,000.00	(1,639.22)	4,000.00
06139-000 Lake Drainage Inspect/Repairs	0.00	833.37	833.37	73,420.00	10,000.00	(63,420.00)	10,000.00
06140-000 Lake Maintenance	5,871.00	8,116.63	2,245.63	70,452.00	97,400.00	26,948.00	97,400.00
06141-000 Irrigation Repairs	10,956.86	2,166.63	(8,790.23)	60,287.06	26,000.00	(34,287.06)	26,000.00
06142-000 Lake & Shoreline Plants	0.00	166.63	166.63	0.00	2,000.00	2,000.00	2,000.00
06160-000 Landscape Contract w/Irr Check	87,118.85	87,119.50	0.65	1,045,426.20	1,045,434.00	7.80	1,045,434.00
06161-000 Landscape Replacement	0.00	7,500.00	7,500.00	68,413.81	90,000.00	21,586.19	90,000.00
06162-000 Annuals/Replacement	20,803.45	3,583.37	(17,220.08)	45,694.25	43,000.00	(2,694.25)	43,000.00
06168-000 Roadway Maintenance	75.00	166.63	91.63	675.00	2,000.00	1,325.00	2,000.00
06171-100 Access-PowerWashStGutter Arbor	0.00	708.37	708.37	0.00	8,500.00	8,500.00	8,500.00
06172-000 Entrance Sign & Monument Maint	0.00	250.00	250.00	120.00	3,000.00	2,880.00	3,000.00
06173-000 Roadway Sign Maintenance	0.00	416.63	416.63	2,422.45	5,000.00	2,577.55	5,000.00
06174-000 Perimeter Fencing Walls	0.00	208.37	208.37	2,350.00	2,500.00	150.00	2,500.00
06175-000 Powerwashing Park & Monuments	0.00	583.37	583.37	1,442.00	7,000.00	5,558.00	7,000.00
06177-100 Access - Contingency	0.00	4,166.63	4,166.63	0.00	50,000.00	50,000.00	50,000.00
06180-200 Silver Oaks - Landscape Maint	2,611.49	2,612.12	0.63	31,337.88	31,345.00	7.12	31,345.00
06181-200 Silver Oaks-Powerwash Sidewalk	0.00	150.00	150.00	1,850.00	1,800.00	(50.00)	1,800.00
06182-200 Silver Oaks - Repairs & Maint.	0.00	250.00	250.00	1,872.00	3,000.00	1,128.00	3,000.00
06183-200 Silver Oaks - Contingency	0.00	41.63	41.63	0.00	500.00	500.00	500.00
06184-200 Silver Oaks-Tree,Plant Replace	1,315.79	166.63	(1,149.16)	6,026.82	2,000.00	(4,026.82)	2,000.00
06190-300 Vintage Col.-Repairs & Maint.	0.00	166.63	166.63	0.00	2,000.00	2,000.00	2,000.00
06191-300 Vintage Col.-Landscape Maint.	3,404.75	3,404.75	0.00	40,856.99	40,857.00	0.01	40,857.00
06192-300 Vintage Col.-Annuals/Plantings	1,255.26	208.37	(1,046.89)	3,540.42	2,500.00	(1,040.42)	2,500.00
06193-300 Vintage Col.-Fountain Service	0.00	257.50	257.50	2,832.50	3,090.00	257.50	3,090.00
06194-300 Vintage Col.-Fountain Electric	637.89	579.25	(58.64)	5,458.42	6,951.00	1,492.58	6,951.00
06195-300 Vintage Col.-Street Lights	93.51	111.62	18.11	863.49	1,339.00	475.51	1,339.00
06196-300 Vintage Col.-Fntn. Equipment	0.00	125.00	125.00	3,482.02	1,500.00	(1,982.02)	1,500.00
06197-300 Vintage Col.-Contingency	0.00	83.37	83.37	0.00	1,000.00	1,000.00	1,000.00
06198-300 Vintage-PowerWash Sidewalks	0.00	250.00	250.00	2,850.00	3,000.00	150.00	3,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06199-300 Vintage Col - Plant Replace	0.00	416.63	416.63	4,269.11	5,000.00	730.89	5,000.00
GROUNDS Total	136,154.71	125,409.63	(10,745.08)	1,482,121.64	1,504,916.00	22,794.36	1,504,916.00
INSURANCE							
06310-000 Insurance	0.00	5,633.49	5,633.49	62,577.43	67,601.00	5,023.57	67,601.00
06310-100 Access - Insurance Package	0.00	4,794.87	4,794.87	31,981.18	57,538.00	25,556.82	57,538.00
INSURANCE Total	0.00	10,428.36	10,428.36	94,558.61	125,139.00	30,580.39	125,139.00
RESERVES							
06440-000 Reserves - General/Master	10,997.08	3,916.63	(7,080.45)	89,398.50	47,000.00	(42,398.50)	47,000.00
06440-100 Reserves - General/Access	457.48	6,500.00	6,042.52	87,514.95	78,000.00	(9,514.95)	78,000.00
06440-200 Reserves - General/Silver Oaks	267.40	1,083.37	815.97	15,519.83	13,000.00	(2,519.83)	13,000.00
06440-300 Reserves - General/Vintage Col	956.12	3,333.37	2,377.25	50,659.65	40,000.00	(10,659.65)	40,000.00
RESERVES Total	12,678.08	14,833.37	2,155.29	243,092.93	178,000.00	(65,092.93)	178,000.00
Total Expense	524,528.43	569,228.99	44,700.56	6,565,471.85	6,830,747.00	265,275.15	6,830,747.00
Net Income	14,253.39	(27,416.63)	41,670.02	43,397.12	0.00	43,397.12	0.00

