

**V.C.A.**  
**BALANCE SHEET**  
As of: 10/31/2025  
**Assets**

Account #	Account Name	Total
<b>Asset</b>		
01019-000	First Foundation ICS #3550	\$2,138,107.57
01020-000	First Foundation #3550	(\$10,289.42)
01021-100	First Foundation A #3501	(\$7,201.80)
01022-200	First Foundation S #3519	\$30,437.23
01023-300	First Foundation V #3535	\$41,282.73
01025-100	First Foundation A ICS #3501	\$388,159.37
	ASSET TOTAL:	\$2,580,495.68
 <b>Reserves</b>		
01029-000	First Foundation ICS #9043	\$550,274.12
01030-000	First Foundation Reserve #9043	\$1,470.73
01031-100	First Foundation Reserve A9076	\$4,523.90
01032-200	First Foundation Reserve S9084	\$101,490.72
01033-300	First Foundation Reserve V9092	\$105,326.49
01034-100	First Foundation A ICS #9076	\$193,433.55
01037-300	BankOZK CD8907 11/22/25 4.25%	\$199,476.45
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%	\$236,575.59
1048-000	FIRST CITIZENS CD7712 12/1/25 3.75%	\$235,000.00
	RESERVES TOTAL:	\$2,591,948.33
 <b>Accounts Receivable</b>		
01450-000	Owners Receivable	\$40,835.28
	ACCOUNTS RECEIVABLE TOTAL:	\$40,835.28
 <b>Fixed Assets</b>		
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:	\$6,579,333.79

**Liabilities**

Account #	Account Name	Total
<b>Liability</b>		
02110-000	Accounts Payable	\$35,598.78
02110-100	Accounts Payable-Access	\$12,765.54
02110-200	Accounts Payable-Silver Oaks	\$1,872.00

V.C.A.  
As of: 10/31/2025

BALANCE SHEET

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
02110-300	Accounts Payable-Vintage Col	\$3,107.50
02300-000	Deferred Maintenance Fees	\$315,839.94
02320-100	Deferred Access Control	\$148,365.03
02340-200	Deferred Silver Oaks	\$5,773.44
02350-300	Deferred Vintage Colony Blvd	\$7,039.27
02355-000	Deferred Bulk TV/Communication	\$562,636.36
	LIABILITY TOTAL:	\$1,092,997.86

**Reserves**

03040-000	RESERVES - GENERAL/MASTER	\$1,507,697.22
03040-100	RESERVES - GENERAL/ACCESS	\$677,957.45
03040-200	RESERVES - GENERAL/SILVER	\$91,350.72
03040-300	RESERVES - GENERAL/VINTAGE	\$304,802.94
	RESERVES TOTAL:	\$2,581,808.33
	TOTAL LIABILITIES:	\$3,674,806.19

**Equity**

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Members</b>		
<b>Equity</b>		
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)	\$23,368.02
	TOTAL EQUITY:	\$2,904,527.60
	TOTAL LIABILITIES AND EQUITY:	\$6,579,333.79

**V.C.A.**  
**INCOME STATEMENT**  
Start: 10/01/2025 | End: 10/31/2025  
**Income**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
04145-000 Maintenance Fees - VCA	157,920.57	157,917.25	3.32	1,579,200.90	1,579,172.50	28.40	1,895,007.00
04150-000 Reserve Assessments - VCA	11,753.37	3,916.67	7,836.70	47,013.48	39,166.70	7,846.78	47,000.00
04151-000 Lake Maintenance	17,332.30	7,258.33	10,073.97	82,563.94	72,583.30	9,980.64	87,100.00
04152-100 Access Control Fees	74,182.82	74,181.83	0.99	741,827.57	741,818.30	9.27	890,182.00
04153-100 Access Control - Reserve Fees	19,501.40	6,500.00	13,001.40	78,005.60	65,000.00	13,005.60	78,000.00
04154-000 Bulk TV/Communications Fees	281,318.18	281,214.67	103.51	2,813,181.79	2,812,146.70	1,035.09	3,374,576.00
04156-200 Silver Oaks Drive Fee	2,886.72	2,887.08	(0.36)	28,867.20	28,870.80	(3.60)	34,645.00
04157-200 Reserves - Silver Oak Drive	3,248.64	1,083.33	2,165.31	12,994.56	10,833.30	2,161.26	13,000.00
04158-300 Vintage Colony Blvd Fee	3,520.53	3,519.75	0.78	35,203.53	35,197.50	6.03	42,237.00
04159-300 Vintage Colony - Reserve Fee	10,001.60	3,333.33	6,668.27	40,006.40	33,333.30	6,673.10	40,000.00
04240-000 Interest Income - Operating	4,390.23	0.00	4,390.23	26,843.60	0.00	26,843.60	0.00
04240-100 Int. Income-Access-Operating	862.90	0.00	862.90	4,318.69	0.00	4,318.69	0.00
04240-200 Int. Income-Silver-Operating	28.54	0.00	28.54	161.15	0.00	161.15	0.00
04240-300 Int. Income-Vintage-Operating	36.42	0.00	36.42	231.30	0.00	231.30	0.00
04250-000 Interest Income - Reserves	2,866.91	0.00	2,866.91	30,212.94	0.00	30,212.94	0.00
04250-100 Interest Income-ReservesAccess	495.84	0.00	495.84	3,801.22	0.00	3,801.22	0.00
04250-200 Interest Income-ReservesSilver	325.15	0.00	325.15	1,966.11	0.00	1,966.11	0.00
04250-300 Interest Income-ReserveVintage	4,474.27	0.00	4,474.27	7,999.42	0.00	7,999.42	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
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
<b>Income Total</b>	<b>595,146.39</b>	<b>541,812.24</b>	<b>53,334.15</b>	<b>5,534,399.40</b>	<b>5,747,122.40</b>	<b>(212,723.00)</b>	<b>6,830,747.00</b>
<b>Total Income</b>	<b>595,146.39</b>	<b>541,812.24</b>	<b>53,334.15</b>	<b>5,534,399.40</b>	<b>5,747,122.40</b>	<b>(212,723.00)</b>	<b>6,830,747.00</b>

