

V.C.A.
BALANCE SHEET
As of: 02/28/2026
Assets

Account #	Account Name	Total
Asset		
01019-000	First Foundation ICS #3550	\$2,079,562.10
01020-000	First Foundation #3550	(\$252,144.88)
01021-100	First Foundation A #3501	(\$1,664.09)
01022-200	First Foundation S #3519	\$23,993.03
01023-300	First Foundation V #3535	\$33,777.82
01025-100	First Foundation A ICS #3501	\$326,048.36
	ASSET TOTAL:	\$2,209,572.34
 Reserves		
01029-000	First Foundation ICS #9043	\$554,332.45
01030-000	First Foundation Reserve #9043	\$12,661.70
01031-100	First Foundation Reserve A9076	(\$12,621.70)
01032-200	First Foundation Reserve S9084	\$95,649.05
01033-300	First Foundation Reserve V9092	\$111,520.87
01034-100	First Foundation A ICS #9076	\$231,875.72
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 CD3524 8/05/26 2.60%	\$249,154.17
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:	\$2,650,282.69
 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:	\$6,225,909.53

Liabilities

Account #	Account Name	Total
Liability		
02110-000	Accounts Payable	\$156,448.82
02110-100	Accounts Payable-Access	\$21,298.92
02110-200	Accounts Payable-Silver Oaks	\$3,111.54
02110-300	Accounts Payable-Vintage Col	\$4,412.39
02250-000	Owners Prepaid	\$3,196.86
02300-000	Deferred Maintenance Fees	\$153,957.33
02320-100	Deferred Access Control	\$74,229.09
02340-200	Deferred Silver Oaks	\$2,310.40

Account #	Account Name	Total
02350-300	Deferred Vintage Colony Blvd	\$3,276.00
02355-000	Deferred Bulk TV/Communication	\$288,110.68
	LIABILITY TOTAL:	\$710,352.03

Reserves

03040-000	RESERVES - GENERAL/MASTER	\$1,537,549.82
03040-100	RESERVES - GENERAL/ACCESS	\$704,046.05
03040-200	RESERVES - GENERAL/SILVER	\$95,649.05
03040-300	RESERVES - GENERAL/VINTAGE	\$313,037.77
	RESERVES TOTAL:	\$2,650,282.69

TOTAL LIABILITIES: \$3,360,634.72

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	\$1,207,878.45
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:	\$2,924,556.70
	Current Year Net Income/(Loss)	(\$59,281.89)
	TOTAL EQUITY:	\$2,865,274.81
	TOTAL LIABILITIES AND EQUITY:	\$6,225,909.53

