V.C.A.

BALANCE SHEET

As of: 09/30/2025

Assets

Account #	Account Name	Total
Asset		
01019-000	First Foundation ICS #3550	$1,408,112.72
01020-000	First Foundation #3550	($132,074.06)
01021-100	First Foundation A #3501	($8,360.58)
01022-200	First Foundation S #3519	$28,637.60
01023-300	First Foundation V #3535	$35,600.03
01025-100	First Foundation A ICS #3501	$225,408.33
	ASSET TOTAL:	$1,557,324.04
Reserves		
01029-000	First Foundation ICS #9043	$548,977.80
01030-000	First Foundation Reserve #9043	($10,279.27)
01031-100	First Foundation Reserve A9076	($14,976.10)
01032-200	First Foundation Reserve S9084	$97,915.57
01033-300	First Foundation Reserve V9092	$94,994.58
01034-100	First Foundation A ICS #9076	$192,937.71
01037-300	BankOZK CD8907 11/22/25 4.25%	$195,334.09
01039-100	VALLEY BANK CD6904 5/15/26 3.90%	$240,000.00
1040-100	BankUnited CD5008 11/16/25 4.00%	$240,000.00
1045-000	FLAGSTAR CD550 8/05/26 4.00%	$240,000.00
1046-000	1ST HORIZON CD8463 1/01/26 3.35%	$244,376.78
1047-000	LMCU CD804-40 1/21/27 4.00%	$235,000.00
1048-000	FIRST CITIZENS CD7712 12/1/25 3.75%	$235,005.00
	RESERVES TOTAL:	$2,539,286.16
Accounts Receivable		
01450-000	Owners Receivable	$2,206.39
	ACCOUNTS RECEIVABLE TOTAL:	$2,206.39
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:	$5,464,871.09

Liabilities

Account #	Account Name	Total
Liability		
02110-000	Accounts Payable	$22,682.95
02110-100	Accounts Payable-Access	$12,075.53
02110-200	Accounts Payable-Silver Oaks	$2,600.00

Account #	Account Name	Total
02110-300	Accounts Payable-Vintage Col	$257.50
02130-000	Income Taxes Payable	$4,660.00
	LIABILITY TOTAL:	$42,275.98
Reserves		
03040-000	RESERVES - GENERAL/MASTER	$1,493,080.31
03040-100	RESERVES - GENERAL/ACCESS	$657,961.61
03040-200	RESERVES - GENERAL/SILVER	$97,915.57
03040-300	RESERVES - GENERAL/VINTAGE	$290,328.67
	RESERVES TOTAL:	$2,539,286.16
	TOTAL LIABILITIES:	$2,581,562.14

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)	$2,149.37
	TOTAL EQUITY:	$2,883,308.95
	TOTAL LIABILITIES AND EQUITY:	$5,464,871.09

V.C.A.