**Expense**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>ACCESS</b>							
06000-100 Educational/Conferences	0.00	66.67	66.67	0.00	666.70	666.70	800.00
06001-100 Access Control Payroll/Benefit	44,640.53	65,808.58	21,168.05	564,625.49	658,085.80	93,460.31	789,703.00
06002-100 Access - Office Expense	819.20	583.33	(235.87)	4,389.12	5,833.30	1,444.18	7,000.00
06003-100 Access-Gatehse Janit.Sup	0.00	541.67	541.67	1,382.79	5,416.70	4,033.91	6,500.00
06004-100 Access - Uniforms	0.00	250.00	250.00	2,777.58	2,500.00	(277.58)	3,000.00
06005-100 Access-Auto Insurance	0.00	259.75	259.75	0.00	2,597.50	2,597.50	3,117.00
06007-100 Access - Workmens Comp	1,210.09	1,500.00	289.91	12,385.74	15,000.00	2,614.26	18,000.00
06008-100 Access - Electricity	479.65	1,030.00	550.35	8,915.20	10,300.00	1,384.80	12,360.00
06009-100 Access-Mobile Phone/Cable	320.36	412.00	91.64	3,271.36	4,120.00	848.64	4,944.00
06010-100 Access - Water/Sewer	529.67	487.33	(42.34)	4,577.47	4,873.30	295.83	5,848.00
06012-100 Access- Gate Repair & Maint	0.00	583.33	583.33	2,634.20	5,833.30	3,199.10	7,000.00
06013-100 Access-Gatehse Repair&Maint	380.00	416.67	36.67	7,922.50	4,166.70	(3,755.80)	5,000.00
06014-100 Access-Gatehouse Janitorial	2,023.00	2,023.00	0.00	20,230.00	20,230.00	0.00	24,276.00
06015-100 Access-Gatehouse Pest Control	200.00	133.00	(67.00)	932.00	1,330.00	398.00	1,596.00
06016-100 Access - Auto Fuel	0.00	250.00	250.00	0.00	2,500.00	2,500.00	3,000.00
06017-100 Access - Auto Repair & Maint	0.00	166.67	166.67	0.00	1,666.70	1,666.70	2,000.00
06018-100 Access - Bar Code/Decal/Passes	(60.00)	500.00	560.00	7,486.39	5,000.00	(2,486.39)	6,000.00
06019-100 Access - Software/Hosting	1,247.96	1,166.67	(81.29)	11,922.72	11,666.70	(256.02)	14,000.00
06020-100 Access-AC Repair & Maintenance	0.00	83.33	83.33	669.00	833.30	164.30	1,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>ACCESS Total</b>	<b>51,790.46</b>	<b>76,262.00</b>	<b>24,471.54</b>	<b>654,121.56</b>	<b>762,620.00</b>	<b>108,498.44</b>	<b>915,144.00</b>
<b>ADMIN</b>							
06021-000 Community Activities	0.00	2,916.67	2,916.67	15,724.53	29,166.70	13,442.17	35,000.00
06021-100 Access - Software Supp/Repairs	0.00	41.67	41.67	1,468.00	416.70	(1,051.30)	500.00
06022-000 Website Hosting	1,045.00	133.33	(911.67)	4,254.00	1,333.30	(2,920.70)	1,600.00
06022-100 Powerwash Sidewalks-Arbor Blvd	9,200.00	708.33	(8,491.67)	18,400.00	7,083.30	(11,316.70)	8,500.00
06025-000 Corporate Filing Fee	61.25	5.17	(56.08)	122.50	51.70	(70.80)	62.00
06026-000 Contingency Funds	0.00	8,333.33	8,333.33	0.00	83,333.30	83,333.30	100,000.00
06040-000 Management / Accounting Fees	19,900.83	19,900.83	0.00	199,008.30	199,008.30	0.00	238,810.00
06050-000 Office Expense	1,482.30	1,583.33	101.03	12,056.62	15,833.30	3,776.68	19,000.00
06051-000 Vineyards Radio	0.00	100.00	100.00	0.00	1,000.00	1,000.00	1,200.00
06052-000 Postage / Duplicating	191.64	625.00	433.36	3,483.73	6,250.00	2,766.27	7,500.00
06055-000 Lake Drainage & Engineering	0.00	416.67	416.67	0.00	4,166.70	4,166.70	5,000.00
06056-000 Legal / Accounting (CPA)	0.00	1,250.00	1,250.00	7,724.00	12,500.00	4,776.00	15,000.00
06070-000 Taxes/Licenses/Dues	0.00	33.33	33.33	0.00	333.30	333.30	400.00
<b>ADMIN Total</b>	<b>31,881.02</b>	<b>36,047.66</b>	<b>4,166.64</b>	<b>262,241.68</b>	<b>360,476.60</b>	<b>98,234.92</b>	<b>432,572.00</b>
<b>UTILITIES</b>							
06100-000 Electricity	6,689.07	6,866.67	177.60	58,866.66	68,666.70	9,800.04	82,400.00
06102-000 Electrical/Lighting Repairs	0.00	666.67	666.67	4,273.33	6,666.70	2,393.37	8,000.00
06103-000 Bulk TV/Communications Fees	278,835.51	281,214.67	2,379.16	2,778,620.09	2,812,146.70	33,526.61	3,374,576.00
06105-000 Irrigation Water	18,980.78	17,500.00	(1,480.78)	193,879.87	175,000.00	(18,879.87)	210,000.00
<b>UTILITIES Total</b>	<b>304,505.36</b>	<b>306,248.01</b>	<b>1,742.65</b>	<b>3,035,639.95</b>	<b>3,062,480.10</b>	<b>26,840.15</b>	<b>3,674,976.00</b>
<b>GROUNDS</b>							
06130-000 Lake Fountain Maintenance	0.00	266.67	266.67	540.00	2,666.70	2,126.70	3,200.00
06131-000 Lake Fountains Repairs	540.00	333.33	(206.67)	3,628.36	3,333.30	(295.06)	4,000.00