V.C.A.
INCOME STATEMENT
Start: 02/01/2026 | End: 02/28/2026
Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
04145-000 Maintenance Fees - VCA	153,957.33	153,958.83	(1.50)	307,914.66	307,917.66	(3.00)	1,847,506.00
04150-000 Reserve Assessments - VCA	0.00	3,583.33	(3,583.33)	10,744.38	7,166.66	3,577.72	43,000.00
04151-000 Lake Maintenance	2,206.39	7,258.33	(5,051.94)	19,538.69	14,516.66	5,022.03	87,100.00
04152-100 Access Control Fees	74,229.08	74,230.83	(1.75)	148,458.16	148,461.66	(3.50)	890,770.00
04153-100 Access Control - Reserve Fees	0.00	6,500.00	(6,500.00)	19,501.40	13,000.00	6,501.40	78,000.00
04154-000 Bulk TV/Communications Fees	288,110.68	288,110.67	0.01	576,221.36	576,221.34	0.02	3,457,328.00
04156-200 Silver Oaks Drive Fee	2,308.00	2,308.83	(0.83)	4,616.00	4,617.66	(1.66)	27,706.00
04157-200 Reserves - Silver Oak Drive	0.00	1,083.33	(1,083.33)	3,248.64	2,166.66	1,081.98	13,000.00
04158-300 Vintage Colony Blvd Fee	3,276.00	3,276.08	(0.08)	6,552.00	6,552.16	(0.16)	39,313.00
04159-300 Vintage Colony - Reserve Fee	0.00	1,666.67	(1,666.67)	5,000.80	3,333.34	1,667.46	20,000.00
04240-000 Interest Income - Operating	3,680.08	2,083.33	1,596.75	7,182.76	4,166.66	3,016.10	25,000.00
04240-100 Int. Income-Access-Operating	658.08	600.00	58.08	1,250.66	1,200.00	50.66	7,200.00
04240-200 Int. Income-Silver-Operating	18.52	14.92	3.60	37.09	29.84	7.25	179.00
04240-300 Int. Income-Vintage-Operating	26.45	25.00	1.45	53.04	50.00	3.04	300.00
04250-000 Interest Income - Reserves	1,002.63	2,916.67	(1,914.04)	6,917.04	5,833.34	1,083.70	35,000.00
04250-100 Interest Income-ReservesAccess	419.40	1,000.00	(580.60)	874.87	2,000.00	(1,125.13)	12,000.00
04250-200 Interest Income-ReservesSilver	232.36	133.33	99.03	494.61	266.66	227.95	1,600.00
04250-300 Interest Income-ReserveVintage	270.91	333.33	(62.42)	574.60	666.66	(92.06)	4,000.00
04499-000 Prior Year Surplus/(Deficit)	0.00	16,666.67	(16,666.67)	0.00	33,333.34	(33,333.34)	200,000.00
04499-100 Prior Year Surplus/(Deficit)	0.00	4,166.67	(4,166.67)	0.00	8,333.34	(8,333.34)	50,000.00
04499-200 Prior Year Surplus/(Deficit)	0.00	833.33	(833.33)	0.00	1,666.66	(1,666.66)	10,000.00
04499-300 Prior Year Surplus/(Deficit)	0.00	2,083.33	(2,083.33)	0.00	4,166.66	(4,166.66)	25,000.00
Income Total	530,395.91	572,833.48	(42,437.57)	1,119,180.76	1,145,666.96	(26,486.20)	6,874,002.00
Total Income	530,395.91	572,833.48	(42,437.57)	1,119,180.76	1,145,666.96	(26,486.20)	6,874,002.00

