

# VOF Treasurer's Report

July-25

	Operation	Reserve	Total
Alliance Bank	50,402		50,402
Alliance Bank-Pipe repair-Special Assessment		24,631	24,631
Merill Lynch		811,287	811,287
WSFS Bank		801,394	801,394
	50,402	1,637,312	1,687,714

Total Account Receivable	48,937
*(Accounts Receivable over 90 days)	14,987
Total Accrued Expenses	10,796
Unpaid Bldg 3000 Rebuild	76,294

Net Income	162,123	16,964	179,087
Net Expenses	97,889	-	97,889
Net Income (Loss)	64,234	16,964	81,198

Compare Budget vs Actual	Budget July 2025	Budget YTD	Actual YTD
Net Income	109,214	791,098	966,554
Net Expenses	97,098	684,586	650,831
Net Income (Loss)	12,116	106,512	315,723

## Explanation for some large expenses

Building repairs & mtnce \$11974

Fire Sprinklers \$4348, used 99.46% of the budget

Missing bldg #3000 water invoice from the city ~23000

Reclass sewer expense as part of water invoice

## \*\*Note\*\*

Reserve owed Operatiing Account \$606,843 multi invoices paid toward  
toward pipe project was not record on ledger.

Spec Assessment Receivable \$5670

Spec Assessment Prepaid \$164255.17 (PIF 18 units \$77814)