

V.C.A.
BALANCE SHEET
As of: 03/31/2026
Assets

Account #	Account Name	Total
Asset		
01019-000	First Foundation ICS #3550	\$1,182,454.22
01020-000	First Foundation #3550	(\$62,870.05)
01021-100	First Foundation A #3501	(\$46,529.06)
01022-200	First Foundation S #3519	\$18,209.66
01023-300	First Foundation V #3535	\$25,488.10
01025-100	First Foundation A ICS #3501	\$251,516.58
	ASSET TOTAL:	\$1,368,269.45
 Reserves		
01029-000	First Foundation ICS #9043	\$555,441.26
01030-000	First Foundation Reserve #9043	\$12,661.70
01031-100	First Foundation Reserve A9076	(\$12,621.70)
01032-200	First Foundation Reserve S9084	\$95,906.09
01033-300	First Foundation Reserve V9092	\$111,820.56
01034-100	First Foundation A ICS #9076	\$232,339.51
01037-300	BankOZK CD8907 6/22/26 4.00%	\$203,473.04
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%	\$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%	\$241,221.20
1048-000	FIRST CITIZENS CD7712 5/2/26 3.50%	\$238,628.91
	RESERVES TOTAL:	\$2,656,689.44
 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:	\$5,391,013.39

Liabilities

Account #	Account Name	Total
Liability		
02110-000	Accounts Payable	\$23,023.20
02110-100	Accounts Payable-Access	\$8,072.17
02110-300	Accounts Payable-Vintage Col	\$2,906.64
02250-000	Owners Prepaid	\$3,196.86
	LIABILITY TOTAL:	\$37,198.87
 Reserves		
03040-000	RESERVES - GENERAL/MASTER	\$1,540,979.91

Account #	Account Name	Total
03040-100	RESERVES - GENERAL/ACCESS	\$704,509.84
03040-200	RESERVES - GENERAL/SILVER	\$95,906.09
03040-300	RESERVES - GENERAL/VINTAGE	\$315,293.60
	RESERVES TOTAL:	<u>\$2,656,689.44</u>
	TOTAL LIABILITIES:	<u>\$2,693,888.31</u>

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:	<u>\$2,924,556.70</u>
	Current Year Net Income/(Loss)	<u>(\$227,431.62)</u>
	TOTAL EQUITY:	<u>\$2,697,125.08</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$5,391,013.39</u></u>

V.C.A.