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	133.34	133.34	800.00
06001-100 Access Control Payroll/Benefit	54,233.94	61,568.33	7,334.39	132,257.87	123,136.66	(9,121.21)	738,820.00
06002-100 Access - Office Expense	74.20	625.00	550.80	148.40	1,250.00	1,101.60	7,500.00
06003-100 Access-Gatehse Janit.Sup	0.00	416.67	416.67	535.00	833.34	298.34	5,000.00
06004-100 Access - Uniforms	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
06007-100 Access - Workmens Comp	3,104.99	1,500.00	(1,604.99)	5,968.71	3,000.00	(2,968.71)	18,000.00
06008-100 Access - Electricity	1,156.87	1,000.00	(156.87)	2,113.92	2,000.00	(113.92)	12,000.00
06009-100 Access-Mobile Phone/Cable	195.55	404.17	208.62	515.64	808.34	292.70	4,850.00
06010-100 Access - Water/Sewer	520.06	500.00	(20.06)	1,065.36	1,000.00	(65.36)	6,000.00
06012-100 Access- Gate Repair & Maint	214.12	583.33	369.21	214.12	1,166.66	952.54	7,000.00
06013-100 Access-Gatehse Repair&Maint	11,570.00	416.67	(11,153.33)	11,950.00	833.34	(11,116.66)	5,000.00
06014-100 Access-Gatehouse Janitorial	2,084.00	2,100.00	16.00	2,084.00	4,200.00	2,116.00	25,200.00
06015-100 Access-Gatehouse Pest Control	0.00	75.00	75.00	200.00	150.00	(50.00)	900.00
06018-100 Access - Bar Code/Decal/Passes	0.00	666.67	666.67	(60.00)	1,333.34	1,393.34	8,000.00
06019-100 Access - Software/Hosting	75.00	1,216.67	1,141.67	4,889.56	2,433.34	(2,456.22)	14,600.00
06020-100 Access-AC Repair & Maintenance	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
ACCESS Total	73,228.73	71,472.51	(1,756.22)	161,882.58	142,945.02	(18,937.56)	857,670.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
ADMIN							
06021-000 Community Activities	0.00	2,916.67	2,916.67	0.00	5,833.34	5,833.34	35,000.00
06021-100 Access - Software Supp/Repairs	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00
06022-000 Website Hosting	500.00	266.67	(233.33)	1,465.00	533.34	(931.66)	3,200.00
06022-100 Powerwash Sidewalks-Arbor Blvd	0.00	791.67	791.67	0.00	1,583.34	1,583.34	9,500.00
06025-000 Corporate Filing Fee	0.00	5.17	5.17	0.00	10.34	10.34	62.00
06026-000 Contingency Funds	0.00	8,333.33	8,333.33	0.00	16,666.66	16,666.66	100,000.00
06035-000 Line Of Credit	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
06040-000 Management / Accounting Fees	20,497.92	20,497.92	0.00	40,995.84	40,995.84	0.00	245,975.00
06050-000 Office Expense	1,510.95	1,250.00	(260.95)	2,994.65	2,500.00	(494.65)	15,000.00
06051-000 Vineyards Radio	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00
06052-000 Postage / Duplicating	51.66	625.00	573.34	103.32	1,250.00	1,146.68	7,500.00
06055-000 Lake Drainage & Engineering	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
06056-000 Legal / Accounting (CPA)	940.00	1,250.00	310.00	1,240.00	2,500.00	1,260.00	15,000.00
06070-000 Taxes/Licenses/Dues	0.00	441.67	441.67	0.00	883.34	883.34	5,300.00
ADMIN Total	23,500.53	37,161.43	13,660.90	46,798.81	74,322.86	27,524.05	445,937.00
UTILITIES							
06100-000 Electricity	5,921.26	6,000.00	78.74	11,229.89	12,000.00	770.11	72,000.00
06102-000 Electrical/Lighting Repairs	1,164.20	666.67	(497.53)	1,164.20	1,333.34	169.14	8,000.00
06103-000 Bulk TV/Communications Fees	285,896.15	288,110.67	2,214.52	571,782.30	576,221.34	4,439.04	3,457,328.00
06105-000 Irrigation Water	36,934.96	18,025.00	(18,909.96)	36,934.96	36,050.00	(884.96)	216,300.00
UTILITIES Total	329,916.57	312,802.34	(17,114.23)	621,111.35	625,604.68	4,493.33	3,753,628.00
GROUNDS							
06130-000 Lake Fountain Maintenance	0.00	266.67	266.67	0.00	533.34	533.34	3,200.00
06131-000 Lake Fountains Repairs	0.00	333.33	333.33	0.00	666.66	666.66	4,000.00
06139-000 Lake Drainage Inspect/Repairs	0.00	2,500.00	2,500.00	0.00	5,000.00	5,000.00	30,000.00
