

V.C.A.
BALANCE SHEET
As of: 11/30/2025
Assets

Account #	Account Name	Total
Asset		
01019-000	First Foundation ICS #3550	\$1,732,773.80
01020-000	First Foundation #3550	\$811.51
01021-100	First Foundation A #3501	(\$7,069.75)
01022-200	First Foundation S #3519	\$25,977.26
01023-300	First Foundation V #3535	\$34,081.17
01025-100	First Foundation A ICS #3501	\$310,993.56
	ASSET TOTAL:	\$2,097,567.55
Reserves		
01029-000	First Foundation ICS #9043	\$551,462.60
01030-000	First Foundation Reserve #9043	\$1,470.73
01031-100	First Foundation Reserve A9076	(\$12,621.70)
01032-200	First Foundation Reserve S9084	\$91,637.04
01033-300	First Foundation Reserve V9092	\$105,638.01
01034-100	First Foundation A ICS #9076	\$211,043.37
01037-300	BankOZK CD8907 6/22/26 4.00%	\$200,869.04
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%	\$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%	\$236,575.59
1048-000	FIRST CITIZENS CD7712 12/1/25 3.75%	\$235,000.00
	RESERVES TOTAL:	\$2,590,243.49
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:	\$6,053,865.54

Liabilities

Account #	Account Name	Total
Liability		
02110-000	Accounts Payable	\$31,393.98
02110-100	Accounts Payable-Access	\$249.54
02110-200	Accounts Payable-Silver Oaks	\$1,850.00
02300-000	Deferred Maintenance Fees	\$157,919.37
02320-100	Deferred Access Control	\$74,182.21
02340-200	Deferred Silver Oaks	\$2,886.72
02350-300	Deferred Vintage Colony Blvd	\$3,518.74
02355-000	Deferred Bulk TV/Communication	\$281,318.18

Account #	Account Name	Total
	LIABILITY TOTAL:	\$553,318.74
Reserves		
03040-000	RESERVES - GENERAL/MASTER	\$1,508,885.70
03040-100	RESERVES - GENERAL/ACCESS	\$683,213.70
03040-200	RESERVES - GENERAL/SILVER	\$91,637.04
03040-300	RESERVES - GENERAL/VINTAGE	\$306,507.05
	RESERVES TOTAL:	\$2,590,243.49
	TOTAL LIABILITIES:	\$3,143,562.23

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)	\$29,143.73
	TOTAL EQUITY:	\$2,910,303.31
	TOTAL LIABILITIES AND EQUITY:	\$6,053,865.54