INCOME STATEMENT

Start: 09/01/2025 | End: 09/30/2025

Income

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
Income							
04145-000 Maintenance Fees - VCA	157,920.57	157,917.25	3.32	1,421,280.33	1,421,255.25	25.08	1,895,007.00
04150-000 Reserve Assessments - VCA	0.00	3,916.67	(3,916.67)	35,260.11	35,250.03	10.08	47,000.00
04151-000 Lake Maintenance	2,206.39	7,258.33	(5,051.94)	65,231.64	65,324.97	(93.33)	87,100.00
04152-100 Access Control Fees	74,182.81	74,181.83	0.98	667,644.75	667,636.47	8.28	890,182.00
04153-100 Access Control - Reserve Fees	0.00	6,500.00	(6,500.00)	58,504.20	58,500.00	4.20	78,000.00
04154-000 Bulk TV/Communications Fees	281,318.18	281,214.67	103.51	2,531,863.61	2,530,932.03	931.58	3,374,576.00
04156-200 Silver Oaks Drive Fee	2,886.72	2,887.08	(0.36)	25,980.48	25,983.72	(3.24)	34,645.00
04157-200 Reserves - Silver Oak Drive	0.00	1,083.33	(1,083.33)	9,745.92	9,749.97	(4.05)	13,000.00
04158-300 Vintage Colony Blvd Fee	3,520.54	3,519.75	0.79	31,683.00	31,677.75	5.25	42,237.00
04159-300 Vintage Colony - Reserve Fee	0.00	3,333.33	(3,333.33)	30,004.80	29,999.97	4.83	40,000.00
04240-000 Interest Income - Operating	3,949.71	0.00	3,949.71	22,453.37	0.00	22,453.37	0.00
04240-100 Int. Income-Access-Operating	638.01	0.00	638.01	3,455.79	0.00	3,455.79	0.00
04240-200 Int. Income-Silver-Operating	25.62	0.00	25.62	132.61	0.00	132.61	0.00
04240-300 Int. Income-Vintage-Operating	33.96	0.00	33.96	194.88	0.00	194.88	0.00
04250-000 Interest Income - Reserves	1,369.74	0.00	1,369.74	27,346.03	0.00	27,346.03	0.00
04250-100 Interest Income-ReservesAccess	481.37	0.00	481.37	3,305.38	0.00	3,305.38	0.00
04250-200 Interest Income-ReservesSilver	324.63	0.00	324.63	1,640.96	0.00	1,640.96	0.00
04250-300 Interest Income-ReserveVintage	315.78	0.00	315.78	3,525.15	0.00	3,525.15	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
04499-100 Prior Year Surplus/(Deficit)	0.00	0.00	0.00	0.00	150,000.00	(150,000.00)	150,000.00
04499-200 Prior Year Surplus/(Deficit)	0.00	0.00	0.00	0.00	4,000.00	(4,000.00)	4,000.00
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	**529,174.03**	**541,812.24**	**(12,638.21)**	**4,939,253.01**	**5,205,310.16**	**(266,057.15)**	**6,830,747.00**
Total Income	**529,174.03**	**541,812.24**	**(12,638.21)**	**4,939,253.01**	**5,205,310.16**	**(266,057.15)**	**6,830,747.00**