06140-000 Lake Maintenance	6,047.13	8,116.67	2,069.54	12,094.26	16,233.34	4,139.08	97,400.00
06141-000 Irrigation Repairs	13,181.69	3,750.00	(9,431.69)	13,181.69	7,500.00	(5,681.69)	45,000.00
06142-000 Lake & Shoreline Plants	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
06160-000 Landscape Contract w/Irr Check	89,732.41	89,732.42	0.01	179,464.82	179,464.84	0.02	1,076,789.00
06161-000 Landscape Replacement	5,158.36	7,500.00	2,341.64	5,158.36	15,000.00	9,841.64	90,000.00
06162-000 Annuals/Replacement	8,701.20	2,833.33	(5,867.87)	8,701.20	5,666.66	(3,034.54)	34,000.00
06168-000 Roadway Maintenance	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
06170-000 Default Account	0.00	0.00	0.00	2,084.00	0.00	(2,084.00)	0.00
06171-100 Access-PowerWashStGutter Arbor	0.00	666.67	666.67	0.00	1,333.34	1,333.34	8,000.00
06172-000 Entrance Sign & Monument Maint	0.00	208.33	208.33	0.00	416.66	416.66	2,500.00
06173-000 Roadway Sign Maintenance	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
06174-000 Perimeter Fencing Walls	0.00	208.33	208.33	0.00	416.66	416.66	2,500.00
06175-000 Powerwashing Park & Monuments	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
06177-100 Access - Contingency	0.00	4,166.67	4,166.67	0.00	8,333.34	8,333.34	50,000.00
06180-200 Silver Oaks - Landscape Maint	2,689.84	2,690.42	0.58	5,879.68	5,380.84	(498.84)	32,285.00
06181-200 Silver Oaks-Powerwash Sidewalk	0.00	141.67	141.67	0.00	283.34	283.34	1,700.00
06182-200 Silver Oaks - Repairs & Maint.	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
06183-200 Silver Oaks - Contingency	0.00	41.67	41.67	0.00	83.34	83.34	500.00
06184-200 Silver Oaks-Tree,Plant Replace	421.70	166.67	(255.03)	421.70	333.34	(88.36)	2,000.00
06190-300 Vintage Col.-Repairs & Maint.	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
06191-300 Vintage Col.-Landscape Maint.	3,506.89	3,506.92	0.03	7,013.78	7,013.84	0.06	42,083.00
06192-300 Vintage Col.-Annuals/Plantings	648.00	208.33	(439.67)	648.00	416.66	(231.34)	2,500.00
06193-300 Vintage Col.-Fountain Service	257.50	275.00	17.50	515.00	550.00	35.00	3,300.00
06194-300 Vintage Col.-Fountain Electric	468.07	558.33	90.26	863.26	1,116.66	253.40	6,700.00
06195-300 Vintage Col.-Street Lights	94.10	85.83	(8.27)	192.59	171.66	(20.93)	1,030.00
06196-300 Vintage Col.-Fntn. Equipment	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
06197-300 Vintage Col.-Contingency	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
06198-300 Vintage-PowerWash Sidewalks	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
06199-300 Vintage Col - Plant Replace	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
GROUNDS Total	130,906.89	130,123.94	(782.95)	236,218.34	260,247.88	24,029.54	1,561,487.00
INSURANCE							
06310-000 Insurance	(7,102.47)	5,640.00	12,742.47	53,758.70	11,280.00	(42,478.70)	67,680.00
06310-100 Access - Insurance Package	0.00	2,800.00	2,800.00	11,331.75	5,600.00	(5,731.75)	33,600.00
INSURANCE Total	(7,102.47)	8,440.00	15,542.47	65,090.45	16,880.00	(48,210.45)	101,280.00
RESERVES							
06440-000 Reserves - General/Master	1,002.63	3,583.33	2,580.70	17,667.04	7,166.66	(10,500.38)	43,000.00
06440-100 Reserves - General/Access	419.40	6,500.00	6,080.60	20,374.87	13,000.00	(7,374.87)	78,000.00
06440-200 Reserves - General/Silver Oaks	232.36	1,083.33	850.97	3,744.61	2,166.66	(1,577.95)	13,000.00
06440-300 Reserves - General/Vintage Col	270.91	1,666.67	1,395.76	5,574.60	3,333.34	(2,241.26)	20,000.00
RESERVES Total	1,925.30	12,833.33	10,908.03	47,361.12	25,666.66	(21,694.46)	154,000.00
Total Expense	552,375.55	572,833.55	20,458.00	1,178,462.65	1,145,667.10	(32,795.55)	6,874,002.00
Net Income	(21,979.64)	(0.07)	(21,979.57)	(59,281.89)	(0.14)	(59,281.75)	0.00