V.C.A.
INCOME STATEMENT
Start: 11/01/2025 | End: 11/30/2025
Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
04145-000 Maintenance Fees - VCA	157,920.57	157,917.25	3.32	1,737,121.47	1,737,089.75	31.72	1,895,007.00
04150-000 Reserve Assessments - VCA	0.00	3,916.67	(3,916.67)	47,013.48	43,083.37	3,930.11	47,000.00
04151-000 Lake Maintenance	2,206.39	7,258.33	(5,051.94)	84,770.33	79,841.63	4,928.70	87,100.00
04152-100 Access Control Fees	74,182.82	74,181.83	0.99	816,010.39	816,000.13	10.26	890,182.00
04153-100 Access Control - Reserve Fees	0.00	6,500.00	(6,500.00)	78,005.60	71,500.00	6,505.60	78,000.00
04154-000 Bulk TV/Communications Fees	281,318.18	281,214.67	103.51	3,094,499.97	3,093,361.37	1,138.60	3,374,576.00
04156-200 Silver Oaks Drive Fee	2,886.72	2,887.08	(0.36)	31,753.92	31,757.88	(3.96)	34,645.00
04157-200 Reserves - Silver Oak Drive	0.00	1,083.33	(1,083.33)	12,994.56	11,916.63	1,077.93	13,000.00
04158-300 Vintage Colony Blvd Fee	3,520.53	3,519.75	0.78	38,724.06	38,717.25	6.81	42,237.00
04159-300 Vintage Colony - Reserve Fee	0.00	3,333.33	(3,333.33)	40,006.40	36,666.63	3,339.77	40,000.00
04240-000 Interest Income - Operating	4,389.17	0.00	4,389.17	31,232.77	0.00	31,232.77	0.00
04240-100 Int. Income-Access-Operating	773.05	0.00	773.05	5,091.74	0.00	5,091.74	0.00
04240-200 Int. Income-Silver-Operating	23.52	0.00	23.52	184.67	0.00	184.67	0.00
04240-300 Int. Income-Vintage-Operating	31.64	0.00	31.64	262.94	0.00	262.94	0.00
04250-000 Interest Income - Reserves	1,188.48	0.00	1,188.48	31,401.42	0.00	31,401.42	0.00
04250-100 Interest Income-ReservesAccess	5,256.25	0.00	5,256.25	9,057.47	0.00	9,057.47	0.00
04250-200 Interest Income-ReservesSilver	286.32	0.00	286.32	2,252.43	0.00	2,252.43	0.00
04250-300 Interest Income-ReserveVintage	1,704.11	0.00	1,704.11	9,703.53	0.00	9,703.53	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	535,687.75	541,812.24	(6,124.49)	6,070,087.15	6,288,934.64	(218,847.49)	6,830,747.00
Total Income	535,687.75	541,812.24	(6,124.49)	6,070,087.15	6,288,934.64	(218,847.49)	6,830,747.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
ACCESS							
06000-100 Educational/Conferences	0.00	66.67	66.67	0.00	733.37	733.37	800.00
06001-000 Default Account	32.00	0.00	(32.00)	32.00	0.00	(32.00)	0.00
06001-100 Access Control Payroll/Benefit	50,733.28	65,808.58	15,075.30	615,358.77	723,894.38	108,535.61	789,703.00
06002-100 Access - Office Expense	74.20	583.33	509.13	4,463.32	6,416.63	1,953.31	7,000.00
06003-100 Access-Gatehse Janit.Sup	332.50	541.67	209.17	1,715.29	5,958.37	4,243.08	6,500.00
06004-100 Access - Uniforms	110.16	250.00	139.84	2,887.74	2,750.00	(137.74)	3,000.00
06005-100 Access-Auto Insurance	0.00	259.75	259.75	0.00	2,857.25	2,857.25	3,117.00
06007-100 Access - Workmens Comp	0.00	1,500.00	1,500.00	12,385.74	16,500.00	4,114.26	18,000.00
06008-100 Access - Electricity	928.44	1,030.00	101.56	9,843.64	11,330.00	1,486.36	12,360.00
06009-100 Access-Mobile Phone/Cable	320.36	412.00	91.64	3,591.72	4,532.00	940.28	4,944.00
06010-100 Access - Water/Sewer	479.91	487.33	7.42	5,057.38	5,360.63	303.25	5,848.00
06012-100 Access- Gate Repair & Maint	0.00	583.33	583.33	2,634.20	6,416.63	3,782.43	7,000.00
06013-100 Access-Gatehse Repair&Maint	0.00	416.67	416.67	7,922.50	4,583.37	(3,339.13)	5,000.00
06014-100 Access-Gatehouse Janitorial	2,023.00	2,023.00	0.00	22,253.00	22,253.00	0.00	24,276.00
06015-100 Access-Gatehouse Pest Control	133.00	133.00	0.00	1,065.00	1,463.00	398.00	1,596.00
06016-100 Access - Auto Fuel	0.00	250.00	250.00	0.00	2,750.00	2,750.00	3,000.00
06017-100 Access - Auto Repair & Maint	0.00	166.67	166.67	0.00	1,833.37	1,833.37	2,000.00
06018-100 Access - Bar Code/Decal/Passes	(20.00)	500.00	520.00	7,466.39	5,500.00	(1,966.39)	6,000.00
06019-100 Access - Software/Hosting	1,247.96	1,166.67	(81.29)	13,170.68	12,833.37	(337.31)	14,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06020-100 Access-AC Repair & Maintenance	0.00	83.33	83.33	669.00	916.63	247.63	1,000.00
ACCESS Total	56,394.81	76,262.00	19,867.19	710,516.37	838,882.00	128,365.63	915,144.00
ADMIN							
06021-000 Community Activities	15,529.00	2,916.67	(12,612.33)	31,253.53	32,083.37	829.84	35,000.00
06021-100 Access - Software Supp/Repairs	0.00	41.67	41.67	1,468.00	458.37	(1,009.63)	500.00
06022-000 Website Hosting	500.00	133.33	(366.67)	4,754.00	1,466.63	(3,287.37)	1,600.00
