

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)
	291,644	1,501,478	1,793,122	
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)	(215,814)	242,454	26,640	
 Compare Budget vs Actual				
Net Income	89,614	1,000,326	1,266,581	
Net Expenses	93,648	875,332	859,298	
Net Income (Loss)	(4,034)	124,994	407,283	

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)