V.C.A.
INCOME STATEMENT
 Cost Center 000
 Start: 02/01/2026 | End: 02/28/2026
Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
04145-000 Maintenance Fees - VCA	153,957.33	153,958.83	(1.50)	307,914.66	307,917.66	(3.00)	1,847,506.00
04150-000 Reserve Assessments - VCA	0.00	3,583.33	(3,583.33)	10,744.38	7,166.66	3,577.72	43,000.00
04151-000 Lake Maintenance	2,206.39	7,258.33	(5,051.94)	19,538.69	14,516.66	5,022.03	87,100.00
04154-000 Bulk TV/Communications Fees	288,110.68	288,110.67	0.01	576,221.36	576,221.34	0.02	3,457,328.00
04240-000 Interest Income - Operating	3,680.08	2,083.33	1,596.75	7,182.76	4,166.66	3,016.10	25,000.00
04250-000 Interest Income - Reserves	1,002.63	2,916.67	(1,914.04)	6,917.04	5,833.34	1,083.70	35,000.00
04499-000 Prior Year Surplus/(Deficit)	0.00	16,666.67	(16,666.67)	0.00	33,333.34	(33,333.34)	200,000.00
Income Total	448,957.11	474,577.83	(25,620.72)	928,518.89	949,155.66	(20,636.77)	5,694,934.00
Total Income	448,957.11	474,577.83	(25,620.72)	928,518.89	949,155.66	(20,636.77)	5,694,934.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
ADMIN							
06021-000 Community Activities	0.00	2,916.67	2,916.67	0.00	5,833.34	5,833.34	35,000.00
06022-000 Website Hosting	500.00	266.67	(233.33)	1,465.00	533.34	(931.66)	3,200.00
06025-000 Corporate Filing Fee	0.00	5.17	5.17	0.00	10.34	10.34	62.00
06026-000 Contingency Funds	0.00	8,333.33	8,333.33	0.00	16,666.66	16,666.66	100,000.00
06035-000 Line Of Credit	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
06040-000 Management / Accounting Fees	20,497.92	20,497.92	0.00	40,995.84	40,995.84	0.00	245,975.00
06050-000 Office Expense	1,510.95	1,250.00	(260.95)	2,994.65	2,500.00	(494.65)	15,000.00
06051-000 Vineyards Radio	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00
06052-000 Postage / Duplicating	51.66	625.00	573.34	103.32	1,250.00	1,146.68	7,500.00
06055-000 Lake Drainage & Engineering	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
06056-000 Legal / Accounting (CPA)	940.00	1,250.00	310.00	1,240.00	2,500.00	1,260.00	15,000.00
06070-000 Taxes/Licenses/Dues	0.00	441.67	441.67	0.00	883.34	883.34	5,300.00
ADMIN Total	23,500.53	36,269.76	12,769.23	46,798.81	72,539.52	25,740.71	435,237.00