06022-100 Powerwash Sidewalks-Arbor Blvd	8,896.00	708.33	(8,187.67)	27,296.00	7,791.63	(19,504.37)	8,500.00
06025-000 Corporate Filing Fee	0.00	5.17	5.17	122.50	56.87	(65.63)	62.00
06026-000 Contingency Funds	0.00	8,333.33	8,333.33	0.00	91,666.63	91,666.63	100,000.00
06040-000 Management / Accounting Fees	19,900.83	19,900.83	0.00	218,909.13	218,909.13	0.00	238,810.00
06050-000 Office Expense	750.30	1,583.33	833.03	12,806.92	17,416.63	4,609.71	19,000.00
06051-000 Vineyards Radio	0.00	100.00	100.00	0.00	1,100.00	1,100.00	1,200.00
06052-000 Postage / Duplicating	158.54	625.00	466.46	3,642.27	6,875.00	3,232.73	7,500.00
06055-000 Lake Drainage & Engineering	0.00	416.67	416.67	0.00	4,583.37	4,583.37	5,000.00
06056-000 Legal / Accounting (CPA)	0.00	1,250.00	1,250.00	7,724.00	13,750.00	6,026.00	15,000.00
06070-000 Taxes/Licenses/Dues	0.00	33.33	33.33	0.00	366.63	366.63	400.00
ADMIN Total	45,734.67	36,047.66	(9,687.01)	307,976.35	396,524.26	88,547.91	432,572.00
UTILITIES							
06100-000 Electricity	5,760.87	6,866.67	1,105.80	64,627.53	75,533.37	10,905.84	82,400.00
06102-000 Electrical/Lighting Repairs	0.00	666.67	666.67	4,273.33	7,333.37	3,060.04	8,000.00
06103-000 Bulk TV/Communications Fees	278,835.51	281,214.67	2,379.16	3,057,455.60	3,093,361.37	35,905.77	3,374,576.00
06105-000 Irrigation Water	31,273.98	17,500.00	(13,773.98)	225,153.85	192,500.00	(32,653.85)	210,000.00
UTILITIES Total	315,870.36	306,248.01	(9,622.35)	3,351,510.31	3,368,728.11	17,217.80	3,674,976.00
GROUNDS							
06130-000 Lake Fountain Maintenance	0.00	266.67	266.67	540.00	2,933.37	2,393.37	3,200.00
06131-000 Lake Fountains Repairs	0.00	333.33	333.33	3,628.36	3,666.63	38.27	4,000.00
06139-000 Lake Drainage Inspect/Repairs	1,780.00	833.33	(946.67)	73,420.00	9,166.63	(64,253.37)	10,000.00
06140-000 Lake Maintenance	5,871.00	8,116.67	2,245.67	64,581.00	89,283.37	24,702.37	97,400.00
06141-000 Irrigation Repairs	0.00	2,166.67	2,166.67	49,330.20	23,833.37	(25,496.83)	26,000.00
06142-000 Lake & Shoreline Plants	0.00	166.67	166.67	0.00	1,833.37	1,833.37	2,000.00
06160-000 Landscape Contract w/Irr Check	87,118.85	87,119.50	0.65	958,307.35	958,314.50	7.15	1,045,434.00
06161-000 Landscape Replacement	0.00	7,500.00	7,500.00	68,413.81	82,500.00	14,086.19	90,000.00
06162-000 Annuals/Replacement	0.00	3,583.33	3,583.33	24,890.80	39,416.63	14,525.83	43,000.00
06168-000 Roadway Maintenance	0.00	166.67	166.67	600.00	1,833.37	1,233.37	2,000.00
06171-100 Access-PowerWashStGutter Arbor	0.00	708.33	708.33	0.00	7,791.63	7,791.63	8,500.00
06172-000 Entrance Sign & Monument Maint	120.00	250.00	130.00	120.00	2,750.00	2,630.00	3,000.00
06173-000 Roadway Sign Maintenance	0.00	416.67	416.67	2,422.45	4,583.37	2,160.92	5,000.00
06174-000 Perimeter Fencing Walls	0.00	208.33	208.33	2,350.00	2,291.63	(58.37)	2,500.00
06175-000 Powerwashing Park & Monuments	0.00	583.33	583.33	1,442.00	6,416.63	4,974.63	7,000.00
06177-100 Access - Contingency	0.00	4,166.67	4,166.67	0.00	45,833.37	45,833.37	50,000.00
06180-200 Silver Oaks - Landscape Maint	2,611.49	2,612.08	0.59	28,726.39	28,732.88	6.49	31,345.00
06181-200 Silver Oaks-Powerwash Sidewalk	1,850.00	150.00	(1,700.00)	1,850.00	1,650.00	(200.00)	1,800.00
06182-200 Silver Oaks - Repairs & Maint.	0.00	250.00	250.00	1,872.00	2,750.00	878.00	3,000.00
06183-200 Silver Oaks - Contingency	0.00	41.67	41.67	0.00	458.37	458.37	500.00
06184-200 Silver Oaks-Tree,Plant Replace	0.00	166.67	166.67	4,711.03	1,833.37	(2,877.66)	2,000.00
06190-300 Vintage Col.-Repairs & Maint.	0.00	166.67	166.67	0.00	1,833.37	1,833.37	2,000.00
06191-300 Vintage Col.-Landscape Maint.	3,404.75	3,404.75	0.00	37,452.24	37,452.25	0.01	40,857.00
06192-300 Vintage Col.-Annuals/Plantings	0.00	208.33	208.33	2,285.16	2,291.63	6.47	2,500.00
06193-300 Vintage Col.-Fountain Service	257.50	257.50	0.00	2,832.50	2,832.50	0.00	3,090.00
06194-300 Vintage Col.-Fountain Electric	379.89	579.25	199.36	4,820.53	6,371.75	1,551.22	6,951.00
06195-300 Vintage Col.-Street Lights	83.56	111.58	28.02	769.98	1,227.38	457.40	1,339.00
06196-300 Vintage Col.-Fntn. Equipment	0.00	125.00	125.00	3,482.02	1,375.00	(2,107.02)	1,500.00
06197-300 Vintage Col.-Contingency	0.00	83.33	83.33	0.00	916.63	916.63	1,000.00
06198-300 Vintage-PowerWash Sidewalks	0.00	250.00	250.00	2,850.00	2,750.00	(100.00)	3,000.00