INCOME STATEMENT

Start: 03/01/2026 | End: 03/31/2026

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)	461,871.99	461,876.49	(4.50)	1,847,506.00
04150-000 Reserve Assessments - VCA	0.00	3,583.33	(3,583.33)	10,744.38	10,749.99	(5.61)	43,000.00
04151-000 Lake Maintenance	2,206.39	7,258.33	(5,051.94)	21,745.08	21,774.99	(29.91)	87,100.00
04152-100 Access Control Fees	74,229.09	74,230.83	(1.74)	222,687.25	222,692.49	(5.24)	890,770.00
04153-100 Access Control - Reserve Fees	0.00	6,500.00	(6,500.00)	19,501.40	19,500.00	1.40	78,000.00
04154-000 Bulk TV/Communications Fees	288,110.68	288,110.67	0.01	864,332.04	864,332.01	0.03	3,457,328.00
04156-200 Silver Oaks Drive Fee	2,310.40	2,308.83	1.57	6,926.40	6,926.49	(0.09)	27,706.00
04157-200 Reserves - Silver Oak Drive	0.00	1,083.33	(1,083.33)	3,248.64	3,249.99	(1.35)	13,000.00
04158-300 Vintage Colony Blvd Fee	3,276.00	3,276.08	(0.08)	9,828.00	9,828.24	(0.24)	39,313.00
04159-300 Vintage Colony - Reserve Fee	0.00	1,666.67	(1,666.67)	5,000.80	5,000.01	0.79	20,000.00
04240-000 Interest Income - Operating	2,969.32	2,083.33	885.99	10,152.08	6,249.99	3,902.09	25,000.00
04240-100 Int. Income-Access-Operating	577.65	600.00	(22.35)	1,828.31	1,800.00	28.31	7,200.00
04240-200 Int. Income-Silver-Operating	18.01	14.92	3.09	55.10	44.76	10.34	179.00
04240-300 Int. Income-Vintage-Operating	25.48	25.00	0.48	78.52	75.00	3.52	300.00
04250-000 Interest Income - Reserves	3,430.09	2,916.67	513.42	10,347.13	8,750.01	1,597.12	35,000.00
04250-100 Interest Income-ReservesAccess	463.79	1,000.00	(536.21)	1,338.66	3,000.00	(1,661.34)	12,000.00
04250-200 Interest Income-ReservesSilver	257.04	133.33	123.71	751.65	399.99	351.66	1,600.00
04250-300 Interest Income-ReserveVintage	2,255.83	333.33	1,922.50	2,830.43	999.99	1,830.44	4,000.00
04499-000 Prior Year Surplus/(Deficit)	0.00	16,666.67	(16,666.67)	0.00	50,000.01	(50,000.01)	200,000.00
04499-100 Prior Year Surplus/(Deficit)	0.00	4,166.67	(4,166.67)	0.00	12,500.01	(12,500.01)	50,000.00
04499-200 Prior Year Surplus/(Deficit)	0.00	833.33	(833.33)	0.00	2,499.99	(2,499.99)	10,000.00
04499-300 Prior Year Surplus/(Deficit)	0.00	2,083.33	(2,083.33)	0.00	6,249.99	(6,249.99)	25,000.00
Income Total	534,087.10	572,833.48	(38,746.38)	1,653,267.86	1,718,500.44	(65,232.58)	6,874,002.00
Total Income	534,087.10	572,833.48	(38,746.38)	1,653,267.86	1,718,500.44	(65,232.58)	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	200.01	200.01	800.00
06001-100 Access Control Payroll/Benefit	59,296.93	61,568.33	2,271.40	191,554.80	184,704.99	(6,849.81)	738,820.00
06002-100 Access - Office Expense	74.20	625.00	550.80	222.60	1,875.00	1,652.40	7,500.00
06003-100 Access-Gatehse Janit.Sup	298.96	416.67	117.71	833.96	1,250.01	416.05	5,000.00
06004-100 Access - Uniforms	398.33	250.00	(148.33)	398.33	750.00	351.67	3,000.00
06007-100 Access - Workmens Comp	0.00	1,500.00	1,500.00	5,968.71	4,500.00	(1,468.71)	18,000.00
06008-100 Access - Electricity	972.03	1,000.00	27.97	3,085.95	3,000.00	(85.95)	12,000.00
06009-100 Access-Mobile Phone/Cable	205.55	404.17	198.62	721.19	1,212.51	491.32	4,850.00
06010-100 Access - Water/Sewer	512.60	500.00	(12.60)	1,577.96	1,500.00	(77.96)	6,000.00
06012-100 Access- Gate Repair & Maint	4,411.09	583.33	(3,827.76)	4,625.21	1,749.99	(2,875.22)	7,000.00