UTILITIES

06100-000 Electricity	5,921.26	6,000.00	78.74	11,229.89	12,000.00	770.11	72,000.00
06102-000 Electrical/Lighting Repairs	1,164.20	666.67	(497.53)	1,164.20	1,333.34	169.14	8,000.00
06103-000 Bulk TV/Communications Fees	285,896.15	288,110.67	2,214.52	571,782.30	576,221.34	4,439.04	3,457,328.00
06105-000 Irrigation Water	36,934.96	18,025.00	(18,909.96)	36,934.96	36,050.00	(884.96)	216,300.00
UTILITIES Total	329,916.57	312,802.34	(17,114.23)	621,111.35	625,604.68	4,493.33	3,753,628.00

GROUNDS

06130-000 Lake Fountain Maintenance	0.00	266.67	266.67	0.00	533.34	533.34	3,200.00
06131-000 Lake Fountains Repairs	0.00	333.33	333.33	0.00	666.66	666.66	4,000.00
06139-000 Lake Drainage Inspect/Repairs	0.00	2,500.00	2,500.00	0.00	5,000.00	5,000.00	30,000.00
06140-000 Lake Maintenance	6,047.13	8,116.67	2,069.54	12,094.26	16,233.34	4,139.08	97,400.00
06141-000 Irrigation Repairs	13,181.69	3,750.00	(9,431.69)	13,181.69	7,500.00	(5,681.69)	45,000.00
06142-000 Lake & Shoreline Plants	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
06160-000 Landscape Contract w/Irr Check	89,732.41	89,732.42	0.01	179,464.82	179,464.84	0.02	1,076,789.00
06161-000 Landscape Replacement	5,158.36	7,500.00	2,341.64	5,158.36	15,000.00	9,841.64	90,000.00
06162-000 Annuals/Replacement	8,701.20	2,833.33	(5,867.87)	8,701.20	5,666.66	(3,034.54)	34,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06168-000 Roadway Maintenance	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
06170-000 Default Account	0.00	0.00	0.00	2,084.00	0.00	(2,084.00)	0.00
06172-000 Entrance Sign & Monument Maint	0.00	208.33	208.33	0.00	416.66	416.66	2,500.00
06173-000 Roadway Sign Maintenance	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
06174-000 Perimeter Fencing Walls	0.00	208.33	208.33	0.00	416.66	416.66	2,500.00
06175-000 Powerwashing Park & Monuments	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
GROUNDS Total	122,820.79	116,282.42	(6,538.37)	220,684.33	232,564.84	11,880.51	1,395,389.00
INSURANCE							
06310-000 Insurance	(7,102.47)	5,640.00	12,742.47	53,758.70	11,280.00	(42,478.70)	67,680.00
INSURANCE Total	(7,102.47)	5,640.00	12,742.47	53,758.70	11,280.00	(42,478.70)	67,680.00
RESERVES							
06440-000 Reserves - General/Master	1,002.63	3,583.33	2,580.70	17,667.04	7,166.66	(10,500.38)	43,000.00
RESERVES Total	1,002.63	3,583.33	2,580.70	17,667.04	7,166.66	(10,500.38)	43,000.00
Total Expense	470,138.05	474,577.85	4,439.80	960,020.23	949,155.70	(10,864.53)	5,694,934.00
Net Income	(21,180.94)	(0.02)	(21,180.92)	(31,501.34)	(0.04)	(31,501.30)	0.00

V.C.A.
INCOME STATEMENT
Access Control
Start: 02/01/2026 | End: 02/28/2026
Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
04152-100 Access Control Fees	74,229.08	74,230.83	(1.75)	148,458.16	148,461.66	(3.50)	890,770.00
04153-100 Access Control - Reserve Fees	0.00	6,500.00	(6,500.00)	19,501.40	13,000.00	6,501.40	78,000.00
04240-100 Int. Income-Access-Operating	658.08	600.00	58.08	1,250.66	1,200.00	50.66	7,200.00
04250-100 Interest Income-ReservesAccess	419.40	1,000.00	(580.60)	874.87	2,000.00	(1,125.13)	12,000.00
04499-100 Prior Year Surplus/(Deficit)	0.00	4,166.67	(4,166.67)	0.00	8,333.34	(8,333.34)	50,000.00
Income Total	75,306.56	86,497.50	(11,190.94)	170,085.09	172,995.00	(2,909.91)	1,037,970.00
Total Income	75,306.56	86,497.50	(11,190.94)	170,085.09	172,995.00	(2,909.91)	1,037,970.00