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
06199-300 Vintage Col - Plant Replace	0.00	416.67	416.67	4,269.11	4,583.37	314.26	5,000.00
GROUNDS Total	103,477.04	125,409.67	21,932.63	1,345,966.93	1,379,506.37	33,539.44	1,504,916.00
INSURANCE							
06310-000 Insurance	0.00	5,633.41	5,633.41	62,577.43	61,967.51	(609.92)	67,601.00
06310-100 Access - Insurance Package	0.00	4,794.83	4,794.83	31,981.18	52,743.13	20,761.95	57,538.00
INSURANCE Total	0.00	10,428.24	10,428.24	94,558.61	114,710.64	20,152.03	125,139.00
RESERVES							
06440-000 Reserves - General/Master	1,188.48	3,916.67	2,728.19	78,401.42	43,083.37	(35,318.05)	47,000.00
06440-100 Reserves - General/Access	5,256.25	6,500.00	1,243.75	87,057.47	71,500.00	(15,557.47)	78,000.00
06440-200 Reserves - General/Silver Oaks	286.32	1,083.33	797.01	15,252.43	11,916.63	(3,335.80)	13,000.00
06440-300 Reserves - General/Vintage Col	1,704.11	3,333.33	1,629.22	49,703.53	36,666.63	(13,036.90)	40,000.00
RESERVES Total	8,435.16	14,833.33	6,398.17	230,414.85	163,166.63	(67,248.22)	178,000.00
Total Expense	529,912.04	569,228.91	39,316.87	6,040,943.42	6,261,518.01	220,574.59	6,830,747.00
Net Income	5,775.71	(27,416.67)	33,192.38	29,143.73	27,416.63	1,727.10	0.00