V.C.A.
INCOME STATEMENT
 Cost Center 000
 Start: 12/01/2025 | End: 12/31/2025
Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
04145-000 Maintenance Fees - VCA	157,919.37	157,917.25	2.12	1,895,040.84	1,895,007.00	33.84	1,895,007.00
04150-000 Reserve Assessments - VCA	0.00	3,916.63	(3,916.63)	47,013.48	47,000.00	13.48	47,000.00
04151-000 Lake Maintenance	2,206.39	7,258.37	(5,051.98)	86,976.72	87,100.00	(123.28)	87,100.00
04154-000 Bulk TV/Communications Fees	281,318.18	281,214.63	103.55	3,375,818.15	3,374,576.00	1,242.15	3,374,576.00
04240-000 Interest Income - Operating	3,421.14	0.00	3,421.14	34,653.91	0.00	34,653.91	0.00
04250-000 Interest Income - Reserves	10,997.08	0.00	10,997.08	42,398.50	0.00	42,398.50	0.00
04499-000 Prior Year Surplus/(Deficit)	0.00	0.00	0.00	0.00	150,000.00	(150,000.00)	150,000.00
Income Total	455,862.16	450,306.88	5,555.28	5,481,901.60	5,553,683.00	(71,781.40)	5,553,683.00
Total Income	455,862.16	450,306.88	5,555.28	5,481,901.60	5,553,683.00	(71,781.40)	5,553,683.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
ACCESS							
06001-000 Default Account	(32.00)	0.00	32.00	0.00	0.00	0.00	0.00
ACCESS Total	(32.00)	0.00	32.00	0.00	0.00	0.00	0.00
ADMIN							
06021-000 Community Activities	0.00	2,916.63	2,916.63	31,253.53	35,000.00	3,746.47	35,000.00
06022-000 Website Hosting	500.00	133.37	(366.63)	5,254.00	1,600.00	(3,654.00)	1,600.00
06025-000 Corporate Filing Fee	0.00	5.13	5.13	122.50	62.00	(60.50)	62.00
06026-000 Contingency Funds	0.00	8,333.37	8,333.37	0.00	100,000.00	100,000.00	100,000.00
06040-000 Management / Accounting Fees	19,900.83	19,900.87	0.04	238,809.96	238,810.00	0.04	238,810.00
06050-000 Office Expense	3,319.10	1,583.37	(1,735.73)	16,126.02	19,000.00	2,873.98	19,000.00
06051-000 Vineyards Radio	0.00	100.00	100.00	0.00	1,200.00	1,200.00	1,200.00
06052-000 Postage / Duplicating	198.34	625.00	426.66	3,840.61	7,500.00	3,659.39	7,500.00
06055-000 Lake Drainage & Engineering	0.00	416.63	416.63	0.00	5,000.00	5,000.00	5,000.00
06056-000 Legal / Accounting (CPA)	0.00	1,250.00	1,250.00	7,724.00	15,000.00	7,276.00	15,000.00
06070-000 Taxes/Licenses/Dues	0.00	33.37	33.37	0.00	400.00	400.00	400.00
ADMIN Total	23,918.27	35,297.74	11,379.47	303,130.62	423,572.00	120,441.38	423,572.00
UTILITIES							
06100-000 Electricity	6,334.25	6,866.63	532.38	70,961.78	82,400.00	11,438.22	82,400.00
06102-000 Electrical/Lighting Repairs	0.00	666.63	666.63	4,273.33	8,000.00	3,726.67	8,000.00
