

**VOF Financial Report Recap**  
January-26

	Operation	Reserve	Total	Adj/Accrued
Alliance Bank	100,953		100,953	
Alliance Bank-Pipe repair-Special Assessment		33,580	33,580	
Merill Lynch		830,633	830,633	
WSFS Bank		338,735	338,735	
	<u>100,953</u>	<u>1,202,948</u>	<u>1,303,901</u>	
Total Account Receivable	52,085			
*(Accounts Receivable over 90 days)				
Total Accrued Expenses	43,135			
Unpaid Bldg 3000 Rebuild	76,294			(76,294.00)
Net Income	113,122	60,400	173,522	
Net Expenses	117,523	1,905	119,428	
Net Income (Loss)	<u>(4,401)</u>	<u>58,495</u>	<u>54,094</u>	
Compare Budget vs Actual	<b>Budget Jan 2026</b>	<b>Budget YTD</b>	<b>Actual YTD</b>	
Net Income	130,114	130,114	113,122	
Net Expenses	98,611	98,611	117,523	
Net Income (Loss)	<u>31,503</u>	<u>31,503</u>	<u>(4,401)</u>	

**Analysis of large expenses**

Lawn mowing Sep-Nov 2025 invoices \$11020  
 Jan 2026 snow removal \$15K, accrued \$5K  
 Prism Enterprises deposit \$12741  
 Not accruals for professional fee (survey) \$6K  
 Not accruals for bldg 2000 water invoice \$8.8K

**\*\*Note\*\***

Need to write-off liabilities to ServPro \$76294, Traveler closed claims