06139-000 Lake Drainage Inspect/Repairs	11,400.00	833.33	(10,566.67)	71,640.00	8,333.30	(63,306.70)	10,000.00
06140-000 Lake Maintenance	5,871.00	8,116.67	2,245.67	58,710.00	81,166.70	22,456.70	97,400.00
06141-000 Irrigation Repairs	5,195.10	2,166.67	(3,028.43)	49,330.20	21,666.70	(27,663.50)	26,000.00
06142-000 Lake & Shoreline Plants	0.00	166.67	166.67	0.00	1,666.70	1,666.70	2,000.00
06160-000 Landscape Contract w/Irr Check	87,118.85	87,119.50	0.65	871,188.50	871,195.00	6.50	1,045,434.00
06161-000 Landscape Replacement	7,595.39	7,500.00	(95.39)	68,413.81	75,000.00	6,586.19	90,000.00
06162-000 Annuals/Replacement	0.00	3,583.33	3,583.33	24,890.80	35,833.30	10,942.50	43,000.00
06168-000 Roadway Maintenance	0.00	166.67	166.67	600.00	1,666.70	1,066.70	2,000.00
06171-100 Access-PowerWashStGutter Arbor	0.00	708.33	708.33	0.00	7,083.30	7,083.30	8,500.00
06172-000 Entrance Sign & Monument Maint	0.00	250.00	250.00	0.00	2,500.00	2,500.00	3,000.00
06173-000 Roadway Sign Maintenance	0.00	416.67	416.67	2,422.45	4,166.70	1,744.25	5,000.00
06174-000 Perimeter Fencing Walls	0.00	208.33	208.33	2,350.00	2,083.30	(266.70)	2,500.00
06175-000 Powerwashing Park & Monuments	1,442.00	583.33	(858.67)	1,442.00	5,833.30	4,391.30	7,000.00
06177-100 Access - Contingency	0.00	4,166.67	4,166.67	0.00	41,666.70	41,666.70	50,000.00
06180-200 Silver Oaks - Landscape Maint	2,611.49	2,612.08	0.59	26,114.90	26,120.80	5.90	31,345.00
06181-200 Silver Oaks-Powerwash Sidewalk	0.00	150.00	150.00	0.00	1,500.00	1,500.00	1,800.00
06182-200 Silver Oaks - Repairs & Maint.	1,872.00	250.00	(1,622.00)	1,872.00	2,500.00	628.00	3,000.00
06183-200 Silver Oaks - Contingency	0.00	41.67	41.67	0.00	416.70	416.70	500.00
06184-200 Silver Oaks-Tree,Plant Replace	1,677.58	166.67	(1,510.91)	4,711.03	1,666.70	(3,044.33)	2,000.00
06190-300 Vintage Col.-Repairs & Maint.	0.00	166.67	166.67	0.00	1,666.70	1,666.70	2,000.00
06191-300 Vintage Col.-Landscape Maint.	3,404.75	3,404.75	0.00	34,047.49	34,047.50	0.01	40,857.00
06192-300 Vintage Col.-Annuals/Plantings	0.00	208.33	208.33	2,285.16	2,083.30	(201.86)	2,500.00
06193-300 Vintage Col.-Fountain Service	257.50	257.50	0.00	2,575.00	2,575.00	0.00	3,090.00
06194-300 Vintage Col.-Fountain Electric	392.29	579.25	186.96	4,440.64	5,792.50	1,351.86	6,951.00
06195-300 Vintage Col.-Street Lights	79.59	111.58	31.99	686.42	1,115.80	429.38	1,339.00
06196-300 Vintage Col.-Fntn. Equipment	0.00	125.00	125.00	3,482.02	1,250.00	(2,232.02)	1,500.00
06197-300 Vintage Col.-Contingency	0.00	83.33	83.33	0.00	833.30	833.30	1,000.00
06198-300 Vintage-PowerWash Sidewalks	2,850.00	250.00	(2,600.00)	2,850.00	2,500.00	(350.00)	3,000.00
06199-300 Vintage Col - Plant Replace	781.19	416.67	(364.52)	4,269.11	4,166.70	(102.41)	5,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>GROUNDS Total</b>	<b>133,088.73</b>	<b>125,409.67</b>	<b>(7,679.06)</b>	<b>1,242,489.89</b>	<b>1,254,096.70</b>	<b>11,606.81</b>	<b>1,504,916.00</b>
<b>INSURANCE</b>							
06310-000 Insurance	0.00	5,633.41	5,633.41	62,577.43	56,334.10	(6,243.33)	67,601.00
06310-100 Access - Insurance Package	0.00	4,794.83	4,794.83	31,981.18	47,948.30	15,967.12	57,538.00
<b>INSURANCE Total</b>	<b>0.00</b>	<b>10,428.24</b>	<b>10,428.24</b>	<b>94,558.61</b>	<b>104,282.40</b>	<b>9,723.79</b>	<b>125,139.00</b>
<b>RESERVES</b>							
06440-000 Reserves - General/Master	14,616.91	3,916.67	(10,700.24)	77,212.94	39,166.70	(38,046.24)	47,000.00
06440-100 Reserves - General/Access	19,995.84	6,500.00	(13,495.84)	81,801.22	65,000.00	(16,801.22)	78,000.00
06440-200 Reserves - General/Silver Oaks	3,575.15	1,083.33	(2,491.82)	14,966.11	10,833.30	(4,132.81)	13,000.00
06440-300 Reserves - General/Vintage Col	14,474.27	3,333.33	(11,140.94)	47,999.42	33,333.30	(14,666.12)	40,000.00
<b>RESERVES Total</b>	<b>52,662.17</b>	<b>14,833.33</b>	<b>(37,828.84)</b>	<b>221,979.69</b>	<b>148,333.30</b>	<b>(73,646.39)</b>	<b>178,000.00</b>
<b>Total Expense</b>	<b>573,927.74</b>	<b>569,228.91</b>	<b>(4,698.83)</b>	<b>5,511,031.38</b>	<b>5,692,289.10</b>	<b>181,257.72</b>	<b>6,830,747.00</b>
<b>Net Income</b>	<b>21,218.65</b>	<b>(27,416.67)</b>	<b>48,635.32</b>	<b>23,368.02</b>	<b>54,833.30</b>	<b>(31,465.28)</b>	<b>0.00</b>