V.C.A.

INCOME STATEMENT

Cost Center 000

Start: 11/01/2025 | End: 11/30/2025

Income

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
04145-000 Maintenance Fees - VCA	157,920.57	157,917.25	3.32	1,737,121.47	1,737,089.75	31.72	1,895,007.00
04150-000 Reserve Assessments - VCA	0.00	3,916.67	(3,916.67)	47,013.48	43,083.37	3,930.11	47,000.00
04151-000 Lake Maintenance	2,206.39	7,258.33	(5,051.94)	84,770.33	79,841.63	4,928.70	87,100.00
04154-000 Bulk TV/Communications Fees	281,318.18	281,214.67	103.51	3,094,499.97	3,093,361.37	1,138.60	3,374,576.00
04240-000 Interest Income - Operating	4,389.17	0.00	4,389.17	31,232.77	0.00	31,232.77	0.00
04250-000 Interest Income - Reserves	1,188.48	0.00	1,188.48	31,401.42	0.00	31,401.42	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	447,022.79	450,306.92	(3,284.13)	5,026,039.44	5,103,376.12	(77,336.68)	5,553,683.00

Total Income	447,022.79	450,306.92	(3,284.13)	5,026,039.44	5,103,376.12	(77,336.68)	5,553,683.00
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Expense

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
ACCESS							
06001-000 Default Account	32.00	0.00	(32.00)	32.00	0.00	(32.00)	0.00
ACCESS Total	32.00	0.00	(32.00)	32.00	0.00	(32.00)	0.00

ADMIN							
06021-000 Community Activities	15,529.00	2,916.67	(12,612.33)	31,253.53	32,083.37	829.84	35,000.00
06022-000 Website Hosting	500.00	133.33	(366.67)	4,754.00	1,466.63	(3,287.37)	1,600.00
06025-000 Corporate Filing Fee	0.00	5.17	5.17	122.50	56.87	(65.63)	62.00
06026-000 Contingency Funds	0.00	8,333.33	8,333.33	0.00	91,666.63	91,666.63	100,000.00
06040-000 Management / Accounting Fees	19,900.83	19,900.83	0.00	218,909.13	218,909.13	0.00	238,810.00
06050-000 Office Expense	750.30	1,583.33	833.03	12,806.92	17,416.63	4,609.71	19,000.00
06051-000 Vineyards Radio	0.00	100.00	100.00	0.00	1,100.00	1,100.00	1,200.00
06052-000 Postage / Duplicating	158.54	625.00	466.46	3,642.27	6,875.00	3,232.73	7,500.00
06055-000 Lake Drainage & Engineering	0.00	416.67	416.67	0.00	4,583.37	4,583.37	5,000.00
06056-000 Legal / Accounting (CPA)	0.00	1,250.00	1,250.00	7,724.00	13,750.00	6,026.00	15,000.00
06070-000 Taxes/Licenses/Dues	0.00	33.33	33.33	0.00	366.63	366.63	400.00
ADMIN Total	36,838.67	35,297.66	(1,541.01)	279,212.35	388,274.26	109,061.91	423,572.00

UTILITIES							
06100-000 Electricity	5,760.87	6,866.67	1,105.80	64,627.53	75,533.37	10,905.84	82,400.00
06102-000 Electrical/Lighting Repairs	0.00	666.67	666.67	4,273.33	7,333.37	3,060.04	8,000.00
06103-000 Bulk TV/Communications Fees	278,835.51	281,214.67	2,379.16	3,057,455.60	3,093,361.37	35,905.77	3,374,576.00
06105-000 Irrigation Water	31,273.98	17,500.00	(13,773.98)	225,153.85	192,500.00	(32,653.85)	210,000.00
UTILITIES Total	315,870.36	306,248.01	(9,622.35)	3,351,510.31	3,368,728.11	17,217.80	3,674,976.00