06013-100 Access-Gatehse Repair&Maint	574.00	416.67	(157.33)	12,524.00	1,250.01	(11,273.99)	5,000.00
06014-100 Access-Gatehouse Janitorial	2,084.00	2,100.00	16.00	4,168.00	6,300.00	2,132.00	25,200.00
06015-100 Access-Gatehouse Pest Control	133.00	75.00	(58.00)	333.00	225.00	(108.00)	900.00
06018-100 Access - Bar Code/Decal/Passes	(30.00)	666.67	696.67	(90.00)	2,000.01	2,090.01	8,000.00
06019-100 Access - Software/Hosting	39,900.96	1,216.67	(38,684.29)	44,790.52	3,650.01	(41,140.51)	14,600.00
06020-100 Access-AC Repair & Maintenance	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
ACCESS Total	108,831.65	71,472.51	(37,359.14)	270,714.23	214,417.53	(56,296.70)	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	8,750.01	8,750.01	35,000.00
06021-100 Access - Software Supp/Repairs	0.00	100.00	100.00	0.00	300.00	300.00	1,200.00
06022-000 Website Hosting	500.00	266.67	(233.33)	1,965.00	800.01	(1,164.99)	3,200.00
06022-100 Powerwash Sidewalks-Arbor Blvd	0.00	791.67	791.67	0.00	2,375.01	2,375.01	9,500.00
06025-000 Corporate Filing Fee	0.00	5.17	5.17	0.00	15.51	15.51	62.00
06026-000 Contingency Funds	0.00	8,333.33	8,333.33	0.00	24,999.99	24,999.99	100,000.00
06035-000 Line Of Credit	0.00	500.00	500.00	0.00	1,500.00	1,500.00	6,000.00
06040-000 Management / Accounting Fees	20,497.92	20,497.92	0.00	61,493.76	61,493.76	0.00	245,975.00
06050-000 Office Expense	1,472.60	1,250.00	(222.60)	4,467.25	3,750.00	(717.25)	15,000.00
06051-000 Vineyards Radio	0.00	100.00	100.00	0.00	300.00	300.00	1,200.00
06052-000 Postage / Duplicating	168.96	625.00	456.04	272.28	1,875.00	1,602.72	7,500.00
06055-000 Lake Drainage & Engineering	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
06056-000 Legal / Accounting (CPA)	70.00	1,250.00	1,180.00	1,310.00	3,750.00	2,440.00	15,000.00
06070-000 Taxes/Licenses/Dues	290.60	441.67	151.07	290.60	1,325.01	1,034.41	5,300.00
ADMIN Total	23,000.08	37,161.43	14,161.35	69,798.89	111,484.29	41,685.40	445,937.00
UTILITIES							
06100-000 Electricity	6,004.72	6,000.00	(4.72)	17,234.61	18,000.00	765.39	72,000.00
06102-000 Electrical/Lighting Repairs	385.48	666.67	281.19	1,549.68	2,000.01	450.33	8,000.00
06103-000 Bulk TV/Communications Fees	283,264.67	288,110.67	4,846.00	855,046.97	864,332.01	9,285.04	3,457,328.00
06105-000 Irrigation Water	18,669.20	18,025.00	(644.20)	55,604.16	54,075.00	(1,529.16)	216,300.00
UTILITIES Total	308,324.07	312,802.34	4,478.27	929,435.42	938,407.02	8,971.60	3,753,628.00
GROUNDS							
06130-000 Lake Fountain Maintenance	550.00	266.67	(283.33)	550.00	800.01	250.01	3,200.00
06131-000 Lake Fountains Repairs	0.00	333.33	333.33	0.00	999.99	999.99	4,000.00
06139-000 Lake Drainage Inspect/Repairs	133,850.00	2,500.00	(131,350.00)	133,850.00	7,500.00	(126,350.00)	30,000.00
06140-000 Lake Maintenance	6,047.13	8,116.67	2,069.54	18,141.39	24,350.01	6,208.62	97,400.00
06141-000 Irrigation Repairs	4,937.45	3,750.00	(1,187.45)	18,119.14	11,250.00	(6,869.14)	45,000.00
06142-000 Lake & Shoreline Plants	0.00	166.67	166.67	0.00	500.01	500.01	2,000.00
06160-000 Landscape Contract w/Irr Check	89,732.41	89,732.42	0.01	269,197.23	269,197.26	0.03	1,076,789.00
06161-000 Landscape Replacement	1,858.00	7,500.00	5,642.00	7,016.36	22,500.00	15,483.64	90,000.00
