

VOF Financial Report Recap
November-25

	Operation	Reserve	Total	Adj/Accrued
Alliance Bank	44,807		44,807	
Alliance Bank-Pipe repair-Special Assessment		26,111	26,111	
Merill Lynch		825,773	825,773	(1,254.37)
WSFS Bank		290,202	290,202	(35,658.73)
	<u>44,807</u>	<u>1,142,086</u>	<u>1,186,893</u>	
Total Account Receivable	23,917			
*(Accounts Receivable over 90 days)	13,930			
Total Accrued Expenses	24,235			11,300.00
Unpaid Bldg 3000 Rebuild	76,294			(76,294.00)
Net Income	91,866	63,235	155,101	
Net Expenses	76,390	35,659	112,049	
Net Income (Loss)	<u>15,476</u>	<u>27,576</u>	<u>43,052</u>	
Compare Budget vs Actual	Budget Nov 2025	Budget YTD	Actual YTD	
Net Income	91,866	1,064,154	1,080,956	
Net Expenses	76,390	1,059,628	1,029,724	
Net Income (Loss)	<u>15,476</u>	<u>4,526</u>	<u>51,232</u>	

Explanation for some large expenses

Reclass from water exp to storm water 761.02/736.48/761.02/247.58

unbilled Storm water 9/24- 9/25 accrual \$2300

unbilled Ground maintaince Sep-Nov accrual \$9000

Reclass sewer expense as part of water invoice ~11542

Reclass spec asses from oper to reserve \$46200

****Note****

Reserve owed Operating Cash \$591283

Need to write-off liabilities to ServPro \$76294, Traveler closed claims

Spec Assessment Receivable \$4275.97

Spec Assessment Prepaid \$147835 (PIF 18 units)