GROUNDS							
06130-000 Lake Fountain Maintenance	0.00	266.67	266.67	540.00	2,933.37	2,393.37	3,200.00
06131-000 Lake Fountains Repairs	0.00	333.33	333.33	3,628.36	3,666.63	38.27	4,000.00
06139-000 Lake Drainage Inspect/Repairs	1,780.00	833.33	(946.67)	73,420.00	9,166.63	(64,253.37)	10,000.00
06140-000 Lake Maintenance	5,871.00	8,116.67	2,245.67	64,581.00	89,283.37	24,702.37	97,400.00
06141-000 Irrigation Repairs	0.00	2,166.67	2,166.67	49,330.20	23,833.37	(25,496.83)	26,000.00
06142-000 Lake & Shoreline Plants	0.00	166.67	166.67	0.00	1,833.37	1,833.37	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	958,307.35	958,314.50	7.15	1,045,434.00
06161-000 Landscape Replacement	0.00	7,500.00	7,500.00	68,413.81	82,500.00	14,086.19	90,000.00
06162-000 Annuals/Replacement	0.00	3,583.33	3,583.33	24,890.80	39,416.63	14,525.83	43,000.00
06168-000 Roadway Maintenance	0.00	166.67	166.67	600.00	1,833.37	1,233.37	2,000.00
06172-000 Entrance Sign & Monument Maint	120.00	250.00	130.00	120.00	2,750.00	2,630.00	3,000.00
06173-000 Roadway Sign Maintenance	0.00	416.67	416.67	2,422.45	4,583.37	2,160.92	5,000.00
06174-000 Perimeter Fencing Walls	0.00	208.33	208.33	2,350.00	2,291.63	(58.37)	2,500.00
06175-000 Powerwashing Park & Monuments	0.00	583.33	583.33	1,442.00	6,416.63	4,974.63	7,000.00
GROUNDS Total	94,889.85	111,711.17	16,821.32	1,250,045.97	1,228,822.87	(21,223.10)	1,340,534.00
INSURANCE							
06310-000 Insurance	0.00	5,633.41	5,633.41	62,577.43	61,967.51	(609.92)	67,601.00
INSURANCE Total	0.00	5,633.41	5,633.41	62,577.43	61,967.51	(609.92)	67,601.00
RESERVES							
06440-000 Reserves - General/Master	1,188.48	3,916.67	2,728.19	78,401.42	43,083.37	(35,318.05)	47,000.00
RESERVES Total	1,188.48	3,916.67	2,728.19	78,401.42	43,083.37	(35,318.05)	47,000.00
Total Expense	448,819.36	462,806.92	13,987.56	5,021,779.48	5,090,876.12	69,096.64	5,553,683.00
Net Income	(1,796.57)	(12,500.00)	10,703.43	4,259.96	12,500.00	(8,240.04)	0.00