06162-000 Annuals/Replacement	0.00	2,833.33	2,833.33	8,701.20	8,499.99	(201.21)	34,000.00
06168-000 Roadway Maintenance	0.00	166.67	166.67	0.00	500.01	500.01	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	2,000.01	2,000.01	8,000.00
06172-000 Entrance Sign & Monument Maint	0.00	208.33	208.33	0.00	624.99	624.99	2,500.00
06173-000 Roadway Sign Maintenance	3,850.00	250.00	(3,600.00)	3,850.00	750.00	(3,100.00)	3,000.00
06174-000 Perimeter Fencing Walls	0.00	208.33	208.33	0.00	624.99	624.99	2,500.00
06175-000 Powerwashing Park & Monuments	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00
06177-100 Access - Contingency	0.00	4,166.67	4,166.67	0.00	12,500.01	12,500.01	50,000.00
06180-200 Silver Oaks - Landscape Maint	2,689.84	2,690.42	0.58	8,569.52	8,071.26	(498.26)	32,285.00
06181-200 Silver Oaks-Powerwash Sidewalk	0.00	141.67	141.67	0.00	425.01	425.01	1,700.00
06182-200 Silver Oaks - Repairs & Maint.	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00
06183-200 Silver Oaks - Contingency	0.00	41.67	41.67	0.00	125.01	125.01	500.00
06184-200 Silver Oaks-Tree,Plant Replace	0.00	166.67	166.67	421.70	500.01	78.31	2,000.00
06190-300 Vintage Col.-Repairs & Maint.	0.00	166.67	166.67	0.00	500.01	500.01	2,000.00
06191-300 Vintage Col.-Landscape Maint.	3,505.89	3,506.92	1.03	10,519.67	10,520.76	1.09	42,083.00
06192-300 Vintage Col.-Annuals/Plantings	0.00	208.33	208.33	648.00	624.99	(23.01)	2,500.00
06193-300 Vintage Col.-Fountain Electric	257.50	275.00	17.50	772.50	825.00	52.50	3,300.00
06194-300 Vintage Col.-Fountain Electric	316.53	558.33	241.80	1,179.79	1,674.99	495.20	6,700.00
06195-300 Vintage Col.-Street Lights	80.39	85.83	5.44	272.98	257.49	(15.49)	1,030.00
06196-300 Vintage Col.-Fntn. Equipment	2,649.14	166.67	(2,482.47)	2,649.14	500.01	(2,149.13)	2,000.00
06197-300 Vintage Col.-Contingency	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
06198-300 Vintage-PowerWash Sidewalks	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00
06199-300 Vintage Col - Plant Replace	0.00	416.67	416.67	0.00	1,250.01	1,250.01	5,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
GROUNDS Total	250,324.28	130,123.94	(120,200.34)	486,542.62	390,371.82	(96,170.80)	1,561,487.00
INSURANCE							
06212-000 Bank Fees & Loan Interest	5,350.00	0.00	(5,350.00)	5,350.00	0.00	(5,350.00)	0.00
06310-000 Insurance	0.00	5,640.00	5,640.00	53,758.70	16,920.00	(36,838.70)	67,680.00
06310-100 Access - Insurance Package	0.00	2,800.00	2,800.00	11,331.75	8,400.00	(2,931.75)	33,600.00
INSURANCE Total	5,350.00	8,440.00	3,090.00	70,440.45	25,320.00	(45,120.45)	101,280.00
RESERVES							
06440-000 Reserves - General/Master	3,430.09	3,583.33	153.24	21,097.13	10,749.99	(10,347.14)	43,000.00
06440-100 Reserves - General/Access	463.79	6,500.00	6,036.21	20,838.66	19,500.00	(1,338.66)	78,000.00
06440-200 Reserves - General/Silver Oaks	257.04	1,083.33	826.29	4,001.65	3,249.99	(751.66)	13,000.00
06440-300 Reserves - General/Vintage Col	2,255.83	1,666.67	(589.16)	7,830.43	5,000.01	(2,830.42)	20,000.00
RESERVES Total	6,406.75	12,833.33	6,426.58	53,767.87	38,499.99	(15,267.88)	154,000.00
Total Expense	702,236.83	572,833.55	(129,403.28)	1,880,699.48	1,718,500.65	(162,198.83)	6,874,002.00
Net Income	(168,149.73)	(0.07)	(168,149.66)	(227,431.62)	(0.21)	(227,431.41)	0.00

