VOF Treasurer's Report
October 2023

Operating Cash	1,961,000
Reserve Cash	1,513,900
Total Cash	3,474,900

Delinquent Accounts over 90 days	4,000

Some expenses are.

Elevator Maintenance	1,400
Building Repairs	151,250

Explanation- 151,250 deposit to National Contractors for vinyl siding and stone replacement.

Price per building

2000- East Elevation	182,630
3000- North Elevation	182,630
3000- West Elevation	224,910
Removal & Remediation of Windows	
2000- East Elevation	3,040
3000- North Elevation	3,040
3000- West Elevation	8,740
Total Cost	604,990

Utilities- Water, Electric, Storm Water and Telephone	9,700
Sobieski Plumbing- quarterly fire inspection	4,119
Grounds Maintenance-	7,229
Legal Litigation Expense	14,000

Financial Statement Summary Analysis

FirstService RESIDENTIAL

Association:	The Village of Fountainview
Period ending:	October 31, 2023
Accountant:	Laurie Kolan

Total Operating Cash	$1,961,026
Total Deferred Maintenance Cash	$0
Total Reserve Cash	$1,513,916
Total Cash	$3,474,942
Total Accounts Receivable	$27,574
Less: Allowance for Doubtful Accounts	$0
Net Accounts Receivable	$27,574
Accounts Receivable - Over 90 Days	$4,081
Total Accounts Payable	$940
Total Accrued Expense	$49,893

Reserve Fund Analysis

Total Reserve Cash	$1,513,916	
Total Other Reserve Assets/Liabilities (Net)	$0	
Total Reserve Fund Balance	$1,301,114	
Difference	$212,802	Should Equal Zero. If Positive, Reserves Owes Operating Cash If (negative), Operating owes Reserves Cash

Insurance:

Policy type:	Expiration
Commercial Package	10/29/2024
Property	10/29/2024
Machinery / Equipment	10/29/2024
Builders Risk	10/29/2024
Directors and Officers	10/29/2024
Fidelity Bond	5/7/2024
Umbrella	10/29/2024

	CURRENT MONTH			YEAR TO DATE		
	ACTUAL	BUDGET	VARIANCE Favorable (Unfavorable)	ACTUAL	BUDGET	VARIANCE Favorable (Unfavorable)
Operating Income (Loss)	($155,309)	$3,351	($158,660)	($150,013)	($440)	($149,573)

Operating Budget Variances Current Month - In Excess of $2,500

General Ledger #	Account Description	Variance	Explanation
71060	Building Repairs	($161,261)	National Contractors:$151,257.50-deposit for vinyl siding and stone replacement
73230	Fire Sprinklers	($4,595)	Sobieski Plumbing:$4,119.25-Quarterly Fire Inspection
74150	Grounds Maintenance	($3,333)	Premier Landscaping: $6,069-Monthly Svc for Aug, Sep &Oct
76507	Storm Water Charge	($6,094)	City of Newark service
81210	Legal-Litigation Expense	($12,502)	Cooch & Taylor: $14,169 for Legal Services

2659 VILLAGE OF FOUNTAINVIEW
BALANCE SHEET
10/31/2023

C/O FirstService Residential
400 Campus Dr
Collegeville PA 19426

G/L ACCOUNT #	ACCOUNT NAME	OPERATING FUND	RESERVE FUND	TOTAL
	ASSETS			
	CURRENT ASSETS			
	CASH			
11930	CASH OPERATING - ALLIANCE ASSOCIATION BA	469,881	0	469,881
12056 2659M1	OPERATING- METRO INSURE #5750	1,491,145	0	1,491,145
13014 2659A1	ALLIANCE BANK RES AAB RES MM #7980	0	0	0
13046 2659M1	MERRILL LYNCH RESERV MONEY MARKET #2518	0	1,490,694	1,490,694
13062 2659W1	WSFS BANK RESERVE MONEY MARKET #4861	0	23,223	23,223
	TOTAL CASH	1,961,026	1,513,916	3,474,942
	RECEIVABLES			
21000	ACCOUNTS RECEIVABLE	27,574	0	27,574
	TOTAL RECEIVABLES	27,574	0	27,574
	PREPAID EXPENSES			
26000 ELEVAT	PREPAID EXPENSE PREPAID ELEVATOR	660	0	660
26000 INSURE	PREPAID EXPENSE - INSURANCE	100,599	0	100,599
	TOTAL PREPAIDS	101,259	0	101,259
	TOTAL CURRENT ASSETS	2,089,859	1,513,916	3,603,775
	DUE TO/FROM	212,802	(212,802)	0
	TOTAL ASSETS	2,302,661	1,301,114	3,603,775
	LIABILITIES & FUND BALANCE			
	CURRENT LIABILITIES			
	ACCOUNTS PAYABLE			
42100	ACCOUNTS PAYABLE	940	0	940
21005	PREPAID ASSESSMENTS	9,857	0	9,857
	TOTAL ACCOUNTS PAYABLE	10,797	0	10,797
	ACCRUED EXPENSES			
43010 AUDIT	ACCRUED EXPENSES - AUDIT	3,333	0	3,333
43100	ACCRUED EXPENSES	46,560	0	46,560
	TOTAL ACCRUED EXPENSES	49,893	0	49,893
	OTHER LIABILITIES			
44100	DEFERRED REVENUE	102,748	0	102,748
44110 265901	INSURANCE CLAIM(S) - DOL N/A	(1,688)	0	(1,688)
44110 265902	INSURANCE CLAIM(S) - DOL 7/1/22 WTR HTR	(7,539)	0	(7,539)
44110 265904	INSURANCE CLAIM(S) - 3/15/23 PIPE BREAK	1,889,499	0	1,889,499
	TOTAL OTHER LIABILITIES	1,983,020	0	1,983,020
	FUND BALANCE			
	OPERATING FUND			
51001	PRIOR OPERATING FUND BALANCE	204,162	0	204,162
51006	PRIOR YEAR CONTINGENCY FUND	326,749	0	326,749
56010	PRIOR YEAR ADJUSTMENTS	(121,947)	0	(121,947)
	CURRENT YEAR SURPLUS/(DEFICIT)	(150,013)	0	(150,013)
	TOTAL OPERATING FUND	258,951	0	258,951
	RESERVE FUND			
57600 R&R	PRIOR YR RESERVE FND RESERVE/REPLACEMENT	0	1,147,944	1,147,944
57620 INTER	RSV-CURR YR CONTRIB INTEREST	0	33,180	33,180
57620 RC	RSV-CURR YR CONTRIB RESERVE CONTRIB	0	120,000	120,000
57630 BF	RSV-CURR YR EXPENDI BANK FEES	0	(10)	(10)

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G/L ACCOUNT #	ACCOUNT NAME	OPERATING FUND	RESERVE FUND	TOTAL
	TOTAL RESERVE FUND	0	1,301,114	1,301,114
	TOTAL LIABILITIES & FUND BALANCE	2,302,661	1,301,114	3,603,775