Expense

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
ACCESS							
06000-100 Educational/Conferences	0.00	66.67	66.67	0.00	600.03	600.03	800.00
06001-100 Access Control Payroll/Benefit	54,139.05	65,808.58	11,669.53	519,984.96	592,277.22	72,292.26	789,703.00
06002-100 Access - Office Expense	69.96	583.33	513.37	3,569.92	5,249.97	1,680.05	7,000.00
06003-100 Access-Gatehse Janit.Sup	68.50	541.67	473.17	1,382.79	4,875.03	3,492.24	6,500.00
06004-100 Access - Uniforms	2,777.58	250.00	(2,527.58)	2,777.58	2,250.00	(527.58)	3,000.00
06005-100 Access-Auto Insurance	0.00	259.75	259.75	0.00	2,337.75	2,337.75	3,117.00
06007-100 Access - Workmens Comp	0.00	1,500.00	1,500.00	11,175.65	13,500.00	2,324.35	18,000.00
06008-100 Access - Electricity	1,030.61	1,030.00	(0.61)	8,435.55	9,270.00	834.45	12,360.00
06009-100 Access-Mobile Phone/Cable	134.54	412.00	277.46	2,951.00	3,708.00	757.00	4,944.00
06010-100 Access - Water/Sewer	494.52	487.33	(7.19)	4,047.80	4,385.97	338.17	5,848.00
06012-100 Access- Gate Repair & Maint	1,122.01	583.33	(538.68)	2,634.20	5,249.97	2,615.77	7,000.00
06013-100 Access-Gatehse Repair&Maint	332.50	416.67	84.17	7,542.50	3,750.03	(3,792.47)	5,000.00
06014-100 Access-Gatehouse Janitorial	2,023.00	2,023.00	0.00	18,207.00	18,207.00	0.00	24,276.00
06015-100 Access-Gatehouse Pest Control	133.00	133.00	0.00	732.00	1,197.00	465.00	1,596.00
06016-100 Access - Auto Fuel	0.00	250.00	250.00	0.00	2,250.00	2,250.00	3,000.00
06017-100 Access - Auto Repair & Maint	0.00	166.67	166.67	0.00	1,500.03	1,500.03	2,000.00
06018-100 Access - Bar Code/Decal/Passes	0.00	500.00	500.00	7,546.39	4,500.00	(3,046.39)	6,000.00
06019-100 Access - Software/Hosting	1,247.96	1,166.67	(81.29)	10,674.76	10,500.03	(174.73)	14,000.00
06020-100 Access-AC Repair & Maintenance	0.00	83.33	83.33	669.00	749.97	80.97	1,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
ACCESS Total	**63,573.23**	**76,262.00**	**12,688.77**	**602,331.10**	**686,358.00**	**84,026.90**	**915,144.00**
ADMIN							
06021-000 Community Activities	195.53	2,916.67	2,721.14	15,724.53	26,250.03	10,525.50	35,000.00
06021-100 Access - Software Supp/Repairs	0.00	41.67	41.67	1,468.00	375.03	(1,092.97)	500.00
06022-000 Website Hosting	500.00	133.33	(366.67)	3,209.00	1,199.97	(2,009.03)	1,600.00
06022-100 Powerwash Sidewalks-Arbor Blvd	0.00	708.33	708.33	9,200.00	6,374.97	(2,825.03)	8,500.00
06025-000 Corporate Filing Fee	0.00	5.17	5.17	61.25	46.53	(14.72)	62.00
06026-000 Contingency Funds	0.00	8,333.33	8,333.33	0.00	74,999.97	74,999.97	100,000.00
06040-000 Management / Accounting Fees	19,900.83	19,900.83	0.00	179,107.47	179,107.47	0.00	238,810.00
06050-000 Office Expense	636.50	1,583.33	946.83	10,574.32	14,249.97	3,675.65	19,000.00
06051-000 Vineyards Radio	0.00	100.00	100.00	0.00	900.00	900.00	1,200.00
06052-000 Postage / Duplicating	61.96	625.00	563.04	3,292.09	5,625.00	2,332.91	7,500.00
06055-000 Lake Drainage & Engineering	0.00	416.67	416.67	0.00	3,750.03	3,750.03	5,000.00
06056-000 Legal / Accounting (CPA)	7,000.00	1,250.00	(5,750.00)	7,724.00	11,250.00	3,526.00	15,000.00
06070-000 Taxes/Licenses/Dues	0.00	33.33	33.33	0.00	299.97	299.97	400.00
ADMIN Total	**28,294.82**	**36,047.66**	**7,752.84**	**230,360.66**	**324,428.94**	**94,068.28**	**432,572.00**
UTILITIES							
06100-000 Electricity	5,718.02	6,866.67	1,148.65	52,177.59	61,800.03	9,622.44	82,400.00