06103-000 Bulk TV/Communications Fees	278,835.51	281,214.63	2,379.12	3,336,291.11	3,374,576.00	38,284.89	3,374,576.00
06105-000 Irrigation Water	19,217.30	17,500.00	(1,717.30)	244,371.15	210,000.00	(34,371.15)	210,000.00
UTILITIES Total	304,387.06	306,247.89	1,860.83	3,655,897.37	3,674,976.00	19,078.63	3,674,976.00
GROUNDS							
06130-000 Lake Fountain Maintenance	0.00	266.63	266.63	540.00	3,200.00	2,660.00	3,200.00
06131-000 Lake Fountains Repairs	2,010.86	333.37	(1,677.49)	5,639.22	4,000.00	(1,639.22)	4,000.00
06139-000 Lake Drainage Inspect/Repairs	0.00	833.37	833.37	73,420.00	10,000.00	(63,420.00)	10,000.00
06140-000 Lake Maintenance	5,871.00	8,116.63	2,245.63	70,452.00	97,400.00	26,948.00	97,400.00
06141-000 Irrigation Repairs	10,956.86	2,166.63	(8,790.23)	60,287.06	26,000.00	(34,287.06)	26,000.00
06142-000 Lake & Shoreline Plants	0.00	166.63	166.63	0.00	2,000.00	2,000.00	2,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06160-000 Landscape Contract w/Irr Check	87,118.85	87,119.50	0.65	1,045,426.20	1,045,434.00	7.80	1,045,434.00
06161-000 Landscape Replacement	0.00	7,500.00	7,500.00	68,413.81	90,000.00	21,586.19	90,000.00
06162-000 Annuals/Replacement	20,803.45	3,583.37	(17,220.08)	45,694.25	43,000.00	(2,694.25)	43,000.00
06168-000 Roadway Maintenance	75.00	166.63	91.63	675.00	2,000.00	1,325.00	2,000.00
06172-000 Entrance Sign & Monument Maint	0.00	250.00	250.00	120.00	3,000.00	2,880.00	3,000.00
06173-000 Roadway Sign Maintenance	0.00	416.63	416.63	2,422.45	5,000.00	2,577.55	5,000.00
06174-000 Perimeter Fencing Walls	0.00	208.37	208.37	2,350.00	2,500.00	150.00	2,500.00
06175-000 Powerwashing Park & Monuments	0.00	583.37	583.37	1,442.00	7,000.00	5,558.00	7,000.00
GROUNDS Total	126,836.02	111,711.13	(15,124.89)	1,376,881.99	1,340,534.00	(36,347.99)	1,340,534.00
INSURANCE							
06310-000 Insurance	0.00	5,633.49	5,633.49	62,577.43	67,601.00	5,023.57	67,601.00
INSURANCE Total	0.00	5,633.49	5,633.49	62,577.43	67,601.00	5,023.57	67,601.00
RESERVES							
06440-000 Reserves - General/Master	10,997.08	3,916.63	(7,080.45)	89,398.50	47,000.00	(42,398.50)	47,000.00
RESERVES Total	10,997.08	3,916.63	(7,080.45)	89,398.50	47,000.00	(42,398.50)	47,000.00
Total Expense	466,106.43	462,806.88	(3,299.55)	5,487,885.91	5,553,683.00	65,797.09	5,553,683.00
Net Income	(10,244.27)	(12,500.00)	2,255.73	(5,984.31)	0.00	(5,984.31)	0.00