V.C.A.
INCOME STATEMENT
 Cost Center 000
 Start: 03/01/2026 | End: 03/31/2026

Income

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
04145-000 Maintenance Fees - VCA	153,957.33	153,958.83	(1.50)	461,871.99	461,876.49	(4.50)	1,847,506.00
04150-000 Reserve Assessments - VCA	0.00	3,583.33	(3,583.33)	10,744.38	10,749.99	(5.61)	43,000.00
04151-000 Lake Maintenance	2,206.39	7,258.33	(5,051.94)	21,745.08	21,774.99	(29.91)	87,100.00
04154-000 Bulk TV/Communications Fees	288,110.68	288,110.67	0.01	864,332.04	864,332.01	0.03	3,457,328.00
04240-000 Interest Income - Operating	2,969.32	2,083.33	885.99	10,152.08	6,249.99	3,902.09	25,000.00
04250-000 Interest Income - Reserves	3,430.09	2,916.67	513.42	10,347.13	8,750.01	1,597.12	35,000.00
04499-000 Prior Year Surplus/(Deficit)	0.00	16,666.67	(16,666.67)	0.00	50,000.01	(50,000.01)	200,000.00
Income Total	450,673.81	474,577.83	(23,904.02)	1,379,192.70	1,423,733.49	(44,540.79)	5,694,934.00
Total Income	450,673.81	474,577.83	(23,904.02)	1,379,192.70	1,423,733.49	(44,540.79)	5,694,934.00

Expense

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
ADMIN							
06021-000 Community Activities	0.00	2,916.67	2,916.67	0.00	8,750.01	8,750.01	35,000.00
06022-000 Website Hosting	500.00	266.67	(233.33)	1,965.00	800.01	(1,164.99)	3,200.00
06025-000 Corporate Filing Fee	0.00	5.17	5.17	0.00	15.51	15.51	62.00
06026-000 Contingency Funds	0.00	8,333.33	8,333.33	0.00	24,999.99	24,999.99	100,000.00
06035-000 Line Of Credit	0.00	500.00	500.00	0.00	1,500.00	1,500.00	6,000.00
06040-000 Management / Accounting Fees	20,497.92	20,497.92	0.00	61,493.76	61,493.76	0.00	245,975.00
06050-000 Office Expense	1,472.60	1,250.00	(222.60)	4,467.25	3,750.00	(717.25)	15,000.00
06051-000 Vineyards Radio	0.00	100.00	100.00	0.00	300.00	300.00	1,200.00
06052-000 Postage / Duplicating	168.96	625.00	456.04	272.28	1,875.00	1,602.72	7,500.00
06055-000 Lake Drainage & Engineering	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
06056-000 Legal / Accounting (CPA)	70.00	1,250.00	1,180.00	1,310.00	3,750.00	2,440.00	15,000.00
06070-000 Taxes/Licenses/Dues	290.60	441.67	151.07	290.60	1,325.01	1,034.41	5,300.00
ADMIN Total	23,000.08	36,269.76	13,269.68	69,798.89	108,809.28	39,010.39	435,237.00

UTILITIES							
06100-000 Electricity	6,004.72	6,000.00	(4.72)	17,234.61	18,000.00	765.39	72,000.00
06102-000 Electrical/Lighting Repairs	385.48	666.67	281.19	1,549.68	2,000.01	450.33	8,000.00
06103-000 Bulk TV/Communications Fees	283,264.67	288,110.67	4,846.00	855,046.97	864,332.01	9,285.04	3,457,328.00
06105-000 Irrigation Water	18,669.20	18,025.00	(644.20)	55,604.16	54,075.00	(1,529.16)	216,300.00
UTILITIES Total	308,324.07	312,802.34	4,478.27	929,435.42	938,407.02	8,971.60	3,753,628.00