V.C.A.

INCOME STATEMENT

Cost Center 000

Start: 10/01/2025 | End: 10/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
04145-000 Maintenance Fees - VCA	157,920.57	157,917.25	3.32	1,579,200.90	1,579,172.50	28.40	1,895,007.00
04150-000 Reserve Assessments - VCA	11,753.37	3,916.67	7,836.70	47,013.48	39,166.70	7,846.78	47,000.00
04151-000 Lake Maintenance	17,332.30	7,258.33	10,073.97	82,563.94	72,583.30	9,980.64	87,100.00
04154-000 Bulk TV/Communications Fees	281,318.18	281,214.67	103.51	2,813,181.79	2,812,146.70	1,035.09	3,374,576.00
04240-000 Interest Income - Operating	4,390.23	0.00	4,390.23	26,843.60	0.00	26,843.60	0.00
04250-000 Interest Income - Reserves	2,866.91	0.00	2,866.91	30,212.94	0.00	30,212.94	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
<b>Income Total</b>	<b>475,581.56</b>	<b>450,306.92</b>	<b>25,274.64</b>	<b>4,579,016.65</b>	<b>4,653,069.20</b>	<b>(74,052.55)</b>	<b>5,553,683.00</b>
<b>Total Income</b>	<b>475,581.56</b>	<b>450,306.92</b>	<b>25,274.64</b>	<b>4,579,016.65</b>	<b>4,653,069.20</b>	<b>(74,052.55)</b>	<b>5,553,683.00</b>