V.C.A.
INCOME STATEMENT
Access Control
Start: 12/01/2025 | End: 12/31/2025
Income

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
04152-100 Access Control Fees	74,182.21	74,181.87	0.34	890,192.60	890,182.00	10.60	890,182.00
04153-100 Access Control - Reserve Fees	0.00	6,500.00	(6,500.00)	78,005.60	78,000.00	5.60	78,000.00
04240-100 Int. Income-Access-Operating	604.33	0.00	604.33	5,696.07	0.00	5,696.07	0.00
04250-100 Interest Income-ReservesAccess	457.48	0.00	457.48	9,514.95	0.00	9,514.95	0.00
04499-100 Prior Year Surplus/(Deficit)	0.00	0.00	0.00	0.00	150,000.00	(150,000.00)	150,000.00
Income Total	75,244.02	80,681.87	(5,437.85)	983,409.22	1,118,182.00	(134,772.78)	1,118,182.00
Total Income	75,244.02	80,681.87	(5,437.85)	983,409.22	1,118,182.00	(134,772.78)	1,118,182.00

Expense

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
ACCESS							
06000-100 Educational/Conferences	0.00	66.63	66.63	0.00	800.00	800.00	800.00
06001-100 Access Control Payroll/Benefit	42,416.51	65,808.62	23,392.11	657,775.28	789,703.00	131,927.72	789,703.00
06002-100 Access - Office Expense	657.60	583.37	(74.23)	5,120.92	7,000.00	1,879.08	7,000.00
06003-100 Access-Gatehse Janit.Sup	0.00	541.63	541.63	1,715.29	6,500.00	4,784.71	6,500.00
06004-100 Access - Uniforms	0.00	250.00	250.00	2,887.74	3,000.00	112.26	3,000.00
06005-100 Access-Auto Insurance	0.00	259.75	259.75	0.00	3,117.00	3,117.00	3,117.00
06007-100 Access - Workmens Comp	(824.58)	1,500.00	2,324.58	11,561.16	18,000.00	6,438.84	18,000.00
06008-100 Access - Electricity	414.54	1,030.00	615.46	10,258.18	12,360.00	2,101.82	12,360.00
06009-100 Access-Mobile Phone/Cable	320.36	412.00	91.64	3,912.08	4,944.00	1,031.92	4,944.00
06010-100 Access - Water/Sewer	558.02	487.37	(70.65)	5,615.40	5,848.00	232.60	5,848.00
06012-100 Access- Gate Repair & Maint	598.90	583.37	(15.53)	3,233.10	7,000.00	3,766.90	7,000.00
06013-100 Access-Gatehse Repair&Maint	0.00	416.63	416.63	7,922.50	5,000.00	(2,922.50)	5,000.00
06014-100 Access-Gatehouse Janitorial	2,033.00	2,023.00	(10.00)	24,286.00	24,276.00	(10.00)	24,276.00
06015-100 Access-Gatehouse Pest Control	0.00	133.00	133.00	1,065.00	1,596.00	531.00	1,596.00
06016-100 Access - Auto Fuel	0.00	250.00	250.00	0.00	3,000.00	3,000.00	3,000.00
06017-100 Access - Auto Repair & Maint	0.00	166.63	166.63	0.00	2,000.00	2,000.00	2,000.00
06018-100 Access - Bar Code/Decal/Passes	0.00	500.00	500.00	7,466.39	6,000.00	(1,466.39)	6,000.00
06019-100 Access - Software/Hosting	1,247.96	1,166.63	(81.33)	14,418.64	14,000.00	(418.64)	14,000.00
06020-100 Access-AC Repair & Maintenance	0.00	83.37	83.37	669.00	1,000.00	331.00	1,000.00
ACCESS Total	47,422.31	76,262.00	28,839.69	757,906.68	915,144.00	157,237.32	915,144.00