06102-000 Electrical/Lighting Repairs	0.00	666.67	666.67	4,273.33	6,000.03	1,726.70	8,000.00
06103-000 Bulk TV/Communications Fees	278,541.59	281,214.67	2,673.08	2,499,784.58	2,530,932.03	31,147.45	3,374,576.00
06105-000 Irrigation Water	20,995.58	17,500.00	(3,495.58)	174,899.09	157,500.00	(17,399.09)	210,000.00
UTILITIES Total	**305,255.19**	**306,248.01**	**992.82**	**2,731,134.59**	**2,756,232.09**	**25,097.50**	**3,674,976.00**
GROUNDS							
06130-000 Lake Fountain Maintenance	0.00	266.67	266.67	540.00	2,400.03	1,860.03	3,200.00
06131-000 Lake Fountains Repairs	936.84	333.33	(603.51)	3,088.36	2,999.97	(88.39)	4,000.00
06139-000 Lake Drainage Inspect/Repairs	2,625.00	833.33	(1,791.67)	60,240.00	7,499.97	(52,740.03)	10,000.00
06140-000 Lake Maintenance	5,871.00	8,116.67	2,245.67	52,839.00	73,050.03	20,211.03	97,400.00
06141-000 Irrigation Repairs	6,098.37	2,166.67	(3,931.70)	44,135.10	19,500.03	(24,635.07)	26,000.00
06142-000 Lake & Shoreline Plants	0.00	166.67	166.67	0.00	1,500.03	1,500.03	2,000.00
06160-000 Landscape Contract w/Irr Check	87,118.85	87,119.50	0.65	784,069.65	784,075.50	5.85	1,045,434.00
06161-000 Landscape Replacement	46,602.61	7,500.00	(39,102.61)	60,818.42	67,500.00	6,681.58	90,000.00
06162-000 Annuals/Replacement	0.00	3,583.33	3,583.33	24,890.80	32,249.97	7,359.17	43,000.00
06168-000 Roadway Maintenance	450.00	166.67	(283.33)	600.00	1,500.03	900.03	2,000.00
06171-100 Access-PowerWashStGutter Arbor	0.00	708.33	708.33	0.00	6,374.97	6,374.97	8,500.00
06172-000 Entrance Sign & Monument Maint	0.00	250.00	250.00	0.00	2,250.00	2,250.00	3,000.00
06173-000 Roadway Sign Maintenance	900.00	416.67	(483.33)	2,422.45	3,750.03	1,327.58	5,000.00
06174-000 Perimeter Fencing Walls	0.00	208.33	208.33	2,350.00	1,874.97	(475.03)	2,500.00
06175-000 Powerwashing Park & Monuments	0.00	583.33	583.33	0.00	5,249.97	5,249.97	7,000.00
06177-100 Access - Contingency	0.00	4,166.67	4,166.67	0.00	37,500.03	37,500.03	50,000.00
06180-200 Silver Oaks - Landscape Maint	2,571.49	2,612.08	40.59	23,503.41	23,508.72	5.31	31,345.00
06181-200 Silver Oaks-Powerwash Sidewalk	0.00	150.00	150.00	0.00	1,350.00	1,350.00	1,800.00
06182-200 Silver Oaks - Repairs & Maint.	0.00	250.00	250.00	0.00	2,250.00	2,250.00	3,000.00
06183-200 Silver Oaks - Contingency	0.00	41.67	41.67	0.00	375.03	375.03	500.00
06184-200 Silver Oaks-Tree,Plant Replace	2,600.00	166.67	(2,433.33)	3,033.45	1,500.03	(1,533.42)	2,000.00
06190-300 Vintage Col.-Repairs & Maint.	0.00	166.67	166.67	0.00	1,500.03	1,500.03	2,000.00
06191-300 Vintage Col.-Landscape Maint.	3,404.75	3,404.75	0.00	30,642.74	30,642.75	0.01	40,857.00
06192-300 Vintage Col.-Annuals/Plantings	1,731.89	208.33	(1,523.56)	2,285.16	1,874.97	(410.19)	2,500.00
06193-300 Vintage Col.-Fountain Service	257.50	257.50	0.00	2,317.50	2,317.50	0.00	3,090.00
06194-300 Vintage Col.-Fountain Electric	391.40	579.25	187.85	4,048.35	5,213.25	1,164.90	6,951.00
06195-300 Vintage Col.-Street Lights	77.11	111.58	34.47	606.83	1,004.22	397.39	1,339.00
06196-300 Vintage Col.-Fntn. Equiptment	0.00	125.00	125.00	3,482.02	1,125.00	(2,357.02)	1,500.00
06197-300 Vintage Col.-Contingency	0.00	83.33	83.33	0.00	749.97	749.97	1,000.00
06198-300 Vintage-PowerWash Sidewalks	0.00	250.00	250.00	0.00	2,250.00	2,250.00	3,000.00
06199-300 Vintage Col - Plant Replace	0.00	416.67	416.67	3,487.92	3,750.03	262.11	5,000.00