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>ADMIN</b>							
06021-000 Community Activities	0.00	2,916.67	2,916.67	15,724.53	29,166.70	13,442.17	35,000.00
06022-000 Website Hosting	1,045.00	133.33	(911.67)	4,254.00	1,333.30	(2,920.70)	1,600.00
06025-000 Corporate Filing Fee	61.25	5.17	(56.08)	122.50	51.70	(70.80)	62.00
06026-000 Contingency Funds	0.00	8,333.33	8,333.33	0.00	83,333.30	83,333.30	100,000.00
06040-000 Management / Accounting Fees	19,900.83	19,900.83	0.00	199,008.30	199,008.30	0.00	238,810.00
06050-000 Office Expense	1,482.30	1,583.33	101.03	12,056.62	15,833.30	3,776.68	19,000.00
06051-000 Vineyards Radio	0.00	100.00	100.00	0.00	1,000.00	1,000.00	1,200.00
06052-000 Postage / Duplicating	191.64	625.00	433.36	3,483.73	6,250.00	2,766.27	7,500.00
06055-000 Lake Drainage & Engineering	0.00	416.67	416.67	0.00	4,166.70	4,166.70	5,000.00
06056-000 Legal / Accounting (CPA)	0.00	1,250.00	1,250.00	7,724.00	12,500.00	4,776.00	15,000.00
06070-000 Taxes/Licenses/Dues	0.00	33.33	33.33	0.00	333.30	333.30	400.00
<b>ADMIN Total</b>	<b>22,681.02</b>	<b>35,297.66</b>	<b>12,616.64</b>	<b>242,373.68</b>	<b>352,976.60</b>	<b>110,602.92</b>	<b>423,572.00</b>
<b>UTILITIES</b>							
06100-000 Electricity	6,689.07	6,866.67	177.60	58,866.66	68,666.70	9,800.04	82,400.00
06102-000 Electrical/Lighting Repairs	0.00	666.67	666.67	4,273.33	6,666.70	2,393.37	8,000.00
06103-000 Bulk TV/Communications Fees	278,835.51	281,214.67	2,379.16	2,778,620.09	2,812,146.70	33,526.61	3,374,576.00
06105-000 Irrigation Water	18,980.78	17,500.00	(1,480.78)	193,879.87	175,000.00	(18,879.87)	210,000.00
<b>UTILITIES Total</b>	<b>304,505.36</b>	<b>306,248.01</b>	<b>1,742.65</b>	<b>3,035,639.95</b>	<b>3,062,480.10</b>	<b>26,840.15</b>	<b>3,674,976.00</b>
<b>GROUNDS</b>							
06130-000 Lake Fountain Maintenance	0.00	266.67	266.67	540.00	2,666.70	2,126.70	3,200.00
06131-000 Lake Fountains Repairs	540.00	333.33	(206.67)	3,628.36	3,333.30	(295.06)	4,000.00
06139-000 Lake Drainage Inspect/Repairs	11,400.00	833.33	(10,566.67)	71,640.00	8,333.30	(63,306.70)	10,000.00
06140-000 Lake Maintenance	5,871.00	8,116.67	2,245.67	58,710.00	81,166.70	22,456.70	97,400.00
06141-000 Irrigation Repairs	5,195.10	2,166.67	(3,028.43)	49,330.20	21,666.70	(27,663.50)	26,000.00
06142-000 Lake & Shoreline Plants	0.00	166.67	166.67	0.00	1,666.70	1,666.70	2,000.00
06160-000 Landscape Contract w/Irr Check	87,118.85	87,119.50	0.65	871,188.50	871,195.00	6.50	1,045,434.00
06161-000 Landscape Replacement	7,595.39	7,500.00	(95.39)	68,413.81	75,000.00	6,586.19	90,000.00
06162-000 Annuals/Replacement	0.00	3,583.33	3,583.33	24,890.80	35,833.30	10,942.50	43,000.00
06168-000 Roadway Maintenance	0.00	166.67	166.67	600.00	1,666.70	1,066.70	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	2,500.00	2,500.00	3,000.00
06173-000 Roadway Sign Maintenance	0.00	416.67	416.67	2,422.45	4,166.70	1,744.25	5,000.00
06174-000 Perimeter Fencing Walls	0.00	208.33	208.33	2,350.00	2,083.30	(266.70)	2,500.00
06175-000 Powerwashing Park & Monuments	1,442.00	583.33	(858.67)	1,442.00	5,833.30	4,391.30	7,000.00
<b>GROUNDS Total</b>	<b>119,162.34</b>	<b>111,711.17</b>	<b>(7,451.17)</b>	<b>1,155,156.12</b>	<b>1,117,111.70</b>	<b>(38,044.42)</b>	<b>1,340,534.00</b>
<b>INSURANCE</b>							
06310-000 Insurance	0.00	5,633.41	5,633.41	62,577.43	56,334.10	(6,243.33)	67,601.00
<b>INSURANCE Total</b>	<b>0.00</b>	<b>5,633.41</b>	<b>5,633.41</b>	<b>62,577.43</b>	<b>56,334.10</b>	<b>(6,243.33)</b>	<b>67,601.00</b>
<b>RESERVES</b>							
06440-000 Reserves - General/Master	14,616.91	3,916.67	(10,700.24)	77,212.94	39,166.70	(38,046.24)	47,000.00
<b>RESERVES Total</b>	<b>14,616.91</b>	<b>3,916.67</b>	<b>(10,700.24)</b>	<b>77,212.94</b>	<b>39,166.70</b>	<b>(38,046.24)</b>	<b>47,000.00</b>
<b>Total Expense</b>	<b>460,965.63</b>	<b>462,806.92</b>	<b>1,841.29</b>	<b>4,572,960.12</b>	<b>4,628,069.20</b>	<b>55,109.08</b>	<b>5,553,683.00</b>
<b>Net Income</b>	<b>14,615.93</b>	<b>(12,500.00)</b>	<b>27,115.93</b>	<b>6,056.53</b>	<b>25,000.00</b>	<b>(18,943.47)</b>	<b>0.00</b>