ADMIN							
06021-100 Access - Software Supp/Repairs	0.00	41.63	41.63	1,468.00	500.00	(968.00)	500.00
06022-100 Powerwash Sidewalks-Arbor Blvd	0.00	708.37	708.37	27,296.00	8,500.00	(18,796.00)	8,500.00
ADMIN Total	0.00	750.00	750.00	28,764.00	9,000.00	(19,764.00)	9,000.00

GROUNDS							
06171-100 Access-PowerWashStGutter Arbor	0.00	708.37	708.37	0.00	8,500.00	8,500.00	8,500.00
06177-100 Access - Contingency	0.00	4,166.63	4,166.63	0.00	50,000.00	50,000.00	50,000.00
GROUNDS Total	0.00	4,875.00	4,875.00	0.00	58,500.00	58,500.00	58,500.00

INSURANCE							
06310-100 Access - Insurance Package	0.00	4,794.87	4,794.87	31,981.18	57,538.00	25,556.82	57,538.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INSURANCE Total	0.00	4,794.87	4,794.87	31,981.18	57,538.00	25,556.82	57,538.00
RESERVES							
06440-100 Reserves - General/Access	457.48	6,500.00	6,042.52	87,514.95	78,000.00	(9,514.95)	78,000.00
RESERVES Total	457.48	6,500.00	6,042.52	87,514.95	78,000.00	(9,514.95)	78,000.00
Total Expense	47,879.79	93,181.87	45,302.08	906,166.81	1,118,182.00	212,015.19	1,118,182.00
Net Income	27,364.23	(12,500.00)	39,864.23	77,242.41	0.00	77,242.41	0.00

V.C.A.
INCOME STATEMENT
Silver Oaks
Start: 12/01/2025 | End: 12/31/2025
Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
04156-200 Silver Oaks Drive Fee	2,886.72	2,887.12	(0.40)	34,640.64	34,645.00	(4.36)	34,645.00
04157-200 Reserves - Silver Oak Drive	0.00	1,083.37	(1,083.37)	12,994.56	13,000.00	(5.44)	13,000.00
04240-200 Int. Income-Silver-Operating	19.40	0.00	19.40	204.07	0.00	204.07	0.00
04250-200 Interest Income-ReservesSilver	267.40	0.00	267.40	2,519.83	0.00	2,519.83	0.00
04499-200 Prior Year Surplus/(Deficit)	0.00	0.00	0.00	0.00	4,000.00	(4,000.00)	4,000.00
Income Total	3,173.52	3,970.49	(796.97)	50,359.10	51,645.00	(1,285.90)	51,645.00

Total Income	3,173.52	3,970.49	(796.97)	50,359.10	51,645.00	(1,285.90)	51,645.00
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Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
GROUNDS							
06180-200 Silver Oaks - Landscape Maint	2,611.49	2,612.12	0.63	31,337.88	31,345.00	7.12	31,345.00
06181-200 Silver Oaks-Powerwash Sidewalk	0.00	150.00	150.00	1,850.00	1,800.00	(50.00)	1,800.00
06182-200 Silver Oaks - Repairs & Maint.	0.00	250.00	250.00	1,872.00	3,000.00	1,128.00	3,000.00
06183-200 Silver Oaks - Contingency	0.00	41.63	41.63	0.00	500.00	500.00	500.00
06184-200 Silver Oaks-Tree,Plant Replace	1,315.79	166.63	(1,149.16)	6,026.82	2,000.00	(4,026.82)	2,000.00
GROUNDS Total	3,927.28	3,220.38	(706.90)	41,086.70	38,645.00	(2,441.70)	38,645.00