Account	Current				Year to Date		Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
GROUNDS Total	**161,636.81**	**125,409.67**	**(36,227.14)**	**1,109,401.16**	**1,128,687.03**	**19,285.87**	**1,504,916.00**
INSURANCE							
06310-000 Insurance	555.00	5,633.41	5,078.41	62,577.43	50,700.69	(11,876.74)	67,601.00
06310-100 Access - Insurance Package	0.00	4,794.83	4,794.83	31,981.18	43,153.47	11,172.29	57,538.00
INSURANCE Total	**555.00**	**10,428.24**	**9,873.24**	**94,558.61**	**93,854.16**	**(704.45)**	**125,139.00**
RESERVES							
06440-000 Reserves - General/Master	1,369.74	3,916.67	2,546.93	62,596.03	35,250.03	(27,346.00)	47,000.00
06440-100 Reserves - General/Access	481.37	6,500.00	6,018.63	61,805.38	58,500.00	(3,305.38)	78,000.00
06440-200 Reserves - General/Silver Oaks	324.63	1,083.33	758.70	11,390.96	9,749.97	(1,640.99)	13,000.00
06440-300 Reserves - General/Vintage Col	315.78	3,333.33	3,017.55	33,525.15	29,999.97	(3,525.18)	40,000.00
RESERVES Total	**2,491.52**	**14,833.33**	**12,341.81**	**169,317.52**	**133,499.97**	**(35,817.55)**	**178,000.00**
Total Expense	**561,806.57**	**569,228.91**	**7,422.34**	**4,937,103.64**	**5,123,060.19**	**185,956.55**	**6,830,747.00**
Net Income	**(32,632.54)**	**(27,416.67)**	**(5,215.87)**	**2,149.37**	**82,249.97**	**(80,100.60)**	**0.00**

V.C.A.