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	133.34	133.34	800.00
06001-100 Access Control Payroll/Benefit	54,233.94	61,568.33	7,334.39	132,257.87	123,136.66	(9,121.21)	738,820.00
06002-100 Access - Office Expense	74.20	625.00	550.80	148.40	1,250.00	1,101.60	7,500.00
06003-100 Access-Gatehse Janit.Sup	0.00	416.67	416.67	535.00	833.34	298.34	5,000.00
06004-100 Access - Uniforms	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
06007-100 Access - Workmens Comp	3,104.99	1,500.00	(1,604.99)	5,968.71	3,000.00	(2,968.71)	18,000.00
06008-100 Access - Electricity	1,156.87	1,000.00	(156.87)	2,113.92	2,000.00	(113.92)	12,000.00
06009-100 Access-Mobile Phone/Cable	195.55	404.17	208.62	515.64	808.34	292.70	4,850.00
06010-100 Access - Water/Sewer	520.06	500.00	(20.06)	1,065.36	1,000.00	(65.36)	6,000.00
06012-100 Access- Gate Repair & Maint	214.12	583.33	369.21	214.12	1,166.66	952.54	7,000.00
06013-100 Access-Gatehse Repair&Maint	11,570.00	416.67	(11,153.33)	11,950.00	833.34	(11,116.66)	5,000.00
06014-100 Access-Gatehouse Janitorial	2,084.00	2,100.00	16.00	2,084.00	4,200.00	2,116.00	25,200.00
06015-100 Access-Gatehouse Pest Control	0.00	75.00	75.00	200.00	150.00	(50.00)	900.00
06018-100 Access - Bar Code/Decal/Passes	0.00	666.67	666.67	(60.00)	1,333.34	1,393.34	8,000.00
06019-100 Access - Software/Hosting	75.00	1,216.67	1,141.67	4,889.56	2,433.34	(2,456.22)	14,600.00
06020-100 Access-AC Repair & Maintenance	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
ACCESS Total	73,228.73	71,472.51	(1,756.22)	161,882.58	142,945.02	(18,937.56)	857,670.00
ADMIN							
06021-100 Access - Software Supp/Repairs	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00
06022-100 Powerwash Sidewalks-Arbor Blvd	0.00	791.67	791.67	0.00	1,583.34	1,583.34	9,500.00
ADMIN Total	0.00	891.67	891.67	0.00	1,783.34	1,783.34	10,700.00
GROUNDS							
06171-100 Access-PowerWashStGutter Arbor	0.00	666.67	666.67	0.00	1,333.34	1,333.34	8,000.00
06177-100 Access - Contingency	0.00	4,166.67	4,166.67	0.00	8,333.34	8,333.34	50,000.00
GROUNDS Total	0.00	4,833.34	4,833.34	0.00	9,666.68	9,666.68	58,000.00
INSURANCE							
06310-100 Access - Insurance Package	0.00	2,800.00	2,800.00	11,331.75	5,600.00	(5,731.75)	33,600.00
INSURANCE Total	0.00	2,800.00	2,800.00	11,331.75	5,600.00	(5,731.75)	33,600.00
RESERVES							

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06440-100 Reserves - General/Access	419.40	6,500.00	6,080.60	20,374.87	13,000.00	(7,374.87)	78,000.00
RESERVES Total	419.40	6,500.00	6,080.60	20,374.87	13,000.00	(7,374.87)	78,000.00
Total Expense	73,648.13	86,497.52	12,849.39	193,589.20	172,995.04	(20,594.16)	1,037,970.00
Net Income	1,658.43	(0.02)	1,658.45	(23,504.11)	(0.04)	(23,504.07)	0.00