V.C.A.

INCOME STATEMENT

Access Control

Start: 10/01/2025 | End: 10/31/2025

Income

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
04152-100 Access Control Fees	74,182.82	74,181.83	0.99	741,827.57	741,818.30	9.27	890,182.00
04153-100 Access Control - Reserve Fees	19,501.40	6,500.00	13,001.40	78,005.60	65,000.00	13,005.60	78,000.00
04240-100 Int. Income-Access-Operating	862.90	0.00	862.90	4,318.69	0.00	4,318.69	0.00
04250-100 Interest Income-ReservesAccess	495.84	0.00	495.84	3,801.22	0.00	3,801.22	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
<b>Income Total</b>	<b>95,042.96</b>	<b>80,681.83</b>	<b>14,361.13</b>	<b>827,953.08</b>	<b>956,818.30</b>	<b>(128,865.22)</b>	<b>1,118,182.00</b>
<b>Total Income</b>	<b>95,042.96</b>	<b>80,681.83</b>	<b>14,361.13</b>	<b>827,953.08</b>	<b>956,818.30</b>	<b>(128,865.22)</b>	<b>1,118,182.00</b>

Expense

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>ACCESS</b>							
06000-100 Educational/Conferences	0.00	66.67	66.67	0.00	666.70	666.70	800.00
06001-100 Access Control Payroll/Benefit	44,640.53	65,808.58	21,168.05	564,625.49	658,085.80	93,460.31	789,703.00
06002-100 Access - Office Expense	819.20	583.33	(235.87)	4,389.12	5,833.30	1,444.18	7,000.00
06003-100 Access-Gatehse Janit.Sup	0.00	541.67	541.67	1,382.79	5,416.70	4,033.91	6,500.00
06004-100 Access - Uniforms	0.00	250.00	250.00	2,777.58	2,500.00	(277.58)	3,000.00
06005-100 Access-Auto Insurance	0.00	259.75	259.75	0.00	2,597.50	2,597.50	3,117.00
06007-100 Access - Workmens Comp	1,210.09	1,500.00	289.91	12,385.74	15,000.00	2,614.26	18,000.00
06008-100 Access - Electricity	479.65	1,030.00	550.35	8,915.20	10,300.00	1,384.80	12,360.00
06009-100 Access-Mobile Phone/Cable	320.36	412.00	91.64	3,271.36	4,120.00	848.64	4,944.00
06010-100 Access - Water/Sewer	529.67	487.33	(42.34)	4,577.47	4,873.30	295.83	5,848.00
06012-100 Access- Gate Repair & Maint	0.00	583.33	583.33	2,634.20	5,833.30	3,199.10	7,000.00
06013-100 Access-Gatehse Repair&Maint	380.00	416.67	36.67	7,922.50	4,166.70	(3,755.80)	5,000.00
06014-100 Access-Gatehouse Janitorial	2,023.00	2,023.00	0.00	20,230.00	20,230.00	0.00	24,276.00
06015-100 Access-Gatehouse Pest Control	200.00	133.00	(67.00)	932.00	1,330.00	398.00	1,596.00
06016-100 Access - Auto Fuel	0.00	250.00	250.00	0.00	2,500.00	2,500.00	3,000.00
06017-100 Access - Auto Repair & Maint	0.00	166.67	166.67	0.00	1,666.70	1,666.70	2,000.00
06018-100 Access - Bar Code/Decal/Passes	(60.00)	500.00	560.00	7,486.39	5,000.00	(2,486.39)	6,000.00
06019-100 Access - Software/Hosting	1,247.96	1,166.67	(81.29)	11,922.72	11,666.70	(256.02)	14,000.00
06020-100 Access-AC Repair & Maintenance	0.00	83.33	83.33	669.00	833.30	164.30	1,000.00
<b>ACCESS Total</b>	<b>51,790.46</b>	<b>76,262.00</b>	<b>24,471.54</b>	<b>654,121.56</b>	<b>762,620.00</b>	<b>108,498.44</b>	<b>915,144.00</b>
<b>ADMIN</b>							
06021-100 Access - Software Supp/Repairs	0.00	41.67	41.67	1,468.00	416.70	(1,051.30)	500.00
06022-100 Powerwash Sidewalks-Arbor Blvd	9,200.00	708.33	(8,491.67)	18,400.00	7,083.30	(11,316.70)	8,500.00
<b>ADMIN Total</b>	<b>9,200.00</b>	<b>750.00</b>	<b>(8,450.00)</b>	<b>19,868.00</b>	<b>7,500.00</b>	<b>(12,368.00)</b>	<b>9,000.00</b>
<b>GROUNDS</b>							
06171-100 Access-PowerWashStGutter Arbor	0.00	708.33	708.33	0.00	7,083.30	7,083.30	8,500.00
06177-100 Access - Contingency	0.00	4,166.67	4,166.67	0.00	41,666.70	41,666.70	50,000.00
<b>GROUNDS Total</b>	<b>0.00</b>	<b>4,875.00</b>	<b>4,875.00</b>	<b>0.00</b>	<b>48,750.00</b>	<b>48,750.00</b>	<b>58,500.00</b>
<b>INSURANCE</b>							
06310-100 Access - Insurance Package	0.00	4,794.83	4,794.83	31,981.18	47,948.30	15,967.12	57,538.00

