

VOF Financial Report Recap

October-25

	Operation	Reserve	Total	Adj/Accrued
Alliance Bank	55,715		55,715	
Alliance Bank-Pipe repair-Special Assessment		20,778	20,778	
Merill Lynch		823,738	823,738	4,039.00
WSFS Bank		256,332	256,332	197,314.00
	55,715	1,100,848	1,156,563	
Total Account Receivable	38,707			
*(Accounts Receivable over 90 days)	2,676			
Total Accrued Expenses	25,409			8,200.00
Unpaid Bldg 3000 Rebuild	76,294			(76,294.00)
Net Income	161,254	412,130	573,384	
Net Expenses	94,036	827,110	921,146	
Net Income (Loss)	67,218	(414,980)	(347,762)	
Compare Budget vs Actual	Budget Oct 2025	Budget YTD	Actual YTD	
Net Income	109,214	974,540	1,037,950	
Net Expenses	92,148	967,480	953,334	
Net Income (Loss)	17,066	7,060	84,616	

Explanation for some large expenses

unbilled Storm water 9/24- 9/25 accrual \$2200

unbilled Ground maintaince Sept/Oct accrual \$6000

Reclass sewer expense as part of water invoice ~11542

****Note****

Reserve owed Operating Cash \$567080

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

Spec Assessment Receivable \$4906

Spec Assessment Prepaid \$154934 (PIF 18 units)