V.C.A.
INCOME STATEMENT
Access Control
Start: 11/01/2025 | End: 11/30/2025
Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
04152-100 Access Control Fees	74,182.82	74,181.83	0.99	816,010.39	816,000.13	10.26	890,182.00
04153-100 Access Control - Reserve Fees	0.00	6,500.00	(6,500.00)	78,005.60	71,500.00	6,505.60	78,000.00
04240-100 Int. Income-Access-Operating	773.05	0.00	773.05	5,091.74	0.00	5,091.74	0.00
04250-100 Interest Income-ReservesAccess	5,256.25	0.00	5,256.25	9,057.47	0.00	9,057.47	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	80,212.12	80,681.83	(469.71)	908,165.20	1,037,500.13	(129,334.93)	1,118,182.00
Total Income	80,212.12	80,681.83	(469.71)	908,165.20	1,037,500.13	(129,334.93)	1,118,182.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
ACCESS							
06000-100 Educational/Conferences	0.00	66.67	66.67	0.00	733.37	733.37	800.00
06001-100 Access Control Payroll/Benefit	50,733.28	65,808.58	15,075.30	615,358.77	723,894.38	108,535.61	789,703.00
06002-100 Access - Office Expense	74.20	583.33	509.13	4,463.32	6,416.63	1,953.31	7,000.00
06003-100 Access-Gatehse Janit.Sup	332.50	541.67	209.17	1,715.29	5,958.37	4,243.08	6,500.00
06004-100 Access - Uniforms	110.16	250.00	139.84	2,887.74	2,750.00	(137.74)	3,000.00
06005-100 Access-Auto Insurance	0.00	259.75	259.75	0.00	2,857.25	2,857.25	3,117.00
06007-100 Access - Workmens Comp	0.00	1,500.00	1,500.00	12,385.74	16,500.00	4,114.26	18,000.00
06008-100 Access - Electricity	928.44	1,030.00	101.56	9,843.64	11,330.00	1,486.36	12,360.00
06009-100 Access-Mobile Phone/Cable	320.36	412.00	91.64	3,591.72	4,532.00	940.28	4,944.00
06010-100 Access - Water/Sewer	479.91	487.33	7.42	5,057.38	5,360.63	303.25	5,848.00
06012-100 Access- Gate Repair & Maint	0.00	583.33	583.33	2,634.20	6,416.63	3,782.43	7,000.00
06013-100 Access-Gatehse Repair&Maint	0.00	416.67	416.67	7,922.50	4,583.37	(3,339.13)	5,000.00
06014-100 Access-Gatehouse Janitorial	2,023.00	2,023.00	0.00	22,253.00	22,253.00	0.00	24,276.00
06015-100 Access-Gatehouse Pest Control	133.00	133.00	0.00	1,065.00	1,463.00	398.00	1,596.00
06016-100 Access - Auto Fuel	0.00	250.00	250.00	0.00	2,750.00	2,750.00	3,000.00
06017-100 Access - Auto Repair & Maint	0.00	166.67	166.67	0.00	1,833.37	1,833.37	2,000.00
06018-100 Access - Bar Code/Decal/Passes	(20.00)	500.00	520.00	7,466.39	5,500.00	(1,966.39)	6,000.00
06019-100 Access - Software/Hosting	1,247.96	1,166.67	(81.29)	13,170.68	12,833.37	(337.31)	14,000.00
06020-100 Access-AC Repair & Maintenance	0.00	83.33	83.33	669.00	916.63	247.63	1,000.00
ACCESS Total	56,362.81	76,262.00	19,899.19	710,484.37	838,882.00	128,397.63	915,144.00
ADMIN							
06021-100 Access - Software Supp/Repairs	0.00	41.67	41.67	1,468.00	458.37	(1,009.63)	500.00
06022-100 Powerwash Sidewalks-Arbor Blvd	8,896.00	708.33	(8,187.67)	27,296.00	7,791.63	(19,504.37)	8,500.00
ADMIN Total	8,896.00	750.00	(8,146.00)	28,764.00	8,250.00	(20,514.00)	9,000.00
GROUNDS							
06171-100 Access-PowerWashStGutter Arbor	0.00	708.33	708.33	0.00	7,791.63	7,791.63	8,500.00
06177-100 Access - Contingency	0.00	4,166.67	4,166.67	0.00	45,833.37	45,833.37	50,000.00
GROUNDS Total	0.00	4,875.00	4,875.00	0.00	53,625.00	53,625.00	58,500.00
INSURANCE							
06310-100 Access - Insurance Package	0.00	4,794.83	4,794.83	31,981.18	52,743.13	20,761.95	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	52,743.13	20,761.95	57,538.00
RESERVES							
06440-100 Reserves - General/Access	5,256.25	6,500.00	1,243.75	87,057.47	71,500.00	(15,557.47)	78,000.00
RESERVES Total	5,256.25	6,500.00	1,243.75	87,057.47	71,500.00	(15,557.47)	78,000.00
Total Expense	70,515.06	93,181.83	22,666.77	858,287.02	1,025,000.13	166,713.11	1,118,182.00
Net Income	9,697.06	(12,500.00)	22,197.06	49,878.18	12,500.00	37,378.18	0.00

