

**VOF Financial Report Recap**  
December-25

	Operation	Reserve	Total	Adj/Accrued
Alliance Bank	103,151		103,151	
Alliance Bank-Pipe repair-Special Assessment		16,909	16,909	
Merill Lynch		828,404	828,404	(3,000.00)
WSFS Bank		211,008	211,008	
	<u>103,151</u>	<u>1,056,321</u>	<u>1,159,472</u>	
Total Account Receivable	24,933			
*(Accounts Receivable over 90 days)				
Total Accrued Expenses	32,604			18,000.00
Unpaid Bldg 3000 Rebuild	76,294			(76,294.00)
Net Income	90,719	59,034	149,753	
Net Expenses	96,854	92,310	189,164	
Net Income (Loss)	<u>(6,135)</u>	<u>(33,276)</u>	<u>(39,411)</u>	
Compare Budget vs Actual	<b>Budget Dec 2025</b>	<b>Budget YTD</b>	<b>Actual YTD</b>	
Net Income	91,866	1,333,770	1,756,306	
Net Expenses	76,390	1,153,770	2,083,912	
Net Income (Loss)	<u>15,476</u>	<u>180,000</u>	<u>(327,606)</u>	

**Analysis of Actual v Budget for 2025**

Bldg Repair under \$5.2K offset by Elevator repair \$4.9K  
 Bldg cleaning under \$4.2K offset by Fire Sprinkler \$4.4K  
 Landscape , Irrigation, Pest control over \$10K, offset by snow removal \$7K  
 Pool supplies & maint over 3.4K  
 Water over by \$16.4K due to bldg 3000, under by \$10.8K other utilities  
 Insurance & Tax over \$25.1K  
 Legal-litigation under \$39K offset by management fee & general legal \$6K  
 unbilled Ground maintaince Sep-Dec accrual \$12K  
 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  
 Special Assessment should be record to reserve book \$87150