INCOME STATEMENT

Cost Center 000

Start: 09/01/2025 | End: 09/30/2025

Income

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
Income							
04145-000 Maintenance Fees - VCA	157,920.57	157,917.25	3.32	1,421,280.33	1,421,255.25	25.08	1,895,007.00
04150-000 Reserve Assessments - VCA	0.00	3,916.67	(3,916.67)	35,260.11	35,250.03	10.08	47,000.00
04151-000 Lake Maintenance	2,206.39	7,258.33	(5,051.94)	65,231.64	65,324.97	(93.33)	87,100.00
04154-000 Bulk TV/Communications Fees	281,318.18	281,214.67	103.51	2,531,863.61	2,530,932.03	931.58	3,374,576.00
04240-000 Interest Income - Operating	3,949.71	0.00	3,949.71	22,453.37	0.00	22,453.37	0.00
04250-000 Interest Income - Reserves	1,369.74	0.00	1,369.74	27,346.03	0.00	27,346.03	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	**446,764.59**	**450,306.92**	**(3,542.33)**	**4,103,435.09**	**4,202,762.28**	**(99,327.19)**	**5,553,683.00**
Total Income	**446,764.59**	**450,306.92**	**(3,542.33)**	**4,103,435.09**	**4,202,762.28**	**(99,327.19)**	**5,553,683.00**

Expense

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
ADMIN							
06021-000 Community Activities	195.53	2,916.67	2,721.14	15,724.53	26,250.03	10,525.50	35,000.00
06022-000 Website Hosting	500.00	133.33	(366.67)	3,209.00	1,199.97	(2,009.03)	1,600.00
06025-000 Corporate Filing Fee	0.00	5.17	5.17	61.25	46.53	(14.72)	62.00
06026-000 Contingency Funds	0.00	8,333.33	8,333.33	0.00	74,999.97	74,999.97	100,000.00
06040-000 Management / Accounting Fees	19,900.83	19,900.83	0.00	179,107.47	179,107.47	0.00	238,810.00
06050-000 Office Expense	636.50	1,583.33	946.83	10,574.32	14,249.97	3,675.65	19,000.00
06051-000 Vineyards Radio	0.00	100.00	100.00	0.00	900.00	900.00	1,200.00
06052-000 Postage / Duplicating	61.96	625.00	563.04	3,292.09	5,625.00	2,332.91	7,500.00
06055-000 Lake Drainage & Engineering	0.00	416.67	416.67	0.00	3,750.03	3,750.03	5,000.00
06056-000 Legal / Accounting (CPA)	7,000.00	1,250.00	(5,750.00)	7,724.00	11,250.00	3,526.00	15,000.00
06070-000 Taxes/Licenses/Dues	0.00	33.33	33.33	0.00	299.97	299.97	400.00
ADMIN Total	**28,294.82**	**35,297.66**	**7,002.84**	**219,692.66**	**317,678.94**	**97,986.28**	**423,572.00**
UTILITIES							
06100-000 Electricity	5,718.02	6,866.67	1,148.65	52,177.59	61,800.03	9,622.44	82,400.00
06102-000 Electrical/Lighting Repairs	0.00	666.67	666.67	4,273.33	6,000.03	1,726.70	8,000.00
06103-000 Bulk TV/Communications Fees	278,541.59	281,214.67	2,673.08	2,499,784.58	2,530,932.03	31,147.45	3,374,576.00
06105-000 Irrigation Water	20,995.58	17,500.00	(3,495.58)	174,899.09	157,500.00	(17,399.09)	210,000.00
UTILITIES Total	**305,255.19**	**306,248.01**	**992.82**	**2,731,134.59**	**2,756,232.09**	**25,097.50**	**3,674,976.00**
GROUNDS							
06130-000 Lake Fountain Maintenance	0.00	266.67	266.67	540.00	2,400.03	1,860.03	3,200.00
06131-000 Lake Fountains Repairs	936.84	333.33	(603.51)	3,088.36	2,999.97	(88.39)	4,000.00
06139-000 Lake Drainage Inspect/Repairs	2,625.00	833.33	(1,791.67)	60,240.00	7,499.97	(52,740.03)	10,000.00
06140-000 Lake Maintenance	5,871.00	8,116.67	2,245.67	52,839.00	73,050.03	20,211.03	97,400.00
06141-000 Irrigation Repairs	6,098.37	2,166.67	(3,931.70)	44,135.10	19,500.03	(24,635.07)	26,000.00
06142-000 Lake & Shoreline Plants	0.00	166.67	166.67	0.00	1,500.03	1,500.03	2,000.00
06160-000 Landscape Contract w/Irr Check	87,118.85	87,119.50	0.65	784,069.65	784,075.50	5.85	1,045,434.00
06161-000 Landscape Replacement	46,602.61	7,500.00	(39,102.61)	60,818.42	67,500.00	6,681.58	90,000.00
06162-000 Annuals/Replacement	0.00	3,583.33	3,583.33	24,890.80	32,249.97	7,359.17	43,000.00
06168-000 Roadway Maintenance	450.00	166.67	(283.33)	600.00	1,500.03	900.03	2,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06172-000 Entrance Sign & Monument Maint	0.00	250.00	250.00	0.00	2,250.00	2,250.00	3,000.00
06173-000 Roadway Sign Maintenance	900.00	416.67	(483.33)	2,422.45	3,750.03	1,327.58	5,000.00
06174-000 Perimeter Fencing Walls	0.00	208.33	208.33	2,350.00	1,874.97	(475.03)	2,500.00
06175-000 Powerwashing Park & Monuments	0.00	583.33	583.33	0.00	5,249.97	5,249.97	7,000.00
GROUNDS Total	**150,602.67**	**111,711.17**	**(38,891.50)**	**1,035,993.78**	**1,005,400.53**	**(30,593.25)**	**1,340,534.00**
INSURANCE							
06310-000 Insurance	555.00	5,633.41	5,078.41	62,577.43	50,700.69	(11,876.74)	67,601.00
INSURANCE Total	**555.00**	**5,633.41**	**5,078.41**	**62,577.43**	**50,700.69**	**(11,876.74)**	**67,601.00**
RESERVES							
06440-000 Reserves - General/Master	1,369.74	3,916.67	2,546.93	62,596.03	35,250.03	(27,346.00)	47,000.00
RESERVES Total	**1,369.74**	**3,916.67**	**2,546.93**	**62,596.03**	**35,250.03**	**(27,346.00)**	**47,000.00**
Total Expense	**486,077.42**	**462,806.92**	**(23,270.50)**	**4,111,994.49**	**4,165,262.28**	**53,267.79**	**5,553,683.00**
Net Income	**(39,312.83)**	**(12,500.00)**	**(26,812.83)**	**(8,559.40)**	**37,500.00**	**(46,059.40)**	**0.00**