V.C.A.  
 Start: 10/01/2025 | End: 10/31/2025

INCOME STATEMENT

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>INSURANCE Total</b>	0.00	4,794.83	4,794.83	31,981.18	47,948.30	15,967.12	57,538.00
<b>RESERVES</b>							
06440-100 Reserves - General/Access	19,995.84	6,500.00	(13,495.84)	81,801.22	65,000.00	(16,801.22)	78,000.00
<b>RESERVES Total</b>	19,995.84	6,500.00	(13,495.84)	81,801.22	65,000.00	(16,801.22)	78,000.00
<b>Total Expense</b>	80,986.30	93,181.83	12,195.53	787,771.96	931,818.30	144,046.34	1,118,182.00
<b>Net Income</b>	14,056.66	(12,500.00)	26,556.66	40,181.12	25,000.00	15,181.12	0.00

**V.C.A.**  
**INCOME STATEMENT**  
Silver Oaks  
Start: 10/01/2025 | End: 10/31/2025  
**Income**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
04156-200 Silver Oaks Drive Fee	2,886.72	2,887.08	(0.36)	28,867.20	28,870.80	(3.60)	34,645.00
04157-200 Reserves - Silver Oak Drive	3,248.64	1,083.33	2,165.31	12,994.56	10,833.30	2,161.26	13,000.00
04240-200 Int. Income-Silver-Operating	28.54	0.00	28.54	161.15	0.00	161.15	0.00
04250-200 Interest Income-ReservesSilver	325.15	0.00	325.15	1,966.11	0.00	1,966.11	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
<b>Income Total</b>	<b>6,489.05</b>	<b>3,970.41</b>	<b>2,518.64</b>	<b>43,989.02</b>	<b>43,704.10</b>	<b>284.92</b>	<b>51,645.00</b>
<b>Total Income</b>	<b>6,489.05</b>	<b>3,970.41</b>	<b>2,518.64</b>	<b>43,989.02</b>	<b>43,704.10</b>	<b>284.92</b>	<b>51,645.00</b>