GROUNDS							
06130-000 Lake Fountain Maintenance	550.00	266.67	(283.33)	550.00	800.01	250.01	3,200.00
06131-000 Lake Fountains Repairs	0.00	333.33	333.33	0.00	999.99	999.99	4,000.00
06139-000 Lake Drainage Inspect/Repairs	133,850.00	2,500.00	(131,350.00)	133,850.00	7,500.00	(126,350.00)	30,000.00
06140-000 Lake Maintenance	6,047.13	8,116.67	2,069.54	18,141.39	24,350.01	6,208.62	97,400.00
06141-000 Irrigation Repairs	4,937.45	3,750.00	(1,187.45)	18,119.14	11,250.00	(6,869.14)	45,000.00
06142-000 Lake & Shoreline Plants	0.00	166.67	166.67	0.00	500.01	500.01	2,000.00
06160-000 Landscape Contract w/Irr Check	89,732.41	89,732.42	0.01	269,197.23	269,197.26	0.03	1,076,789.00
06161-000 Landscape Replacement	1,858.00	7,500.00	5,642.00	7,016.36	22,500.00	15,483.64	90,000.00
06162-000 Annuals/Replacement	0.00	2,833.33	2,833.33	8,701.20	8,499.99	(201.21)	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	500.01	500.01	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	624.99	624.99	2,500.00
06173-000 Roadway Sign Maintenance	3,850.00	250.00	(3,600.00)	3,850.00	750.00	(3,100.00)	3,000.00
06174-000 Perimeter Fencing Walls	0.00	208.33	208.33	0.00	624.99	624.99	2,500.00
06175-000 Powerwashing Park & Monuments	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00
GROUNDS Total	240,824.99	116,282.42	(124,542.57)	461,509.32	348,847.26	(112,662.06)	1,395,389.00
INSURANCE							
06212-000 Bank Fees & Loan Interest	5,350.00	0.00	(5,350.00)	5,350.00	0.00	(5,350.00)	0.00
06310-000 Insurance	0.00	5,640.00	5,640.00	53,758.70	16,920.00	(36,838.70)	67,680.00
INSURANCE Total	5,350.00	5,640.00	290.00	59,108.70	16,920.00	(42,188.70)	67,680.00
RESERVES							
06440-000 Reserves - General/Master	3,430.09	3,583.33	153.24	21,097.13	10,749.99	(10,347.14)	43,000.00
RESERVES Total	3,430.09	3,583.33	153.24	21,097.13	10,749.99	(10,347.14)	43,000.00
Total Expense	580,929.23	474,577.85	(106,351.38)	1,540,949.46	1,423,733.55	(117,215.91)	5,694,934.00
Net Income	(130,255.42)	(0.02)	(130,255.40)	(161,756.76)	(0.06)	(161,756.70)	0.00