V.C.A.

INCOME STATEMENT

Access Control

Start: 09/01/2025 | End: 09/30/2025

Income

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
Income							
04152-100 Access Control Fees	74,182.81	74,181.83	0.98	667,644.75	667,636.47	8.28	890,182.00
04153-100 Access Control - Reserve Fees	0.00	6,500.00	(6,500.00)	58,504.20	58,500.00	4.20	78,000.00
04240-100 Int. Income-Access-Operating	638.01	0.00	638.01	3,455.79	0.00	3,455.79	0.00
04250-100 Interest Income-ReservesAccess	481.37	0.00	481.37	3,305.38	0.00	3,305.38	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	**75,302.19**	**80,681.83**	**(5,379.64)**	**732,910.12**	**876,136.47**	**(143,226.35)**	**1,118,182.00**
Total Income	**75,302.19**	**80,681.83**	**(5,379.64)**	**732,910.12**	**876,136.47**	**(143,226.35)**	**1,118,182.00**

Expense

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
ACCESS							
06000-100 Educational/Conferences	0.00	66.67	66.67	0.00	600.03	600.03	800.00
06001-100 Access Control Payroll/Benefit	54,139.05	65,808.58	11,669.53	519,984.96	592,277.22	72,292.26	789,703.00
06002-100 Access - Office Expense	69.96	583.33	513.37	3,569.92	5,249.97	1,680.05	7,000.00
06003-100 Access-Gatehse Janit.Sup	68.50	541.67	473.17	1,382.79	4,875.03	3,492.24	6,500.00
06004-100 Access - Uniforms	2,777.58	250.00	(2,527.58)	2,777.58	2,250.00	(527.58)	3,000.00
06005-100 Access-Auto Insurance	0.00	259.75	259.75	0.00	2,337.75	2,337.75	3,117.00
06007-100 Access - Workmens Comp	0.00	1,500.00	1,500.00	11,175.65	13,500.00	2,324.35	18,000.00
06008-100 Access - Electricity	1,030.61	1,030.00	(0.61)	8,435.55	9,270.00	834.45	12,360.00
06009-100 Access-Mobile Phone/Cable	134.54	412.00	277.46	2,951.00	3,708.00	757.00	4,944.00
06010-100 Access - Water/Sewer	494.52	487.33	(7.19)	4,047.80	4,385.97	338.17	5,848.00
06012-100 Access- Gate Repair & Maint	1,122.01	583.33	(538.68)	2,634.20	5,249.97	2,615.77	7,000.00
06013-100 Access-Gatehse Repair&Maint	332.50	416.67	84.17	7,542.50	3,750.03	(3,792.47)	5,000.00
06014-100 Access-Gatehouse Janitorial	2,023.00	2,023.00	0.00	18,207.00	18,207.00	0.00	24,276.00
06015-100 Access-Gatehouse Pest Control	133.00	133.00	0.00	732.00	1,197.00	465.00	1,596.00
06016-100 Access - Auto Fuel	0.00	250.00	250.00	0.00	2,250.00	2,250.00	3,000.00
06017-100 Access - Auto Repair & Maint	0.00	166.67	166.67	0.00	1,500.03	1,500.03	2,000.00
06018-100 Access - Bar Code/Decal/Passes	0.00	500.00	500.00	7,546.39	4,500.00	(3,046.39)	6,000.00
06019-100 Access - Software/Hosting	1,247.96	1,166.67	(81.29)	10,674.76	10,500.03	(174.73)	14,000.00
06020-100 Access-AC Repair & Maintenance	0.00	83.33	83.33	669.00	749.97	80.97	1,000.00
ACCESS Total	**63,573.23**	**76,262.00**	**12,688.77**	**602,331.10**	**686,358.00**	**84,026.90**	**915,144.00**
ADMIN							
06021-100 Access - Software Supp/Repairs	0.00	41.67	41.67	1,468.00	375.03	(1,092.97)	500.00
06022-100 Powerwash Sidewalks-Arbor Blvd	0.00	708.33	708.33	9,200.00	6,374.97	(2,825.03)	8,500.00
ADMIN Total	**0.00**	**750.00**	**750.00**	**10,668.00**	**6,750.00**	**(3,918.00)**	**9,000.00**
GROUNDS							
06171-100 Access-PowerWashStGutter Arbor	0.00	708.33	708.33	0.00	6,374.97	6,374.97	8,500.00
06177-100 Access - Contingency	0.00	4,166.67	4,166.67	0.00	37,500.03	37,500.03	50,000.00
GROUNDS Total	**0.00**	**4,875.00**	**4,875.00**	**0.00**	**43,875.00**	**43,875.00**	**58,500.00**
INSURANCE							
06310-100 Access - Insurance Package	0.00	4,794.83	4,794.83	31,981.18	43,153.47	11,172.29	57,538.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INSURANCE Total	**0.00**	**4,794.83**	**4,794.83**	**31,981.18**	**43,153.47**	**11,172.29**	**57,538.00**
RESERVES							
06440-100 Reserves - General/Access	481.37	6,500.00	6,018.63	61,805.38	58,500.00	(3,305.38)	78,000.00
RESERVES Total	**481.37**	**6,500.00**	**6,018.63**	**61,805.38**	**58,500.00**	**(3,305.38)**	**78,000.00**
Total Expense	**64,054.60**	**93,181.83**	**29,127.23**	**706,785.66**	**838,636.47**	**131,850.81**	**1,118,182.00**
Net Income	**11,247.59**	**(12,500.00)**	**23,747.59**	**26,124.46**	**37,500.00**	**(11,375.54)**	**0.00**

V.C.A.

INCOME STATEMENT

Silver Oaks

Start: 09/01/2025 | End: 09/30/2025

Income

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
Income							
04156-200 Silver Oaks Drive Fee	2,886.72	2,887.08	(0.36)	25,980.48	25,983.72	(3.24)	34,645.00
04157-200 Reserves - Silver Oak Drive	0.00	1,083.33	(1,083.33)	9,745.92	9,749.97	(4.05)	13,000.00
04240-200 Int. Income-Silver-Operating	25.62	0.00	25.62	132.61	0.00	132.61	0.00
04250-200 Interest Income-ReservesSilver	324.63	0.00	324.63	1,640.96	0.00	1,640.96	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	**3,236.97**	**3,970.41**	**(733.44)**	**37,499.97**	**39,733.69**	**(2,233.72)**	**51,645.00**
Total Income	**3,236.97**	**3,970.41**	**(733.44)**	**37,499.97**	**39,733.69**	**(2,233.72)**	**51,645.00**