**Expense**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>GROUNDS</b>							
06180-200 Silver Oaks - Landscape Maint	2,611.49	2,612.08	0.59	26,114.90	26,120.80	5.90	31,345.00
06181-200 Silver Oaks-Powerwash Sidewalk	0.00	150.00	150.00	0.00	1,500.00	1,500.00	1,800.00
06182-200 Silver Oaks - Repairs & Maint.	1,872.00	250.00	(1,622.00)	1,872.00	2,500.00	628.00	3,000.00
06183-200 Silver Oaks - Contingency	0.00	41.67	41.67	0.00	416.70	416.70	500.00
06184-200 Silver Oaks-Tree,Plant Replace	1,677.58	166.67	(1,510.91)	4,711.03	1,666.70	(3,044.33)	2,000.00
<b>GROUNDS Total</b>	<b>6,161.07</b>	<b>3,220.42</b>	<b>(2,940.65)</b>	<b>32,697.93</b>	<b>32,204.20</b>	<b>(493.73)</b>	<b>38,645.00</b>
<b>RESERVES</b>							
06440-200 Reserves - General/Silver Oaks	3,575.15	1,083.33	(2,491.82)	14,966.11	10,833.30	(4,132.81)	13,000.00
<b>RESERVES Total</b>	<b>3,575.15</b>	<b>1,083.33</b>	<b>(2,491.82)</b>	<b>14,966.11</b>	<b>10,833.30</b>	<b>(4,132.81)</b>	<b>13,000.00</b>
<b>Total Expense</b>	<b>9,736.22</b>	<b>4,303.75</b>	<b>(5,432.47)</b>	<b>47,664.04</b>	<b>43,037.50</b>	<b>(4,626.54)</b>	<b>51,645.00</b>
<b>Net Income</b>	<b>(3,247.17)</b>	<b>(333.34)</b>	<b>(2,913.83)</b>	<b>(3,675.02)</b>	<b>666.60</b>	<b>(4,341.62)</b>	<b>0.00</b>

**V.C.A.**  
**INCOME STATEMENT**  
Vintage Colony  
Start: 10/01/2025 | End: 10/31/2025  
**Income**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
04158-300 Vintage Colony Blvd Fee	3,520.53	3,519.75	0.78	35,203.53	35,197.50	6.03	42,237.00
04159-300 Vintage Colony - Reserve Fee	10,001.60	3,333.33	6,668.27	40,006.40	33,333.30	6,673.10	40,000.00
04240-300 Int. Income-Vintage-Operating	36.42	0.00	36.42	231.30	0.00	231.30	0.00
04250-300 Interest Income-ReserveVintage	4,474.27	0.00	4,474.27	7,999.42	0.00	7,999.42	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
<b>Income Total</b>	<b>18,032.82</b>	<b>6,853.08</b>	<b>11,179.74</b>	<b>83,440.65</b>	<b>93,530.80</b>	<b>(10,090.15)</b>	<b>107,237.00</b>
<b>Total Income</b>	<b>18,032.82</b>	<b>6,853.08</b>	<b>11,179.74</b>	<b>83,440.65</b>	<b>93,530.80</b>	<b>(10,090.15)</b>	<b>107,237.00</b>

**Expense**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>GROUNDS</b>							
06190-300 Vintage Col.-Repairs & Maint.	0.00	166.67	166.67	0.00	1,666.70	1,666.70	2,000.00
06191-300 Vintage Col.-Landscape Maint.	3,404.75	3,404.75	0.00	34,047.49	34,047.50	0.01	40,857.00
06192-300 Vintage Col.-Annuals/Plantings	0.00	208.33	208.33	2,285.16	2,083.30	(201.86)	2,500.00
06193-300 Vintage Col.-Fountain Service	257.50	257.50	0.00	2,575.00	2,575.00	0.00	3,090.00
06194-300 Vintage Col.-Fountain Electric	392.29	579.25	186.96	4,440.64	5,792.50	1,351.86	6,951.00
06195-300 Vintage Col.-Street Lights	79.59	111.58	31.99	686.42	1,115.80	429.38	1,339.00
06196-300 Vintage Col.-Fntn. Equipment	0.00	125.00	125.00	3,482.02	1,250.00	(2,232.02)	1,500.00
06197-300 Vintage Col.-Contingency	0.00	83.33	83.33	0.00	833.30	833.30	1,000.00
06198-300 Vintage-PowerWash Sidewalks	2,850.00	250.00	(2,600.00)	2,850.00	2,500.00	(350.00)	3,000.00
06199-300 Vintage Col - Plant Replace	781.19	416.67	(364.52)	4,269.11	4,166.70	(102.41)	5,000.00
<b>GROUNDS Total</b>	<b>7,765.32</b>	<b>5,603.08</b>	<b>(2,162.24)</b>	<b>54,635.84</b>	<b>56,030.80</b>	<b>1,394.96</b>	<b>67,237.00</b>
<b>RESERVES</b>							
06440-300 Reserves - General/Vintage Col	14,474.27	3,333.33	(11,140.94)	47,999.42	33,333.30	(14,666.12)	40,000.00
<b>RESERVES Total</b>	<b>14,474.27</b>	<b>3,333.33</b>	<b>(11,140.94)</b>	<b>47,999.42</b>	<b>33,333.30</b>	<b>(14,666.12)</b>	<b>40,000.00</b>
<b>Total Expense</b>	<b>22,239.59</b>	<b>8,936.41</b>	<b>(13,303.18)</b>	<b>102,635.26</b>	<b>89,364.10</b>	<b>(13,271.16)</b>	<b>107,237.00</b>
<b>Net Income</b>	<b>(4,206.77)</b>	<b>(2,083.33)</b>	<b>(2,123.44)</b>	<b>(19,194.61)</b>	<b>4,166.70</b>	<b>(23,361.31)</b>	<b>0.00</b>