V.C.A.
INCOME STATEMENT
Access Control
Start: 03/01/2026 | End: 03/31/2026
Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
04152-100 Access Control Fees	74,229.09	74,230.83	(1.74)	222,687.25	222,692.49	(5.24)	890,770.00
04153-100 Access Control - Reserve Fees	0.00	6,500.00	(6,500.00)	19,501.40	19,500.00	1.40	78,000.00
04240-100 Int. Income-Access-Operating	577.65	600.00	(22.35)	1,828.31	1,800.00	28.31	7,200.00
04250-100 Interest Income-ReservesAccess	463.79	1,000.00	(536.21)	1,338.66	3,000.00	(1,661.34)	12,000.00
04499-100 Prior Year Surplus/(Deficit)	0.00	4,166.67	(4,166.67)	0.00	12,500.01	(12,500.01)	50,000.00
Income Total	75,270.53	86,497.50	(11,226.97)	245,355.62	259,492.50	(14,136.88)	1,037,970.00
Total Income	75,270.53	86,497.50	(11,226.97)	245,355.62	259,492.50	(14,136.88)	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	200.01	200.01	800.00
06001-100 Access Control Payroll/Benefit	59,296.93	61,568.33	2,271.40	191,554.80	184,704.99	(6,849.81)	738,820.00
06002-100 Access - Office Expense	74.20	625.00	550.80	222.60	1,875.00	1,652.40	7,500.00
06003-100 Access-Gatehse Janit.Sup	298.96	416.67	117.71	833.96	1,250.01	416.05	5,000.00
06004-100 Access - Uniforms	398.33	250.00	(148.33)	398.33	750.00	351.67	3,000.00
06007-100 Access - Workmens Comp	0.00	1,500.00	1,500.00	5,968.71	4,500.00	(1,468.71)	18,000.00
06008-100 Access - Electricity	972.03	1,000.00	27.97	3,085.95	3,000.00	(85.95)	12,000.00
06009-100 Access-Mobile Phone/Cable	205.55	404.17	198.62	721.19	1,212.51	491.32	4,850.00
06010-100 Access - Water/Sewer	512.60	500.00	(12.60)	1,577.96	1,500.00	(77.96)	6,000.00
06012-100 Access- Gate Repair & Maint	4,411.09	583.33	(3,827.76)	4,625.21	1,749.99	(2,875.22)	7,000.00
06013-100 Access-Gatehse Repair&Maint	574.00	416.67	(157.33)	12,524.00	1,250.01	(11,273.99)	5,000.00
06014-100 Access-Gatehouse Janitorial	2,084.00	2,100.00	16.00	4,168.00	6,300.00	2,132.00	25,200.00
06015-100 Access-Gatehouse Pest Control	133.00	75.00	(58.00)	333.00	225.00	(108.00)	900.00
06018-100 Access - Bar Code/Decal/Passes	(30.00)	666.67	696.67	(90.00)	2,000.01	2,090.01	8,000.00
06019-100 Access - Software/Hosting	39,900.96	1,216.67	(38,684.29)	44,790.52	3,650.01	(41,140.51)	14,600.00
06020-100 Access-AC Repair & Maintenance	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
ACCESS Total	108,831.65	71,472.51	(37,359.14)	270,714.23	214,417.53	(56,296.70)	857,670.00
ADMIN							
06021-100 Access - Software Supp/Repairs	0.00	100.00	100.00	0.00	300.00	300.00	1,200.00
06022-100 Powerwash Sidewalks-Arbor Blvd	0.00	791.67	791.67	0.00	2,375.01	2,375.01	9,500.00
ADMIN Total	0.00	891.67	891.67	0.00	2,675.01	2,675.01	10,700.00
GROUNDS							
06171-100 Access-PowerWashStGutter Arbor	0.00	666.67	666.67	0.00	2,000.01	2,000.01	8,000.00
06177-100 Access - Contingency	0.00	4,166.67	4,166.67	0.00	12,500.01	12,500.01	50,000.00
GROUNDS Total	0.00	4,833.34	4,833.34	0.00	14,500.02	14,500.02	58,000.00
INSURANCE							
06310-100 Access - Insurance Package	0.00	2,800.00	2,800.00	11,331.75	8,400.00	(2,931.75)	33,600.00
INSURANCE Total	0.00	2,800.00	2,800.00	11,331.75	8,400.00	(2,931.75)	33,600.00
RESERVES							

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06440-100 Reserves - General/Access	463.79	6,500.00	6,036.21	20,838.66	19,500.00	(1,338.66)	78,000.00
RESERVES Total	463.79	6,500.00	6,036.21	20,838.66	19,500.00	(1,338.66)	78,000.00
Total Expense	109,295.44	86,497.52	(22,797.92)	302,884.64	259,492.56	(43,392.08)	1,037,970.00
Net Income	(34,024.91)	(0.02)	(34,024.89)	(57,529.02)	(0.06)	(57,528.96)	0.00