Expense

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
GROUNDS							
06180-200 Silver Oaks - Landscape Maint	2,571.49	2,612.08	40.59	23,503.41	23,508.72	5.31	31,345.00
06181-200 Silver Oaks-Powerwash Sidewalk	0.00	150.00	150.00	0.00	1,350.00	1,350.00	1,800.00
06182-200 Silver Oaks - Repairs & Maint.	0.00	250.00	250.00	0.00	2,250.00	2,250.00	3,000.00
06183-200 Silver Oaks - Contingency	0.00	41.67	41.67	0.00	375.03	375.03	500.00
06184-200 Silver Oaks-Tree,Plant Replace	2,600.00	166.67	(2,433.33)	3,033.45	1,500.03	(1,533.42)	2,000.00
GROUNDS Total	**5,171.49**	**3,220.42**	**(1,951.07)**	**26,536.86**	**28,983.78**	**2,446.92**	**38,645.00**
RESERVES							
06440-200 Reserves - General/Silver Oaks	324.63	1,083.33	758.70	11,390.96	9,749.97	(1,640.99)	13,000.00
RESERVES Total	**324.63**	**1,083.33**	**758.70**	**11,390.96**	**9,749.97**	**(1,640.99)**	**13,000.00**
Total Expense	**5,496.12**	**4,303.75**	**(1,192.37)**	**37,927.82**	**38,733.75**	**805.93**	**51,645.00**
Net Income	**(2,259.15)**	**(333.34)**	**(1,925.81)**	**(427.85)**	**999.94**	**(1,427.79)**	**0.00**

V.C.A.
INCOME STATEMENT
Vintage Colony
Start: 09/01/2025 | End: 09/30/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
04158-300 Vintage Colony Blvd Fee	3,520.54	3,519.75	0.79	31,683.00	31,677.75	5.25	42,237.00
04159-300 Vintage Colony - Reserve Fee	0.00	3,333.33	(3,333.33)	30,004.80	29,999.97	4.83	40,000.00
04240-300 Int. Income-Vintage-Operating	33.96	0.00	33.96	194.88	0.00	194.88	0.00
04250-300 Interest Income-ReserveVintage	315.78	0.00	315.78	3,525.15	0.00	3,525.15	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	**3,870.28**	**6,853.08**	**(2,982.80)**	**65,407.83**	**86,677.72**	**(21,269.89)**	**107,237.00**
Total Income	**3,870.28**	**6,853.08**	**(2,982.80)**	**65,407.83**	**86,677.72**	**(21,269.89)**	**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	166.67	166.67	0.00	1,500.03	1,500.03	2,000.00
06191-300 Vintage Col.-Landscape Maint.	3,404.75	3,404.75	0.00	30,642.74	30,642.75	0.01	40,857.00
06192-300 Vintage Col.-Annuals/Plantings	1,731.89	208.33	(1,523.56)	2,285.16	1,874.97	(410.19)	2,500.00
06193-300 Vintage Col.-Fountain Service	257.50	257.50	0.00	2,317.50	2,317.50	0.00	3,090.00
06194-300 Vintage Col.-Fountain Electric	391.40	579.25	187.85	4,048.35	5,213.25	1,164.90	6,951.00
06195-300 Vintage Col.-Street Lights	77.11	111.58	34.47	606.83	1,004.22	397.39	1,339.00
06196-300 Vintage Col.-Fntn. Equiptment	0.00	125.00	125.00	3,482.02	1,125.00	(2,357.02)	1,500.00
06197-300 Vintage Col.-Contingency	0.00	83.33	83.33	0.00	749.97	749.97	1,000.00
06198-300 Vintage-PowerWash Sidewalks	0.00	250.00	250.00	0.00	2,250.00	2,250.00	3,000.00
06199-300 Vintage Col - Plant Replace	0.00	416.67	416.67	3,487.92	3,750.03	262.11	5,000.00
GROUNDS Total	**5,862.65**	**5,603.08**	**(259.57)**	**46,870.52**	**50,427.72**	**3,557.20**	**67,237.00**
RESERVES							
06440-300 Reserves - General/Vintage Col	315.78	3,333.33	3,017.55	33,525.15	29,999.97	(3,525.18)	40,000.00
RESERVES Total	**315.78**	**3,333.33**	**3,017.55**	**33,525.15**	**29,999.97**	**(3,525.18)**	**40,000.00**
Total Expense	**6,178.43**	**8,936.41**	**2,757.98**	**80,395.67**	**80,427.69**	**32.02**	**107,237.00**
Net Income	**(2,308.15)**	**(2,083.33)**	**(224.82)**	**(14,987.84)**	**6,250.03**	**(21,237.87)**	**0.00**