V.C.A.
INCOME STATEMENT
Silver Oaks
Start: 11/01/2025 | End: 11/30/2025
Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
04156-200 Silver Oaks Drive Fee	2,886.72	2,887.08	(0.36)	31,753.92	31,757.88	(3.96)	34,645.00
04157-200 Reserves - Silver Oak Drive	0.00	1,083.33	(1,083.33)	12,994.56	11,916.63	1,077.93	13,000.00
04240-200 Int. Income-Silver-Operating	23.52	0.00	23.52	184.67	0.00	184.67	0.00
04250-200 Interest Income-ReservesSilver	286.32	0.00	286.32	2,252.43	0.00	2,252.43	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	3,196.56	3,970.41	(773.85)	47,185.58	47,674.51	(488.93)	51,645.00
Total Income	3,196.56	3,970.41	(773.85)	47,185.58	47,674.51	(488.93)	51,645.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
GROUNDS							
06180-200 Silver Oaks - Landscape Maint	2,611.49	2,612.08	0.59	28,726.39	28,732.88	6.49	31,345.00
06181-200 Silver Oaks-Powerwash Sidewalk	1,850.00	150.00	(1,700.00)	1,850.00	1,650.00	(200.00)	1,800.00
06182-200 Silver Oaks - Repairs & Maint.	0.00	250.00	250.00	1,872.00	2,750.00	878.00	3,000.00
06183-200 Silver Oaks - Contingency	0.00	41.67	41.67	0.00	458.37	458.37	500.00
06184-200 Silver Oaks-Tree,Plant Replace	0.00	166.67	166.67	4,711.03	1,833.37	(2,877.66)	2,000.00
GROUNDS Total	4,461.49	3,220.42	(1,241.07)	37,159.42	35,424.62	(1,734.80)	38,645.00
RESERVES							
06440-200 Reserves - General/Silver Oaks	286.32	1,083.33	797.01	15,252.43	11,916.63	(3,335.80)	13,000.00
RESERVES Total	286.32	1,083.33	797.01	15,252.43	11,916.63	(3,335.80)	13,000.00
Total Expense	4,747.81	4,303.75	(444.06)	52,411.85	47,341.25	(5,070.60)	51,645.00
Net Income	(1,551.25)	(333.34)	(1,217.91)	(5,226.27)	333.26	(5,559.53)	0.00

V.C.A.
INCOME STATEMENT
Vintage Colony
Start: 11/01/2025 | End: 11/30/2025
Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
04158-300 Vintage Colony Blvd Fee	3,520.53	3,519.75	0.78	38,724.06	38,717.25	6.81	42,237.00
04159-300 Vintage Colony - Reserve Fee	0.00	3,333.33	(3,333.33)	40,006.40	36,666.63	3,339.77	40,000.00
04240-300 Int. Income-Vintage-Operating	31.64	0.00	31.64	262.94	0.00	262.94	0.00
04250-300 Interest Income-ReserveVintage	1,704.11	0.00	1,704.11	9,703.53	0.00	9,703.53	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	5,256.28	6,853.08	(1,596.80)	88,696.93	100,383.88	(11,686.95)	107,237.00
Total Income	5,256.28	6,853.08	(1,596.80)	88,696.93	100,383.88	(11,686.95)	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	166.67	166.67	0.00	1,833.37	1,833.37	2,000.00
06191-300 Vintage Col.-Landscape Maint.	3,404.75	3,404.75	0.00	37,452.24	37,452.25	0.01	40,857.00
06192-300 Vintage Col.-Annuals/Plantings	0.00	208.33	208.33	2,285.16	2,291.63	6.47	2,500.00
06193-300 Vintage Col.-Fountain Service	257.50	257.50	0.00	2,832.50	2,832.50	0.00	3,090.00
06194-300 Vintage Col.-Fountain Electric	379.89	579.25	199.36	4,820.53	6,371.75	1,551.22	6,951.00
06195-300 Vintage Col.-Street Lights	83.56	111.58	28.02	769.98	1,227.38	457.40	1,339.00
06196-300 Vintage Col.-Frtn. Equipment	0.00	125.00	125.00	3,482.02	1,375.00	(2,107.02)	1,500.00
06197-300 Vintage Col.-Contingency	0.00	83.33	83.33	0.00	916.63	916.63	1,000.00
06198-300 Vintage-PowerWash Sidewalks	0.00	250.00	250.00	2,850.00	2,750.00	(100.00)	3,000.00
06199-300 Vintage Col - Plant Replace	0.00	416.67	416.67	4,269.11	4,583.37	314.26	5,000.00
GROUNDS Total	4,125.70	5,603.08	1,477.38	58,761.54	61,633.88	2,872.34	67,237.00
RESERVES							
06440-300 Reserves - General/Vintage Col	1,704.11	3,333.33	1,629.22	49,703.53	36,666.63	(13,036.90)	40,000.00
RESERVES Total	1,704.11	3,333.33	1,629.22	49,703.53	36,666.63	(13,036.90)	40,000.00
Total Expense	5,829.81	8,936.41	3,106.60	108,465.07	98,300.51	(10,164.56)	107,237.00
Net Income	(573.53)	(2,083.33)	1,509.80	(19,768.14)	2,083.37	(21,851.51)	0.00