V.C.A.
INCOME STATEMENT
Silver Oaks
Start: 03/01/2026 | End: 03/31/2026
Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
04156-200 Silver Oaks Drive Fee	2,310.40	2,308.83	1.57	6,926.40	6,926.49	(0.09)	27,706.00
04157-200 Reserves - Silver Oak Drive	0.00	1,083.33	(1,083.33)	3,248.64	3,249.99	(1.35)	13,000.00
04240-200 Int. Income-Silver-Operating	18.01	14.92	3.09	55.10	44.76	10.34	179.00
04250-200 Interest Income-ReservesSilver	257.04	133.33	123.71	751.65	399.99	351.66	1,600.00
04499-200 Prior Year Surplus/(Deficit)	0.00	833.33	(833.33)	0.00	2,499.99	(2,499.99)	10,000.00
Income Total	2,585.45	4,373.74	(1,788.29)	10,981.79	13,121.22	(2,139.43)	52,485.00
Total Income	2,585.45	4,373.74	(1,788.29)	10,981.79	13,121.22	(2,139.43)	52,485.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
GROUND							
06180-200 Silver Oaks - Landscape Maint	2,689.84	2,690.42	0.58	8,569.52	8,071.26	(498.26)	32,285.00
06181-200 Silver Oaks-Powerwash Sidewalk	0.00	141.67	141.67	0.00	425.01	425.01	1,700.00
06182-200 Silver Oaks - Repairs & Maint.	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00
06183-200 Silver Oaks - Contingency	0.00	41.67	41.67	0.00	125.01	125.01	500.00
06184-200 Silver Oaks-Tree,Plant Replace	0.00	166.67	166.67	421.70	500.01	78.31	2,000.00
GROUNDS Total	2,689.84	3,290.43	600.59	8,991.22	9,871.29	880.07	39,485.00
RESERVES							
06440-200 Reserves - General/Silver Oaks	257.04	1,083.33	826.29	4,001.65	3,249.99	(751.66)	13,000.00
RESERVES Total	257.04	1,083.33	826.29	4,001.65	3,249.99	(751.66)	13,000.00
Total Expense	2,946.88	4,373.76	1,426.88	12,992.87	13,121.28	128.41	52,485.00
Net Income	(361.43)	(0.02)	(361.41)	(2,011.08)	(0.06)	(2,011.02)	0.00

V.C.A.
INCOME STATEMENT
Vintage Colony
Start: 03/01/2026 | End: 03/31/2026
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)	9,828.00	9,828.24	(0.24)	39,313.00
04159-300 Vintage Colony - Reserve Fee	0.00	1,666.67	(1,666.67)	5,000.80	5,000.01	0.79	20,000.00
04240-300 Int. Income-Vintage-Operating	25.48	25.00	0.48	78.52	75.00	3.52	300.00
04250-300 Interest Income-ReserveVintage	2,255.83	333.33	1,922.50	2,830.43	999.99	1,830.44	4,000.00
04499-300 Prior Year Surplus/(Deficit)	0.00	2,083.33	(2,083.33)	0.00	6,249.99	(6,249.99)	25,000.00
Income Total	5,557.31	7,384.41	(1,827.10)	17,737.75	22,153.23	(4,415.48)	88,613.00
Total Income	5,557.31	7,384.41	(1,827.10)	17,737.75	22,153.23	(4,415.48)	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	500.01	500.01	2,000.00
06191-300 Vintage Col.-Landscape Maint.	3,505.89	3,506.92	1.03	10,519.67	10,520.76	1.09	42,083.00
06192-300 Vintage Col.-Annuals/Plantings	0.00	208.33	208.33	648.00	624.99	(23.01)	2,500.00
06193-300 Vintage Col.-Fountain Service	257.50	275.00	17.50	772.50	825.00	52.50	3,300.00
06194-300 Vintage Col.-Fountain Electric	316.53	558.33	241.80	1,179.79	1,674.99	495.20	6,700.00
06195-300 Vintage Col.-Street Lights	80.39	85.83	5.44	272.98	257.49	(15.49)	1,030.00
06196-300 Vintage Col.-Fntrn. Equipment	2,649.14	166.67	(2,482.47)	2,649.14	500.01	(2,149.13)	2,000.00
06197-300 Vintage Col.-Contingency	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
06198-300 Vintage-PowerWash Sidewalks	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00
06199-300 Vintage Col - Plant Replace	0.00	416.67	416.67	0.00	1,250.01	1,250.01	5,000.00
GROUNDS Total	6,809.45	5,717.75	(1,091.70)	16,042.08	17,153.25	1,111.17	68,613.00
RESERVES							
06440-300 Reserves - General/Vintage Col	2,255.83	1,666.67	(589.16)	7,830.43	5,000.01	(2,830.42)	20,000.00
RESERVES Total	2,255.83	1,666.67	(589.16)	7,830.43	5,000.01	(2,830.42)	20,000.00
Total Expense	9,065.28	7,384.42	(1,680.86)	23,872.51	22,153.26	(1,719.25)	88,613.00
Net Income	(3,507.97)	(0.01)	(3,507.96)	(6,134.76)	(0.03)	(6,134.73)	0.00