

**VOF Treasurer's Report**  
August-25

	Operation	Reserve	Total	Adj/Accrued
Alliance Bank	266,533		266,533	
Alliance Bank-Pipe repair-Special Assessment		14,057	14,057	
Merill Lynch		813,199	813,199	
WSFS Bank		618,831	618,831	(263,000.00)
	<u>266,533</u>	<u>1,446,087</u>	<u>1,712,620</u>	
Total Account Receivable	30,663			
*(Accounts Receivable over 90 days)	6,639			
Total Accrued Expenses	6,810			
Unpaid Bldg 3000 Rebuild	76,294			(76,294.00)
Net Income	123,077	17,827	140,904	
Net Expenses	75,984	-	75,984	33,000.00
Net Income (Loss)	<u>47,093</u>	<u>17,827</u>	<u>64,920</u>	
Compare Budget vs Actual	<b>Budget Aug 2025</b>	<b>Budget YTD</b>	<b>Actual YTD</b>	
Net Income	104,614	895,712	1,107,458	
Net Expenses	97,098	781,684	726,815	
Net Income (Loss)	<u>7,516</u>	<u>114,028</u>	<u>380,643</u>	

**Explanation for some large expenses**

Pest control used 230.72%  
 Fire Sprinklers used 95.17% of the budget  
 Missing bldg #3000 water invoice from the city ~16000  
 Missing ground maintance invoice ~ 17000  
 Reclass sewer expense as part of water invoice ~11542

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

Payments toward pipe projuect not recorded \$263,000 on WSFS  
 Need to write-off liabilities to ServPro \$76294, Traveler closed claims  
 Spec Assessment Receivable \$5630  
 Spec Assessment Prepaid \$159734.12 (PIF 18 units)