

**VOF Financial Report Recap**  
September-25

	Operation	Reserve	Total	Adj/Accrued
Alliance Bank	291,644		291,644	
Alliance Bank-Pipe repair-Special Assessment		36,709	36,709	
Merill Lynch		817,478	817,478	4,039.00
WSFS Bank		647,291	647,291	(294,670.00)
	<u>291,644</u>	<u>1,501,478</u>	<u>1,793,122</u>	
Total Account Receivable	24,746			
*(Accounts Receivable over 90 days)	19,241			
Total Accrued Expenses	14,168			3,000.00
Unpaid Bldg 3000 Rebuild	76,294			(76,294.00)
Net Income	(83,331)	242,454	159,123	
Net Expenses	132,483	-	132,483	
Net Income (Loss)	<u>(215,814)</u>	<u>242,454</u>	<u>26,640</u>	
Compare Budget vs Actual	<b>Budget Sep 2025</b>	<b>Budget YTD</b>	<b>Actual YTD</b>	
Net Income	89,614	1,000,326	1,266,581	
Net Expenses	93,648	875,332	859,298	
Net Income (Loss)	<u>(4,034)</u>	<u>124,994</u>	<u>407,283</u>	

**Explanation for some large expenses**

Bldg mtnce \$13372 decks repair, timers, etc  
 Bldg #3000 water invoice paid \$15391  
 Ground mtnce Apr-Aug \$19690, missing Sept accrual \$3000  
 Reclass sewer expense as part of water invoice ~11542

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

Payments toward pipe project not recorded \$294,670 on WSFS  
 Need to write-off liabilities to ServPro \$76294, Traveler closed claims  
 Spec Assessment Receivable \$5666  
 Spec Assessment Prepaid \$159817 (PIF 18 units)