V.C.A.
INCOME STATEMENT
Silver Oaks
Start: 02/01/2026 | End: 02/28/2026
Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
04156-200 Silver Oaks Drive Fee	2,308.00	2,308.83	(0.83)	4,616.00	4,617.66	(1.66)	27,706.00
04157-200 Reserves - Silver Oak Drive	0.00	1,083.33	(1,083.33)	3,248.64	2,166.66	1,081.98	13,000.00
04240-200 Int. Income-Silver-Operating	18.52	14.92	3.60	37.09	29.84	7.25	179.00
04250-200 Interest Income-ReservesSilver	232.36	133.33	99.03	494.61	266.66	227.95	1,600.00
04499-200 Prior Year Surplus/(Deficit)	0.00	833.33	(833.33)	0.00	1,666.66	(1,666.66)	10,000.00
Income Total	2,558.88	4,373.74	(1,814.86)	8,396.34	8,747.48	(351.14)	52,485.00
Total Income	2,558.88	4,373.74	(1,814.86)	8,396.34	8,747.48	(351.14)	52,485.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
GROUNDS							
06180-200 Silver Oaks - Landscape Maint	2,689.84	2,690.42	0.58	5,879.68	5,380.84	(498.84)	32,285.00
06181-200 Silver Oaks-Powerwash Sidewalk	0.00	141.67	141.67	0.00	283.34	283.34	1,700.00
06182-200 Silver Oaks - Repairs & Maint.	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
06183-200 Silver Oaks - Contingency	0.00	41.67	41.67	0.00	83.34	83.34	500.00
06184-200 Silver Oaks-Tree,Plant Replace	421.70	166.67	(255.03)	421.70	333.34	(88.36)	2,000.00
GROUNDS Total	3,111.54	3,290.43	178.89	6,301.38	6,580.86	279.48	39,485.00
RESERVES							
06440-200 Reserves - General/Silver Oaks	232.36	1,083.33	850.97	3,744.61	2,166.66	(1,577.95)	13,000.00
RESERVES Total	232.36	1,083.33	850.97	3,744.61	2,166.66	(1,577.95)	13,000.00
Total Expense	3,343.90	4,373.76	1,029.86	10,045.99	8,747.52	(1,298.47)	52,485.00
Net Income	(785.02)	(0.02)	(785.00)	(1,649.65)	(0.04)	(1,649.61)	0.00

V.C.A.
INCOME STATEMENT
Vintage Colony
Start: 02/01/2026 | End: 02/28/2026
Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
04158-300 Vintage Colony Blvd Fee	3,276.00	3,276.08	(0.08)	6,552.00	6,552.16	(0.16)	39,313.00
04159-300 Vintage Colony - Reserve Fee	0.00	1,666.67	(1,666.67)	5,000.80	3,333.34	1,667.46	20,000.00
04240-300 Int. Income-Vintage-Operating	26.45	25.00	1.45	53.04	50.00	3.04	300.00
04250-300 Interest Income-ReserveVintage	270.91	333.33	(62.42)	574.60	666.66	(92.06)	4,000.00
04499-300 Prior Year Surplus/(Deficit)	0.00	2,083.33	(2,083.33)	0.00	4,166.66	(4,166.66)	25,000.00
Income Total	3,573.36	7,384.41	(3,811.05)	12,180.44	14,768.82	(2,588.38)	88,613.00
Total Income	3,573.36	7,384.41	(3,811.05)	12,180.44	14,768.82	(2,588.38)	88,613.00

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	333.34	333.34	2,000.00
06191-300 Vintage Col.-Landscape Maint.	3,506.89	3,506.92	0.03	7,013.78	7,013.84	0.06	42,083.00
06192-300 Vintage Col.-Annuals/Plantings	648.00	208.33	(439.67)	648.00	416.66	(231.34)	2,500.00
06193-300 Vintage Col.-Fountain Service	257.50	275.00	17.50	515.00	550.00	35.00	3,300.00
06194-300 Vintage Col.-Fountain Electric	468.07	558.33	90.26	863.26	1,116.66	253.40	6,700.00
06195-300 Vintage Col.-Street Lights	94.10	85.83	(8.27)	192.59	171.66	(20.93)	1,030.00
06196-300 Vintage Col.-Fntn. Equipment	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
06197-300 Vintage Col.-Contingency	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
06198-300 Vintage-PowerWash Sidewalks	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
06199-300 Vintage Col - Plant Replace	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
GROUNDS Total	4,974.56	5,717.75	743.19	9,232.63	11,435.50	2,202.87	68,613.00
RESERVES							
06440-300 Reserves - General/Vintage Col	270.91	1,666.67	1,395.76	5,574.60	3,333.34	(2,241.26)	20,000.00
RESERVES Total	270.91	1,666.67	1,395.76	5,574.60	3,333.34	(2,241.26)	20,000.00
Total Expense	5,245.47	7,384.42	2,138.95	14,807.23	14,768.84	(38.39)	88,613.00
Net Income	(1,672.11)	(0.01)	(1,672.10)	(2,626.79)	(0.02)	(2,626.77)	0.00