RESERVES							
06440-200 Reserves - General/Silver Oaks	267.40	1,083.37	815.97	15,519.83	13,000.00	(2,519.83)	13,000.00
RESERVES Total	267.40	1,083.37	815.97	15,519.83	13,000.00	(2,519.83)	13,000.00

Total Expense	4,194.68	4,303.75	109.07	56,606.53	51,645.00	(4,961.53)	51,645.00
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Net Income	(1,021.16)	(333.26)	(687.90)	(6,247.43)	0.00	(6,247.43)	0.00
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V.C.A.
INCOME STATEMENT
Vintage Colony
Start: 12/01/2025 | End: 12/31/2025
Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
04158-300 Vintage Colony Blvd Fee	3,518.74	3,519.75	(1.01)	42,242.80	42,237.00	5.80	42,237.00
04159-300 Vintage Colony - Reserve Fee	0.00	3,333.37	(3,333.37)	40,006.40	40,000.00	6.40	40,000.00
04240-300 Int. Income-Vintage-Operating	27.26	0.00	27.26	290.20	0.00	290.20	0.00
04250-300 Interest Income-ReserveVintage	956.12	0.00	956.12	10,659.65	0.00	10,659.65	0.00
04499-300 Prior Year Surplus/(Deficit)	0.00	0.00	0.00	0.00	25,000.00	(25,000.00)	25,000.00
Income Total	4,502.12	6,853.12	(2,351.00)	93,199.05	107,237.00	(14,037.95)	107,237.00
Total Income	4,502.12	6,853.12	(2,351.00)	93,199.05	107,237.00	(14,037.95)	107,237.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
GROUNDS							
06190-300 Vintage Col.-Repairs & Maint.	0.00	166.63	166.63	0.00	2,000.00	2,000.00	2,000.00
06191-300 Vintage Col.-Landscape Maint.	3,404.75	3,404.75	0.00	40,856.99	40,857.00	0.01	40,857.00
06192-300 Vintage Col.-Annuals/Plantings	1,255.26	208.37	(1,046.89)	3,540.42	2,500.00	(1,040.42)	2,500.00
06193-300 Vintage Col.-Fountain Service	0.00	257.50	257.50	2,832.50	3,090.00	257.50	3,090.00
06194-300 Vintage Col.-Fountain Electric	637.89	579.25	(58.64)	5,458.42	6,951.00	1,492.58	6,951.00
06195-300 Vintage Col.-Street Lights	93.51	111.62	18.11	863.49	1,339.00	475.51	1,339.00
06196-300 Vintage Col.-Fntrn. Equipment	0.00	125.00	125.00	3,482.02	1,500.00	(1,982.02)	1,500.00
06197-300 Vintage Col.-Contingency	0.00	83.37	83.37	0.00	1,000.00	1,000.00	1,000.00
06198-300 Vintage-PowerWash Sidewalks	0.00	250.00	250.00	2,850.00	3,000.00	150.00	3,000.00
06199-300 Vintage Col - Plant Replace	0.00	416.63	416.63	4,269.11	5,000.00	730.89	5,000.00
GROUNDS Total	5,391.41	5,603.12	211.71	64,152.95	67,237.00	3,084.05	67,237.00
RESERVES							
06440-300 Reserves - General/Vintage Col	956.12	3,333.37	2,377.25	50,659.65	40,000.00	(10,659.65)	40,000.00
RESERVES Total	956.12	3,333.37	2,377.25	50,659.65	40,000.00	(10,659.65)	40,000.00
Total Expense	6,347.53	8,936.49	2,588.96	114,812.60	107,237.00	(7,575.60)	107,237.00
Net Income	(1,845.41)	(2,083.37)	237.96	(21,613.55)	0.00	(21,613.55)	0.00